CITY COUNCIL MEETING



June 18, 2026

Meeting Notice is posted per Florida Statute,
Violators who remove this agenda could be prosecuted

AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
June 18, 2026 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comments 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

Regular Council Meeting – May 21, 2026

M_____S_____ Roll Call Vote for Approval

III. CONSENT AGENDA

IV. *CITIZENS FORUM*

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2026-02 – Annexation -Parcel ID Q19-076 – Southern Properties Florida, LLC

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2026-03 – Comprehensive Plan Amendment - Parcel ID Q19-076 – Southern Properties Florida, LLC

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2026-04 – Rezoning - Parcel ID Q19-076 – Southern Properties Florida, LLC

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2026-05- Annexation – Parcel No. N36-114 – Webster Gardens

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2026-06- Comp Plan Amendment – Parcel No. N36-114 – Webster Gardens

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

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

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2026-08 – Proposed Utility Rate Increase

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

SERCAP Presentation

City Manager, Deanna Naugler - Proposed Property Tax Elimination

Citizen Questions – Mike Foote

City Manager, Deanna Naugler – Paperless Billing

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

X. STAFF REPORTS

Sheriff's Office Planning and Development Services City Manager

XI. 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.

CITY COUNCIL MEETING MINUTES

MEETING DATE:

May 21, 2026

MINUTES
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
May 21, 2026 - 6:00 P.M.

I. CALL TO ORDER

Mayor Vigoa called the city council meeting to order at 6:00 p.m.

Pledge of Alliance and Invocation

HR/Finance Manager, Ginger Howard conducted the roll call.

Present were Councilmember Ramirez, Councilmember Solomon, Councilmember Cherry, and Mayor Vigoa. Mayor Pro-Tem Dorsey was absent with prior notification provided.

HR/Finance Manager, Ginger Howard read information pertaining to protocol for public speakers

II. *APPROVAL OF MINUTES*

Councilmember Solomon made a motion for the approval of the council meeting minutes for the April 16, 2026, meeting, seconded by Councilmember Cherry

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey- ABSENT
Mayor Vigoa-Yes
Motion passed 4-0

III. *CONSENT AGENDA*

IV. *CITIZENS FORUM*

Sandra G. McClanahan (212 NE 3rd Street) – Family Dollar retention pond, proposed injection site at the Heart of Florida Landfill.

V. *CORRESPONDENCE TO NOTE*

Law Enforcement | Code Compliance Update | City Newsletter Report

VI. *PUBLIC HEARINGS*

Councilmember Solomon motioned to read by title only Ordinance 2026-02 – -Parcel ID Q19-076 – Southern Properties Florida, LLC, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey- ABSENT
Mayor Vigoa-Yes
Motion passed 4-0

HR/Finance Manager, Ginger Howard read the ordinance by title only.

Councilmember Solomon motioned to approve Ordinance 2026-02 – -Parcel ID Q19-076 – Southern Properties Florida, LLC, seconded by Councilmember Cherry.

Jared Oberholtzer, City Planner, presented staff report and PZSM recommendation for approval. No questions. No cards.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey- ABSENT
Mayor Vigoa-Yes
Motion passed 4-0

Councilmember Solomon motioned to read by title only Ordinance 2026-03 – -Parcel ID Q19-076 – Southern Properties Florida, LLC, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey- ABSENT
Mayor Vigoa-Yes
Motion passed 4-0

HR/Finance Manager, Ginger Howard read the ordinance by title only.

Councilmember Solomon motioned to approve Ordinance 2026-03 – Parcel ID Q19-076 – Southern Properties Florida, LLC, seconded by Councilmember Cherry.

Jared Oberholtzer, City Planner, presented staff report and PZSM recommendation for approval. No questions. No cards.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey- ABSENT
Mayor Vigoa-Yes
Motion passed 4-0

Councilmember Solomon motioned to read by title only Ordinance 2026-04 – Parcel ID Q19-076 – Southern Properties Florida, LLC, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey- ABSENT
Mayor Vigoa-Yes
Motion passed 4-0

HR/Finance Manager, Ginger Howard read the ordinance by title only.

Councilmember Solomon motioned to approve Ordinance 2026-04 – Parcel ID Q19-076 – Southern Properties Florida, LLC, seconded by Councilmember Cherry.

Jared Oberholtzer, City Planner, presented staff report and PZSM recommendation for approval. No questions. No cards.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey- ABSENT
Mayor Vigoa-Yes
Motion passed 4-0

VII. PUBLIC HEARINGS

VIII. CITY ATTORNEY'S REPORT AND REQUEST

none

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

X. STAFF REPORTS

Sheriff's Office - none

Planning and Development Services – none

City Manager – Discussion on a curfew for minors.

XI. ADJOURNMENT

Councilmember Solomon motioned for adjournment, seconded by Councilmember Cherry

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey- ABSENT
Mayor Vigoa-Yes
Motion passed 4-0

Meeting adjourned at 6:38 P.M.

Attest:

_____
Deanna Naugler, City Manager

_____
Kristin Green, City Clerk

CORRESPONDENCE

TO NOTE

Incident Number	Primary Unit	Date Time Recieved	Complaint Type	Address	DispCode1	DispCode2	DispCode22	Offense Number
SCSO26CAD050911	MYLES DUNLAP, 213	04/28/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD050917	MYLES DUNLAP, 213	04/28/2026 06:43:08	EXTRA PATROL	36 NW 3RD AVE	8901	C4		
SCSO26CAD051025	MYLES DUNLAP, 213	04/28/2026 11:30:17	ASSIST OTHER AGENCY	2828 C 478A	5101	R6	Z1	
SCSO26CAD051063		04/28/2026 12:44:56	TEST - DO NOT DISP.	349 S MARKET BLVD	2501	Z1		
SCSO26CAD051062		04/28/2026 12:45:14	TEST - DO NOT DISP.	349 S MARKET BLVD	2501	C1		
SCSO26CAD051071		04/28/2026 12:54:43	INFORMATION	349 S MARKET BLVD	9901	C4		
SCSO26CAD051085	MYLES DUNLAP, 213	04/28/2026 13:28:01	EXTRA PATROL	36 NW 3RD AVE	8901	C4		
SCSO26CAD051097	SHAWN DECKARD, B121	04/28/2026 13:51:01	CIVIL PROCESS	154 SW 5TH ST	2201	C7		
SCSO26CAD051104	SHAWN DECKARD, B121	04/28/2026 14:03:07	CIVIL PROCESS	3840 E C 478	2201	C7		
SCSO26CAD051117	MYLES DUNLAP, 213	04/28/2026 14:22:43	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4		
SCSO26CAD051274	CHRISTIAN MARTINIS, 235	04/28/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	B1	
SCSO26CAD051354	PAUL BARRETO, 222	04/29/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD051359	PAUL BARRETO, 222	04/29/2026 06:39:15	TRAFFIC STOP	539 N MARKET BLVD	7301	T4		
SCSO26CAD051407	TREVOR LAVIANO, K156	04/29/2026 09:13:01	TEST - DO NOT DISP.	773 NW 10TH AVE	2501	C4		
SCSO26CAD051420		04/29/2026 09:46:24	ALARM-COMRCL	773 NW 10TH AVE	1402	C4		
SCSO26CAD051717	ANTHONY LEE, 138	04/29/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	Z1	
SCSO26CAD051784	PAUL BARRETO, 222	04/30/2026 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1	
SCSO26CAD051835	PAUL BARRETO, 222	04/30/2026 09:46:57	TRESPASSING	524 N MARKET BLVD	7501	C6		
SCSO26CAD051995	PAUL BARRETO, 222	04/30/2026 14:21:24	TRAFFIC ENFORCEMENT	SE 1ST AVE	7001	C1		
SCSO26CAD052001	PAUL BARRETO, 222	04/30/2026 14:26:41	TRAFFIC STOP	254 S MARKET BLVD	7301	T3		
SCSO26CAD052045	SHAWN DECKARD, B121	04/30/2026 16:00:44	CIVIL PROCESS	2828 C 478A	2201	C7		
SCSO26CAD052145	BROOKE LOPEZ, 261	04/30/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD052216	ROBERT BOSNYAK, 260	05/01/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO26CAD052278		05/01/2026 10:20:00	FIRE-UNKNOWN	287 S MARKET BLVD	2501	M8		
SCSO26CAD052290	MYLES DUNLAP, 213	05/01/2026 10:47:48	EXTRA PATROL	36 NW 3RD AVE	8901	C4		
SCSO26CAD052360	ROBERT BOSNYAK, 260	05/01/2026 14:04:01	DISTURBANCE-VERBAL	811 NW 3RD ST	6601	C4		
SCSO26CAD052374	JARROD MARSHALL, T159	05/01/2026 14:22:37	INFORMATION	349 S MARKET BLVD	4402	R6		
SCSO26CAD052392	MYLES DUNLAP, 213	05/01/2026 15:02:11	MENTAL PATIENT	811 NW 3RD ST	6602	C4		
SCSO26CAD052406	ROBERT BOSNYAK, 260	05/01/2026 15:22:29	RECOVERED PROPERTY	2810 C 478A	5702	R6		
SCSO26CAD052457	CHRISTIAN MARTINIS, 235	05/01/2026 17:21:32	911 HANGUP	107 NE 9TH ST	9201	C4		
SCSO26CAD052526	GABRIELLE ENGLISH, 217	05/01/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1	
SCSO26CAD052622	MYLES DUNLAP, 213	05/02/2026 06:46:43	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD052635	MYLES DUNLAP, 213	05/02/2026 07:33:44	EXTRA PATROL	36 NW 3RD AVE	8901	C4		
SCSO26CAD052806		05/02/2026 14:45:56	SICK/INJURED	468 N MARKET BLVD	6301	M8		
SCSO26CAD052906	GABRIELLE ENGLISH, 217	05/02/2026 20:48:32	DISTURBANCE-NOISE	9009 OAK ALLEY BLVD	2501	C1		
SCSO26CAD052908		05/02/2026 20:49:33	JUVENILE	688 WEST MONTROSE ST	2501	M5		
SCSO26CAD053006	MYLES DUNLAP, 213	05/03/2026 05:39:33	EXTRA PATROL	36 NW 3RD AVE	8901	C4		
SCSO26CAD053015	MYLES DUNLAP, 213	05/03/2026 06:21:02	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD053079	MYLES DUNLAP, 213	05/03/2026 10:21:32	EXTRA PATROL	36 NW 3RD AVE	8901	C4		
SCSO26CAD053206	GABRIELLE ENGLISH, 217	05/03/2026 17:30:49	THEFT	125 S MARKET BLVD	6809	R6		
SCSO26CAD053368	CHELSEA ELLIS, 195	05/04/2026 08:26:42	PHONE COMPLT	86 NE 1ST AVE	2501	C1		
SCSO26CAD053449	SHAWN DECKARD, B121	05/04/2026 11:04:43	CIVIL PROCESS	855 NW 5TH ST	2201	C7		

SCSO26CAD053505	JUSTIN ST CLAIR, 188	05/04/2026 12:33:31	CITZ ASST-ESCRT	86 NE 1ST AVE	2501	C1			
SCSO26CAD053566		05/04/2026 14:37:26	911 HANGUP	423 NW 1ST ST	9201	C5			
SCSO26CAD053855	JOHN GUINANE, C117	05/05/2026 10:21:34	TRAFFIC ENFORCEMENT	524 N MARKET BLVD	2501	C1			
SCSO26CAD054013	HOLLY DARBY, C131	05/05/2026 14:53:30	ATTEMPT TO CONTACT	836 E CENTRAL AVE	7601	C1			
SCSO26CAD054087	BROOKE LOPEZ, 261	05/05/2026 17:19:30	DISTURBANCE-VERBAL	139 SW 3RD ST	2501	R6			
SCSO26CAD054086		05/05/2026 17:19:31	911 MISDIAL	260 SE 3RD ST	9201	C4			
SCSO26CAD054174	CAMERON REILLY, X198	05/05/2026 20:35:34	HIT AND RUN	469 N MARKET BLVD	7105	T8			
SCSO26CAD054175	BROOKE LOPEZ, 261	05/05/2026 20:35:47	JUVENILE	NW 8TH AVE	6601	R6			
SCSO26CAD054195	REBECCA MOORE, X155	05/05/2026 21:14:47	TRAFFIC STOP	469 N MARKET BLVD	7301	T1			
SCSO26CAD054204	WYATT HUNT, 218	05/05/2026 21:56:42	TRAFFIC STOP	125 S MARKET BLVD	7301	T4			
SCSO26CAD054225	BROOKE LOPEZ, 261	05/05/2026 23:53:55	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601	R6			
SCSO26CAD054257	MYLES DUNLAP, 213	05/06/2026 06:26:09	BUILDING CHECK	658 E CENTRAL AVE	5602	C4			
SCSO26CAD054340	MYLES DUNLAP, 213	05/06/2026 09:42:07	EXTRA PATROL	36 NW 3RD AVE	8901	C4			
SCSO26CAD054344	SHAWN DECKARD, B121	05/06/2026 09:49:02	CIVIL PROCESS	855 NW 5TH ST	2201	C7			
SCSO26CAD054510	CASSIE BUTLER, 269	05/06/2026 14:59:34	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4			
SCSO26CAD054537	TREVOR LAVIANO, K156	05/06/2026 15:58:13	INFORMATION	773 NW 10TH AVE	2501	C4			SCSO26OFF002823
SCSO26CAD054569		05/06/2026 17:06:53	REPOSSESSION	178 SW 1ST AVE	7703	C1			
SCSO26CAD054579	GABRIELLE ENGLISH, 217	05/06/2026 17:38:59	DISTURBANCE-UNK	281 N MARKET BLVD	3101	R6			
SCSO26CAD054584		05/06/2026 18:01:35	911 MISDIAL	854 OAK AVE	9201	C5			
SCSO26CAD054670	JACOB HOLLOWAY, C113	05/06/2026 22:33:04	TRAFFIC STOP	N MARKET BLVD	7301	T4			
SCSO26CAD054757	MYLES DUNLAP, 213	05/07/2026 07:29:51	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4			
SCSO26CAD054795	MYLES DUNLAP, 213	05/07/2026 08:54:01	EXTRA PATROL	36 NW 3RD AVE	8901	C4			
SCSO26CAD054805	MYLES DUNLAP, 213	05/07/2026 09:20:05	TRAFFIC STOP	N MARKET BLVD	7301	T1			
SCSO26CAD054849	MYLES DUNLAP, 213	05/07/2026 10:53:23	ATC -WELFARE CHECK	385 NE 3RD ST	2501	R6			
SCSO26CAD054918	NICHOLAS HOSKEY, 204	05/07/2026 12:50:32	VIN VERIFICATION	202 SW 5TH ST	7704	C4			
SCSO26CAD054973	MYLES DUNLAP, 213	05/07/2026 14:37:51	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4			
SCSO26CAD054982	MYLES DUNLAP, 213	05/07/2026 14:58:07	TRAFFIC STOP	S MARKET BLVD	7301	T4			
SCSO26CAD055292		05/08/2026 09:55:32	SICK/INJURED	233 SW 1ST ST	6301	M8			
SCSO26CAD055568	BROOKE LOPEZ, 261	05/08/2026 19:22:16	TRAFFIC STOP	NE 2ND AVE	7301	T3	Z1		
SCSO26CAD055614	WYATT HUNT, 218	05/08/2026 21:52:29	TRAFFIC STOP	258 NE 3RD AVE	7301	T4			
SCSO26CAD055617	BROOKE LOPEZ, 261	05/08/2026 21:57:20	DISTURBANCE-NOISE	3840 E C 478 37	3102	C4			
SCSO26CAD055620	WYATT HUNT, 218	05/08/2026 22:09:55	TRAFFIC STOP	SE 1ST AVE	7301	T4			
SCSO26CAD055621	WYATT HUNT, 218	05/08/2026 22:14:44	TRAFFIC STOP	E CENTRAL AVE	7301	T3			
SCSO26CAD055622	BROOKE LOPEZ, 261	05/08/2026 22:15:54	TRAFFIC STOP	SE 1ST AVE	7301	T3			
SCSO26CAD055623	WYATT HUNT, 218	05/08/2026 22:22:42	TRAFFIC STOP	NE 9TH ST	7301	T3			
SCSO26CAD055716	BRYCE WISENBAKER, 242	05/09/2026 08:21:38	THEFT	469 N MARKET BLVD	6809	R6			
SCSO26CAD055922	STEVEN NEUMANN, K170	05/09/2026 18:49:30	TRAFFIC STOP	N MARKET BLVD	7301	T3			
SCSO26CAD056051	WYATT HUNT, 218	05/10/2026 02:59:34	SUSPICIOUS PERSON	125 S MARKET BLVD	6602	C4			
SCSO26CAD056133	PAUL BARRETO, 222	05/10/2026 11:42:04	TRAFFIC STOP	281 N MARKET BLVD	7301	T3			
SCSO26CAD056134		05/10/2026 11:42:47	SICK/INJURED	74 SW 5TH ST	6301	M8			
SCSO26CAD056228	PAUL BARRETO, 222	05/10/2026 16:05:57	CITIZENS ASSIST	71 SE 1ST ST	2501	C1			
SCSO26CAD056427	MYLES DUNLAP, 213	05/11/2026 06:16:32	BUILDING CHECK	658 E CENTRAL AVE	5602	C4			
SCSO26CAD056459	MYLES DUNLAP, 213	05/11/2026 08:11:52	DISTURBANCE-UNK	267 N MARKET BLVD	1701	R1	Z1		SCSO26OFF002907

SCSO26CAD056862	MYLES DUNLAP, 213	05/12/2026 06:21:29	BUILDING CHECK	658 E CENTRAL AVE	5602	C4			
SCSO26CAD057012	LACEY NORDLE, X150	05/12/2026 13:27:26	CITZ ASST-ESCRT	773 NW 10TH AVE	2303	C1			
SCSO26CAD057033	MYLES DUNLAP, 213	05/12/2026 14:19:03	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4			
SCSO26CAD057043	MYLES DUNLAP, 213	05/12/2026 14:35:12	911 HANGUP	279 SE 1ST ST	9201	C11			
SCSO26CAD057241	GABRIELLE ENGLISH, 217	05/13/2026 03:32:55	PROWLER	871 NW 6TH ST	6601	R6	Z1		
SCSO26CAD057296		05/13/2026 09:14:26	SICK/INJURED	9009 OAK ALLEY BLVD 395	6301	M8			
SCSO26CAD057365	PAUL BARRETO, 222	05/13/2026 11:38:28	CITIZENS ASSIST	9009 OAK ALLEY BLVD	2501	C1			
SCSO26CAD057382	DANIELLE DOWLER, X173	05/13/2026 12:11:35	VIN VERIFICATION	9009 OAK ALLEY BLVD 164	7704	C1	Z1		
SCSO26CAD057417	ROBERT BRITT, 109	05/13/2026 13:20:24	CITIZENS ASSIST	71 SE 1ST ST	2501	C1			
SCSO26CAD057466	TREVOR LAVIANO, K156	05/13/2026 15:01:29	INFORMATION	773 NW 10TH AVE	2501	C1			
SCSO26CAD057756	SHAWN DECKARD, B121	05/14/2026 08:57:33	CIVIL PROCESS	36 NW 3RD AVE	2201	C7			
SCSO26CAD057767	SHAWN DECKARD, B121	05/14/2026 09:23:03	CIVIL PROCESS	751 NW 7TH ST	2201	C7			
SCSO26CAD057880	PAUL BARRETO, 222	05/14/2026 12:37:05	TRAFFIC STOP	349 S MARKET BLVD	7301	T4			
SCSO26CAD057923	PAUL BARRETO, 222	05/14/2026 14:07:19	ATTEMPT TO CONTACT	74 SW 5TH ST	2501	C1			
SCSO26CAD057942	PAUL BARRETO, 222	05/14/2026 14:43:37	TRAFFIC STOP	125 S MARKET BLVD	7301	T4			
SCSO26CAD058308	MYLES DUNLAP, 213	05/15/2026 11:44:08	DISTURBANCE-PHYSICAL	654 NW 6TH ST	1804	R1			SCSO26OFF003002
SCSO26CAD058320	NICHOLAS HOSKEY, 204	05/15/2026 12:15:20	DCF/ABUSE REG	349 S MARKET BLVD	1102	R5			
SCSO26CAD058477	GABRIELLE ENGLISH, 217	05/15/2026 18:38:10	DCF/ABUSE REG	654 NW 6TH AVE	3801	C5			
SCSO26CAD058553	GABRIELLE ENGLISH, 217	05/15/2026 22:48:43	TRAFFIC STOP	N MARKET BLVD	7301	T3			
SCSO26CAD058555	JACOB HOLLOWAY, C113	05/15/2026 22:57:55	TRAFFIC STOP	SE 1ST AVE	7301	T4			
SCSO26CAD058556	GABRIELLE ENGLISH, 217	05/15/2026 22:58:39	INFORMATION	447 NW 6TH AVE	2501	C1			
SCSO26CAD058561	JACOB HOLLOWAY, C113	05/15/2026 23:09:24	TRAFFIC STOP	N MARKET BLVD	7301	T4			
SCSO26CAD058571	GABRIELLE ENGLISH, 217	05/15/2026 23:49:30	ALARM-RES	7478 SR 471	1403	A2			
SCSO26CAD058628	MYLES DUNLAP, 213	05/16/2026 06:19:53	BUILDING CHECK	658 E CENTRAL AVE	5602	C4			
SCSO26CAD058640	NICHOLAS HOSKEY, 204	05/16/2026 07:32:28	ATC -WELFARE CHECK	186 SW 5TH ST	2501	C1			
SCSO26CAD058658	MYLES DUNLAP, 213	05/16/2026 08:27:35	DCF/ABUSE REG	654 NW 6TH AVE	1102	R1			SCSO26OFF003026
SCSO26CAD058699	MYLES DUNLAP, 213	05/16/2026 09:39:52	ATC -WELFARE CHECK	264 SW 6TH ST	2501	R6			
SCSO26CAD058718	MYLES DUNLAP, 213	05/16/2026 10:39:02	INVESTIGATION FOLLOW	654 NW 6TH AVE	3801	R5			
SCSO26CAD058906		05/16/2026 19:35:07	ALARM FIRE	539 N MARKET BLVD	1402	M8			
SCSO26CAD058917		05/16/2026 20:09:52	ALARM FIRE	539 N MARKET BLVD	1402	M8			
SCSO26CAD059029	MYLES DUNLAP, 213	05/17/2026 06:19:16	BUILDING CHECK	658 E CENTRAL AVE	5602	C4			
SCSO26CAD059047	NICHOLAS HOSKEY, 204	05/17/2026 07:57:06	TRAFFIC STOP	N MARKET BLVD	7301	T3			
SCSO26CAD059259	DERRICK STOERMER, 224	05/17/2026 18:17:58	SICK/INJURED	836 E CENTRAL AVE	6301	R6			
SCSO26CAD059285		05/17/2026 20:17:14	SICK/INJURED	236 NE 1ST AVE	6301	M8			
SCSO26CAD059356	BRYCE WISENBAKER, 242	05/18/2026 05:26:37	ALARM-COMRCL	522 N MARKET BLVD	1402	C4			
SCSO26CAD059388	PAUL BARRETO, 222	05/18/2026 08:25:40	TRESPASSING	524 N MARKET BLVD	7501	R2			SCSO26OFF003055
SCSO26CAD059392	PAUL BARRETO, 222	05/18/2026 08:28:44	THEFT	524 N MARKET BLVD	6808	R2	A2		SCSO26OFF003056
SCSO26CAD059473		05/18/2026 11:36:21	911 HANGUP	160 NW 6TH AVE	9201	C5			
SCSO26CAD059526	PAUL BARRETO, 222	05/18/2026 12:57:32	CITIZENS ASSIST	71 SE 1ST ST	2501	R6			
SCSO26CAD059773	BROOKE LOPEZ, 261	05/18/2026 23:17:06	CITZ ASST-ESCRT	252 NE 4TH ST	7503	C6			
SCSO26CAD059822	PAUL BARRETO, 222	05/19/2026 07:02:05	INVESTIGATION FOLLOW	522 N MARKET BLVD	3801	R5			
SCSO26CAD060004		05/19/2026 14:11:34	SICK/INJURED	780 OAK AVE	6301	M8			
SCSO26CAD060217	BROOKE LOPEZ, 261	05/20/2026 03:36:10	BURGLARY OW	267 N MARKET BLVD	2501	R6			

SCSO26CAD060248	MYLES DUNLAP, 213	05/20/2026 07:23:19	ANIMAL COMPLAINT	189 NW 2ND ST	1601	R1		SCSO26OFF003110
SCSO26CAD060364	SHAWN DECKARD, B121	05/20/2026 11:50:18	CIVIL PROCESS	114 NW 1ST AVE	2201	C7		
SCSO26CAD060366	SHAWN DECKARD, B121	05/20/2026 11:54:51	CIVIL PROCESS	114 NW 1ST AVE	2201	C7		
SCSO26CAD060372		05/20/2026 12:06:49	SICK/INJURED	624 SE 3RD AVE	6301	M8		
SCSO26CAD060430		05/20/2026 14:24:20	911 MISDIAL	349 S MARKET BLVD	9201	C4		
SCSO26CAD060432	MYLES DUNLAP, 213	05/20/2026 14:28:33	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4		
SCSO26CAD060603	GABRIELLE ENGLISH, 217	05/20/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1	
SCSO26CAD060605	CASSIE BUTLER, 269	05/20/2026 21:23:55	TRAFFIC STOP	N MARKET BLVD	7301	T4	Z1	
SCSO26CAD060614	GABRIELLE ENGLISH, 217	05/20/2026 22:19:15	TRAFFIC STOP	125 S MARKET BLVD	7301	T1		
SCSO26CAD060674	MYLES DUNLAP, 213	05/21/2026 06:00:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD060691	MYLES DUNLAP, 213	05/21/2026 07:18:24	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4		
SCSO26CAD060961	DERRICK STOERMER, 224	05/21/2026 18:31:59	INVESTIGATION FOLLOW	624 NW 5TH ST	3801	C11		
SCSO26CAD061007	ALYX MADDOX, 267	05/21/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO26CAD061048	GABRIELLE ENGLISH, 217	05/22/2026 00:52:37	DISTURBANCE-NOISE	3840 E C 478	3102	R6		
SCSO26CAD061050		05/22/2026 01:05:01	DISTURBANCE-NOISE	3840 E C 478 37	9901	C5		
SCSO26CAD061082	BRYCE WISENBAKER, 242	05/22/2026 06:00:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO26CAD061206	BRYCE WISENBAKER, 242	05/22/2026 11:30:38	SUSPICIOUS INCIDENT	9009 OAK ALLEY BLVD 102	6601	R1		SCSO26OFF003163
SCSO26CAD061276	PAUL BARRETO, 222	05/22/2026 14:04:57	ATC -WELFARE CHECK	780 OAK AVE	2501	C1		
SCSO26CAD061475	BROOKE LOPEZ, 261	05/22/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD061579	BRYCE WISENBAKER, 242	05/23/2026 06:00:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD061581	PAUL BARRETO, 222	05/23/2026 06:49:17	CITIZENS ASSIST	134 SW 2ND ST	2501	M8		
SCSO26CAD061622	ISAIAH RATLIFF, 266	05/23/2026 10:03:53	HIT AND RUN	155 E CENTRAL AVE	7105	T8	Z1	
SCSO26CAD061698	BRYCE WISENBAKER, 242	05/23/2026 12:51:31	RECKLESS DRIVER	SE 1ST AVE	6601	M8		
SCSO26CAD061760	PAUL BARRETO, 222	05/23/2026 14:56:23	DISTURBANCE-VERBAL	256 NE 1ST ST	1804	R2	A2	SCSO26OFF003195
SCSO26CAD061833	MATTHEW BONURA, 164	05/23/2026 17:53:38	SUSPICIOUS INCIDENT	178 SW 1ST AVE	2501	R6		
SCSO26CAD061888	BROOKE LOPEZ, 261	05/23/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD061935	MATTHEW BONURA, 164	05/24/2026 02:19:07	SUSPICIOUS PERSON	3840 E C 478 76	2501	C4		
SCSO26CAD061951	PAUL BARRETO, 222	05/24/2026 06:00:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO26CAD062006	PAUL BARRETO, 222	05/24/2026 09:30:43	SICK/INJURED	2698 CR 740	6301	M8		
SCSO26CAD062097	PAUL BARRETO, 222	05/24/2026 13:39:03	DCF/ABUSE REG	256 NE 1ST ST	2501	R6		
SCSO26CAD062229	BROOKE LOPEZ, 261	05/24/2026 20:17:32	CITIZENS ASSIST	129 NW 2ND ST	2501	R6		
SCSO26CAD062242	BROOKE LOPEZ, 261	05/24/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD062262	BROOKE LOPEZ, 261	05/24/2026 22:31:26	TRAFFIC STOP	NW 4TH AVE	7301	T3		
SCSO26CAD062315	CASSIE BUTLER, 269	05/25/2026 06:00:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD062348		05/25/2026 08:28:03	911 MISDIAL	278 NW 4TH AVE	9201	C4		
SCSO26CAD062389	GLENN WARE, X140	05/25/2026 10:50:49	TRAFFIC PARKING	469 N MARKET BLVD	2501	C2		
SCSO26CAD062464	CASSIE BUTLER, 269	05/25/2026 14:34:09	SUSPICIOUS INCIDENT	469 N MARKET BLVD	6601	R6		
SCSO26CAD062590	CONNOR HARM, 157	05/25/2026 19:46:43	TRAFFIC STOP	N MARKET BLVD	7301	T3		
SCSO26CAD062617	DERRICK STOERMER, 224	05/25/2026 20:47:58	TRAFFIC STOP	125 S MARKET BLVD	7301	T3		
SCSO26CAD062621	ALYX MADDOX, 267	05/25/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO26CAD062711	MYLES DUNLAP, 213	05/26/2026 06:00:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD062718	NICHOLAS HOSKEY, 204	05/26/2026 06:51:35	TRAFFIC STOP	374 N MARKET BLVD	5403	R1	X1	SCSO26OFF003232
SCSO26CAD062767	BRENT SARGENT, S54	05/26/2026 09:42:51	SUSPICIOUS VEH	N MARKET BLVD	6603	R6		

SCSO26CAD062783	NICHOLAS HOSKEY, 204	05/26/2026 10:21:12	TRAFFIC STOP	E CENTRAL AVE	5403	R2	A1
SCSO26CAD062970	CONNOR HARM, 157	05/26/2026 19:04:43	TRAFFIC STOP	125 S MARKET BLVD	7301	T3	
SCSO26CAD063009	ALYX MADDOX, 267	05/26/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO26CAD063088	BRYCE WISENBAKER, 242	05/27/2026 06:00:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	

File#	Owner Name	Address	Parcel#	Jurisdiction	Description	Status	Disposition
25-021349	DIAMOND JEFFERY ASA	262 NE 2ND ST	Q31C040	WEBSTER	Trash, abandoned trailer, debris, unregistered VIN	Closed	Compliant
25-021352	MAIA-GONCALVES JOSE & DASILVA	260 NE 3RD ST	Q31C052	WEBSTER	Abandoned house, debris, unkept yard	Open	
25-021353	COLEMAN GRADY D JR & SANDRA (L	187 NE 2ND AVE	Q31C085	WEBSTER	Debris, unregistered vehicle	Closed	Unfounded
25-021354	BREWER SUE ANN	69 SE 3RD ST	T06A052	WEBSTER	Abandoned and unsafe structure	Closed	Compliant
25-021356	BEDGOOD ANNA M (LE)	61 SE 4TH ST	T06A026	WEBSTER	Abandoned and unsafe	Closed	Compliant
25-021357	GPZ PROPERTIES LLC	333 E CENTRAL AVE	T06A058	WEBSTER	Abandoned unsafe mobile home, debris/trash in the yard.	Closed	Unfounded
25-021370	BEULAH BAPTIST CHURCH	483 NW 9TH AVE	N36B116	WEBSTER	Church has roof damage and debris flies off during storms into neighboring homes	Closed	Compliant
25-021376	HAWK SCHICKLER SHYLOW	232 SW 6TH ST	S01J058	WEBSTER	Overgrown Lawn, trash in driveway, broken appliances	Closed	Compliant
25-023725	PREVAL PREVENA	55 SW 6TH ST	S01J038	WEBSTER	Farm Animals on Residential Property (Goats)	Closed	Compliant
26-000187	MITCHELL JOHN JR	841 NW 7TH ST	N36B090	WEBSTER	Repairs in home need to be done. Tenants are renting property.	Open	
26-000395	SANDS MELISSA & MATTHEWS ORAL	7914 SR 471	N24-060	WEBSTER	Illegal Residence - Mobile Home - Expired Temp Use Permit	Closed	Unfounded
26-000942	BURGOHY GENEVA	577 NW 3RD ST	N36A033	WEBSTER	W2019-0023 - Animals, inops, mess	Open	
26-001002	SOLOMON IDA ESTATE OF	650 NW 3RD ST	N36B254	WEBSTER	W2020-0010 - Derelict Structure - No water supply	Open	
26-001479	EDMUNDSON RICHARD & JENNIFER & JEANNETTE	276 N MARKET BLVD	N36-055	WEBSTER	Accessory structure attached to bldg without a permit, permit for change of use? (restaurant)	Closed	Compliant
26-001485	Webster Cabinets, LLC	347 N MARKET BLVD	Q31C030	WEBSTER	Commercial building/zoning being used for residential, camper on site (disposal of waste??)	Closed	Unfounded
26-002252	CHOSEN ONE ENTERPRISE LLC	813 NW 5TH ST	N36B122	WEBSTER	CE-22-09362/CE-W2020-0008	Open	
26-004190	WALLER FERRIS TTEE	103 SW 3RD ST	S01-034	WEBSTER	broken down / inoperable vehicles	Closed	Unfounded
26-004226	R & R CATTLE RANCH LLC	419 N MARKET BLVD	Q31-030	WEBSTER	outdoor storage of goods, junk, tent unproperly tied down	Closed	Compliant
26-004240	MOBLEY QUENTIN T	370 NW 8TH AVE	N36B152	WEBSTER	Several Inops & possible Roof issues ***REPEAT*** See 25-011703	Open	
26-004706	CHOSEN ONE ENTERPRISE LLC	624 NW 3RD ST	N36B252	WEBSTER	Work being done on-site outside of scope of work permitted/unpermitted. And Fence potentially in Right-of-Way.	Closed	Compliant
26-004717	TATE DELORIS P	811 NW 3RD ST	N36-037	WEBSTER	RV(s) being lived in. No utilities connected. Trash, garbage, debris or plant overgrowth.	Closed	Unfounded
26-004718	CANTY JERMAINE L & BRIDGETTE J TTEES	324 N MARKET BLVD	N36-057	WEBSTER	Trash & Debris, plant overgrowth, unregistered vehicle (posted for sale on R-O-W)	Closed	Compliant
26-004799	WALLER FERRIS TTEE	20 SW 3RD ST	S01-037	WEBSTER	mobile home. no permit found with building services, land was vacant per property assesor in 2025	Closed	Unfounded
26-005727	ZARA VENTURES LLC	445 NW 10TH AVE	N36B025	WEBSTER	Trash & Debris (Previous Case 25-004801, property sold)	Open	
26-006318	TORRES NANCY GONZALEZ	2551 CR 740	S01J066	WEBSTER	Roosters	Closed	Compliant
26-009760	STRONG KENNETH W & MARION	174 S MARKET BLVD	S01-004	Webster	Ducks present and no visible house numbers	Open	
26-009762	PHILLIPS DONALD RAY JR	188 NE 1ST ST	Q31C114	Webster	Junk and debris including but not limited to tires accumulating outside the South side of the home.	Open	
26-009763	FLORES EFREN	188 NE 2ND AVE	Q31C048	Webster	inoperable and untagged vehicles located on the north side of the home. vegetation overgrowth	Open	
26-009911	R & R CATTLE RANCH LLC	419 N MARKET BLVD	Q31-030	Webster	Trash/Debris, Work being done without permits, shipping/storage containers	Open	

CODE CASES BY JURISDICTION

1 to 29 of 29

File#	Owner Name	Address	Parcel#	Jurisdiction	Description	Open Date	Status	Close Date	Disposition
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25-021353	COLEMAN GRADY D JR & SANDRA (L	187 NE 2ND AVE	Q31C085	WEBSTER	Debris, unregistered vehicle	11/10/2025	Closed	11/17/2025	Unfounded
25-021354	BREWER SUE ANN	69 SE 3RD ST	T06A052	WEBSTER	Abandoned and unsafe structure	11/10/2025	Closed	12/02/2025	Compliant
25-021356	BEDGOOD ANNA M (LE)	61 SE 4TH ST	T06A026	WEBSTER	Abandoned and unsafe	11/10/2025	Closed	12/02/2025	Compliant
25-021357	GPZ PROPERTIES LLC	333 E CENTRAL AVE	T06A058	WEBSTER	Abandoned unsafe mobile home, debris/trash in the yard.	11/10/2025	Closed	11/17/2025	Unfounded
25-021370	BEULAH BAPTIST CHURCH	483 NW 9TH AVE	N36B116	WEBSTER	Church has roof damage and debris flies off during storms into neighboring homes	11/10/2025	Closed	03/23/2026	Compliant

25-021376	HAWK SCHICKLER SHYLOW	232 SW 6TH ST	S01J058	WEBSTER	Overgrown Lawn, trash in driveway, broken appliances	11/10/2025	Closed	12/03/2025	Compliant
25-023725	PREVAL PREVENA	55 SW 6TH ST	S01J038	WEBSTER	Farm Animals on Residential Property (Goats)	12/17/2025	Closed	02/16/2026	Compliant
26-000187	MITCHELL JOHN JR	841 NW 7TH ST	N36B090	WEBSTER	Repairs in home need to be done. Tenants are renting property.	01/06/2026	Open		
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26-000942	BURGOHY GENEVA	577 NW 3RD ST	N36A033	WEBSTER	W2019-0023 - Animals, inops, mess	01/15/2026	Open		
26-001002	SOLOMON IDA ESTATE OF	650 NW 3RD ST	N36B254	WEBSTER	W2020-0010 - Derelict Structure - No water supply	01/16/2026	Open		
26-001479	EDMUNDSON RICHARD & JENNIFER & JEANNETTE	276 N MARKET BLVD	N36-055	WEBSTER	Accessory structure attached to bldg without a permit, permit for change of use? (restaurant)	01/23/2026	Closed	03/25/2026	Compliant
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26-002252	CHOSEN ONE ENTERPRISE LLC	813 NW 5TH ST	N36B122	WEBSTER	CE-22-09362/CE-W2020-0008	02/03/2026	Open		

26-004190	WALLER FERRIS TTEE	103 SW 3RD ST	S01-034	WEBSTER	broken down / inoperable vehicles	03/02/2026	Closed	03/06/2026	Unfounded
26-004226	R & R CATTLE RANCH LLC	419 N MARKET BLVD	Q31-030	WEBSTER	outdoor storage of goods, junk, tent unproperly tied down	03/02/2026	Closed	04/29/2026	Compliant
26-004240	MOBLEY QUENTIN T	370 NW 8TH AVE	N36B152	WEBSTER	Several Inops & possible Roof issues ***REPEAT*** See 25-011703	03/02/2026	Open		
26-004706	CHOSEN ONE ENTERPRISE LLC	624 NW 3RD ST	N36B252	WEBSTER	Work being done on-site outside of scope of work permitted/unpermitted. And Fence potentially in Right-of-Way.	03/06/2026	Closed	03/31/2026	Compliant
26-004717	TATE DELORIS P	811 NW 3RD ST	N36-037	WEBSTER	RV(s) being lived in. No utilities connected. Trash, garbage, debris or plant overgrowth.	03/06/2026	Closed	03/10/2026	Unfounded
26-004718	CANTY JERMAINE L & BRIDGETTE J TTEES	324 N MARKET BLVD	N36-057	WEBSTER	Trash & Debris, plant overgrowth, unregistered vehicle (posted for sale on R-O-W)	03/06/2026	Closed	04/13/2026	Compliant
26-004799	WALLER FERRIS TTEE	20 SW 3RD ST	S01-037	WEBSTER	mobile home. no permit found with building services, land was vacant per property assesor in 2025	03/09/2026	Closed	03/12/2026	Unfounded
26-005727	ZARA VENTURES LLC	445 NW 10TH AVE	N36B025	WEBSTER	Trash & Debris (Previous Case 25-004801, property sold)	03/19/2026	Open		
26-006318	TORRES NANCY GONZALEZ	2551 CR 740	S01J066	WEBSTER	Roosters	03/27/2026	Closed	05/18/2026	Compliant

26-009760	STRONG KENNETH W & MARION	174 S MARKET BLVD	S01-004	Webster	Ducks present and no visible house numbers	05/13/2026	Open		
26-009762	PHILLIPS DONALD RAY JR	188 NE 1ST ST	Q31C114	Webster	Junk and debris including but not limited to tires accumulating outside the South side of the home.	05/13/2026	Open		
26-009763	FLORES EFREN	188 NE 2ND AVE	Q31C048	Webster	inoperable and untagged vehicles located on the north side of the home. vegetation overgrowth	05/13/2026	Open		
26-009911	R & R CATTLE RANCH LLC	419 N MARKET BLVD	Q31-030	Webster	Trash/Debris, Work being done without permits, shipping/storage containers	05/14/2026	Open		

VOL. 06

JUNE 2026

UPDATES REGARDING UTILITIES | EVENT INFORMATION | CITY ACHIEVEMENTS

The WEBSTER WORD

Keeping Webster Informed

What's Happening Around Webster



DO YOUR PART, SAVE WATER



In accordance with guidelines from the Southwest Florida Water Management District (SWFWMD), lawn irrigation is limited to one day per week based on the last digit of your address. Irrigation is only permitted before 8:00 a.m. or after 6:00 p.m. to reduce evaporation and ensure water is used more efficiently.

Following these watering restrictions helps protect our regional water supply, promotes healthier lawns, and can save residents money on their monthly utility bills by reducing unnecessary water use. Thank you for doing your part to conserve water in our community. 💧

CITY LEADERSHIP

Mayor Ana Vigoa
Mayor Pro-Tem Allen Dorsey Sr.
Councilmember Nancy Cherry
Councilmember Loretta Ramirez
Councilmember Shadae Solomon
City Manager Deanna Naugler

SCAN ME!

CHECK OUT OUR NEW WEBSITE

WWW.WEBSTERFL.COM

IMPORTANT DATES

METER READING	JUNE 22ND
DUE DATE	JUNE 15TH
LAST DAY TO PAY	JUNE 20TH
CUT OFFS	JUNE 21ST
OFFICE CLOSURE	NONE

Accounts that are unpaid after 5pm on the 15th of each month will receive a Penalty Fee added to their bill. Accounts that remain unpaid after 5pm on the 20th of each month will be subject to disconnection and a non-payment fee.



Operational Activities—Administration

On-line payment processing— 486
In office Payment Processing— 250
New Accounts-4
Closed Accounts—3
Late Fee Assessments— 91
Turn-offs—20
Locates—0
Work orders created— 65
Work Orders closed—61
Utility Batches/Balancing—31
Checks Processed for Payments—198
Purchase Orders—62

Notaries—6
Faxes—0
Copy Requests— 1 resulting in 20 pages
Public Records Request—0
Community Hall Rental—3
Container Permit Renewals—0
Business License Processed—0
New Account Impact Fees—0
New Code Enforcement Cases— 4
Follow-up on existing Code Enforcement Cases—3
Code Enforcement Liens—0
Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 520 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processed PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks bi-weekly
- Calculate and enter 941 tax payments for payroll period-quarterly RT6-941
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Updated a monthly staff report for Admin
- Work with Attorney on Regional Wastewater Plant Property
- Work with Engineer on Wastewater Feasibility Study for Wastewater Capacity to support current and future growth
- Work with Council, Attorney, City of Bushnell for additional capacity (Agreement Approved)
- Worked on updating website pages.
- Working on updates for zip codes and city designation for address updates for Webster
- Worked with Sumter County and City Attorney regarding foreclosures on liens.
- Attended LMS Workshop
- Applied for FACC Membership
- Set up Surplus Account with Public Surplus (active auctions)
- Attended Virtual PSAR Meetings—Data Collection
- Worked on rate study for utilities with Accountant, Auditors, Attorney and Florida Rural Water.
- Attending Ground Breaking Ceremony at SECO
- Attended Ribbon Cutting at new County Offices



Operational Activities—Public Works

Work orders processed— 78
Utility turn-off — 21
Utility account turn-on— 20
Locates— 3
Other—

- Used automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer and to notify customers of any potential leaks.
- Automatic meter reading system used to collect monthly meter reading to calculate utility bills.
- Conducted multiple utility locates throughout the city from 811 tickets received.
- Performed routine service on public works trucks and equipment.
- Checked chemical levels at North and South wells.
- Ran generators at north well, south well and master lift station to ensure they work properly
- Ran lift station route two times each week of the month to ensure proper operation and document station operations and any needed maintenance and/or repairs.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Monthly meter readings for interconnect, master lift station and circle-K were conducted. This ensures proper tracking of wastewater sent from our system to Bushnell.
- Met with several customers to discuss concerns about their water use.
- Water turn-offs for non-payment.
- Water turn ons after payment received for past due utility bills.
- Planning alternative Force Main from the south of town
- Replaced hydrant at NE 9th & Jody Lane
- Removed deteriorated grills from Harris Park
- Participated in “Touch a Truck” event at the Market
- Removed tree growth from both retention ponds on SW 6th St (multi-day project)
- Removed Tree growth and cleaned culvert from both retention ponds on SW 5th St (multi-day project)
- Conducted backflow tests/certifications on all city owned backflow preventors (multi-day project) 9 RPZ’s failed most likely due to the hard freeze
- Worked with FRWA with GPR to locate water lines
- Conducted training for Hurricane preparedness
- Painted Public Works building
- Installed utility sink at P/W building
- Completed 2-day water leak detection with Southwest Florida Water Management District with minor issues to address
- Conducted 2-day GIS mapping for stormwater with SERCAP

REVENUE AND LOSS 2026		
FUND	**REVENUE**	**MAY**
101	GENERAL FUND	$69,253.81
104	TRANSPORTATION	$4,564.68
105	CDBG GRANT	$0.00
430	WATER	$20,259.86
440	GARBAGE	$21,957.52
450	SEWER	$34,586.11
460	IMPACT FEES	$0.00
	TOTAL REVENUE	**$150,621.98**
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	$64,669.67
101-2021	GENERAL FUND-SCSO	$16,770.44
101-7072	GENERAL FUND-PW	$11,212.73
104	TRANSPORTATION	$5,310.17
105	CDBG GRANT	$0.00
430	WATER	$21,678.52
440	GARBAGE	$9,222.38
450	SEWER	$18,028.75
460	IMPACT FEES	
	TOTAL EXPENSE	**$146,892.66**
	REVENUE/LOSS	**$3,729.32**

Ordinance 2026-02

SOUTHERN PROPERTIES FLORIDA LLC - Q19-076 – ANNEXATION

PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statues)

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
Q19-076

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 1 day of April, 2026.

OWNER(S) OR ~~LEGAL~~ REPRESENTATIVE

Signature _____ Witness Judy A. Whitacre

Signature _____ Witness _____

This petition was acknowledged before me on 24th day of March, 2026. Personally known to me or identification provided _____.

DANIELLE BAILEY
Notary Public - State of Florida
Commission # HH 406255
My Comm. Expires Jul 25, 2027
Bonded through National Notary Assn.

Notary Signature

OFFICIAL USE ONLY:

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

Present City Zoning _____.

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And Correct Copy of the Original

Lisa D. Chamblee

General Warranty Deed

Made this 18th Day of March, 2026 A.D. By **William J. Judy**, 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 Two Hundred Fiftenn Thousand Dollars, ($215,000.00) 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 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.
LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

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 2 for signatures

Signed, sealed and delivered in our presence:

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

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

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

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/L as identification.

LISA D. CHAMBLEE NOTARY PUBLIC MY COMMISSION EXPIRES 9-21-2027 STATE OF FLORIDA COMMISSION NUMBER HH 401049

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

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBER Q19-076 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**
Q19-076	**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 aforedescribed 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 18th day of June, 2026.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____

Ana Vigoa, Mayor

ATTEST:

_____

Kristin Green

City Clerk

Approved as to form and legality:

_____

Andrew Hand

City Attorney

Exhibit A
Legal Description and Map

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.

LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.



Ordinance 2026-03

SOUTHERN PROPERTIES FLORIDA LLC - Q19-076 – COMP PLAN AMENDMENT

Land Use - Future Land Use Change Map (Small Scale) **LU26-000011**
Address: (Q19-076) Application Date: 04/08/2026
Description: Q19-076 FLU to Webster Rural Residential

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
Current Future Land Use	Agriculture
Current Zoning	RR5C Low Density Rural Residential with Conventional Housing
Requested Future Land Use	Rural Residential
Acreage	9.18
Legal Description	On attachment
Describe the request in detail	We are in the process of annexing parcel Q19-076 into the City of Webster and would like to change the zoning to accommodate splitting the parcel into 6 separate tracts.
Type Full Name	Alyssa Sanchez

** Only fields that were populated are shown*

Documents

- Email: Receipt.htm
- Recorded deed or other proof of ownership: Q19-076- Rezoning application _04032026.pdf
- Signature: signature.png
- Signed, Notarized Authorized Agent Form: Q19-076 AGENT AUTHORIZATION_04082026.pdf

- System Email: Your application has been received.htm
- System Email: 20260422_100006.jpg
- System Email: 20260422_100059.jpg
- System Email: 20260422_100115.jpg
- System Email: 20260422_100000.jpg
- System Email: Placard.docx
- System Email: Notice Letter.doc
- System Email: Properties within 500ft of Q19-076.xlsx
- System Email: 26-361 SOUTHERN PROPERTIES BDY SURVEY Q19-076 REVISED e-signed 4-21-26.pdf
- System Email: Q19-076- DESCRIPTIONS (002).pdf
- System Email: RE_ LU26-000011 & ZON26-000011 Legal Ad for Sumter Sun Times on Thurs 4_30.msg

Fees and Payments

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

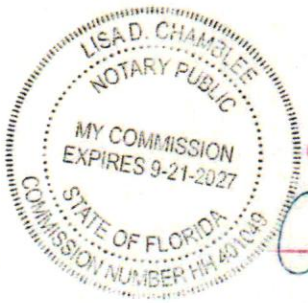
Fees

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
04/13/2026	Check	3633	10244		2000.00

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And Correct Copy of the Original

Lisa D. Chamblee

General Warranty Deed

Made this 18th Day of March, 2026 A.D. By **William J. Judy**, 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 Two Hundred Fiftenn Thousand Dollars, ($215,000.00) 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 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.
LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

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 2 for signatures

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

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

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

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/L as identification.

LISA D. CHAMBLEE NOTARY PUBLIC MY COMMISSION EXPIRES 9-21-2027 STATE OF FLORIDA COMMISSION NUMBER HH 401049

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

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 Alyssa Sanchez to act as my/our agent in connection with the following application(s):

☑ Rezoning
☐ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☐ Site Development
☑ Other Lot Split

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

Legal Description (provide below or attach)
Attached

Signature
Robert A. Sanchez
Printed Name

Signature
Printed Name

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 8th 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 7/25/27

DANIELLE BAILEY
Notary Public - State of Florida
Commission # HH 406255
My Comm. Expires Jul 25, 2027
Bonded through National Notary Assn.

Agent Contact Information

Phone No. 352-568-7700 Email Alyssa@lakesumterproperties.com

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 to act as my/our agent in connection with the following application(s):

☑ Rezoning
☐ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☐ Site Development
☑ Other Lot Split

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

Legal Description (provide below or attach)
Attached

Signature

Printed Name

Signature

Robert A. Sanchez
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: _____

Daniel Bailey
Notary Signature

DANIELLE BAILEY
Notary Public - State of Florida
Commission # HH 406255
My Comm. Expires Jul 25, 2027
Bonded through National Notary Assn.

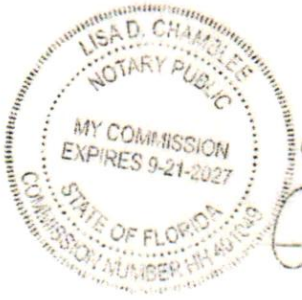
(Seal)

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

Agent Contact Information

Phone No. 352-303-2095 Email garry@lakesumterproperties.com

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And
Correct Copy of the Original

Lisa D. Chamblee

General Warranty Deed

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(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 Two Hundred Fifteen Thousand Dollars, ($215,000.00) 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:

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LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

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 2 for signatures

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 J. Judy
Address: 7632 CR 714, Center Hill, Florida 33514

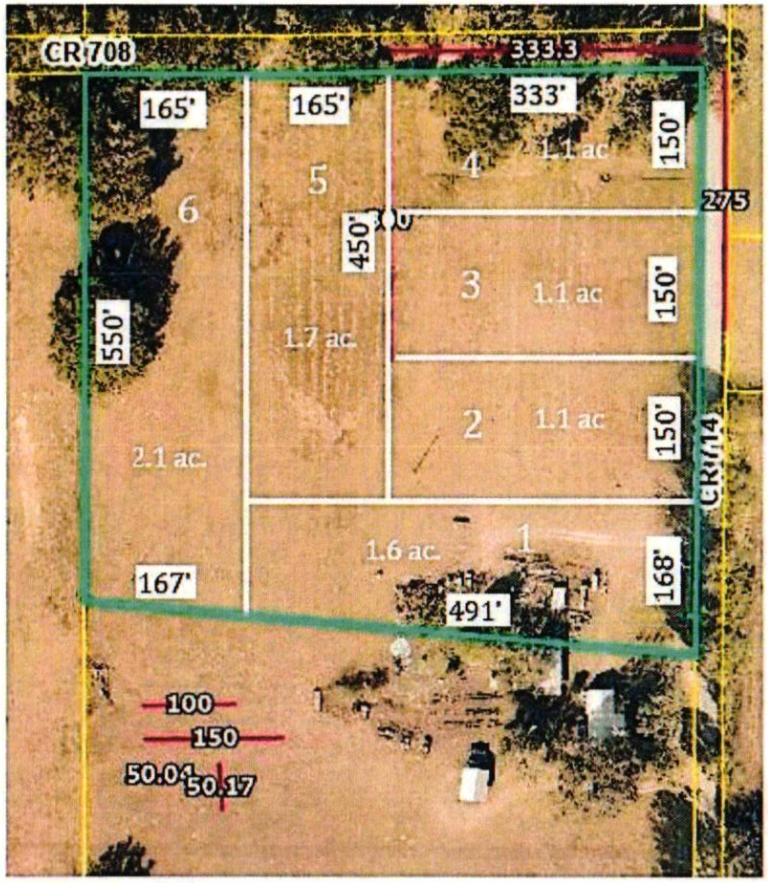
Witness #2 Signature
Witness #2 Printed Name Taylor Helms
Witness #2 Address: 120 Bushnell Plaza
Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/L as identification.

LISA D. CHAMBLEE NOTARY PUBLIC MY COMMISSION EXPIRES 9-21-2027 STATE OF FLORIDA COMMISSION NUMBER HH 401049

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



Parcel Q19-076

Acreage 9.18

SUMTER SUN TIMES

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, 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:
- Apr 30, 2026

NOTICE ID: zcVkadJYDlZzKkQjNM4P
NOTICE NAME: LU26-000011 & ZON26-000011
Publication Fee: $343.80

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

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this:
05/01/2026

_____
Notary Public

Notarized remotely online using communication technology via Proof.

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

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 9.18 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-076), 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 9.18 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-076) FROM COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) AND RURAL RESIDENTIAL MINIMUM ONE ACRE WITH OPTIONAL HOUSING (RR1) TO CITY OF WEBSTER RURAL RESIDENTIAL MINIMUM ONE ACRES 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 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.
LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

REQUESTED ACTION:
LU26-000011: Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 9.18 acres MOL following annexation.
ZON26-000011: Rezone the same property from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

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

Planning & Zoning Special Master
6:00 PM, May 7, 2026

City Council - First Reading
6:00 PM, May 21, 2026

City Council - Second Reading & Final Vote
6:00 PM, June 18, 2026

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

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 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: 4/30/2026


NOTICE


NOTICE
THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION




NOTICE
THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION

CITY OF WEBSTER
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING & ZONING SPECIAL MASTER
May 7, 2026

CITY OF WEBSTER CITY COUNCIL
May 21, 2026
June 18, 2026

CASE NUMBER:	LU26-000011
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 9.18 acres MOL following annexation
PARCEL NUMBERS:	Q19-076
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) & County Rural Residential Minimum One Acre with Optional Housing (RR1), proposed to be Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C) with Case #ZON26-000011
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	9.18 acres MOL
GENERAL LOCATION:	Webster area – on Southwestern corner of CR 708 & CR 714 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 9.18 acres MOL to change the Future Land Use assignment of parcel Q19-076 from County Agriculture to City of Webster Rural Residential, positioning them to split the parcel into six (6) tracts ranging in size from 1.06 acres up to 2.12 acres. The application site is located within the Webster Joint Planning Area on Southwestern corner of CR 708 & CR 714 (Map 1). The surrounding parcels have a future land use of County Agriculture (Map 2).

LAND USE SUITABILITY

Urban Sprawl

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

Environmental Resources

Portions of the property are within Flood Zone A. The County's Planning and Floodplain Division can assist the property owner, as needed, to abide by all FEMA floodplain regulations during the permitting process, which in turn will document the structures and help maintain the City's current Class 9 status within the National Flood Insurance Program (NFIP).

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

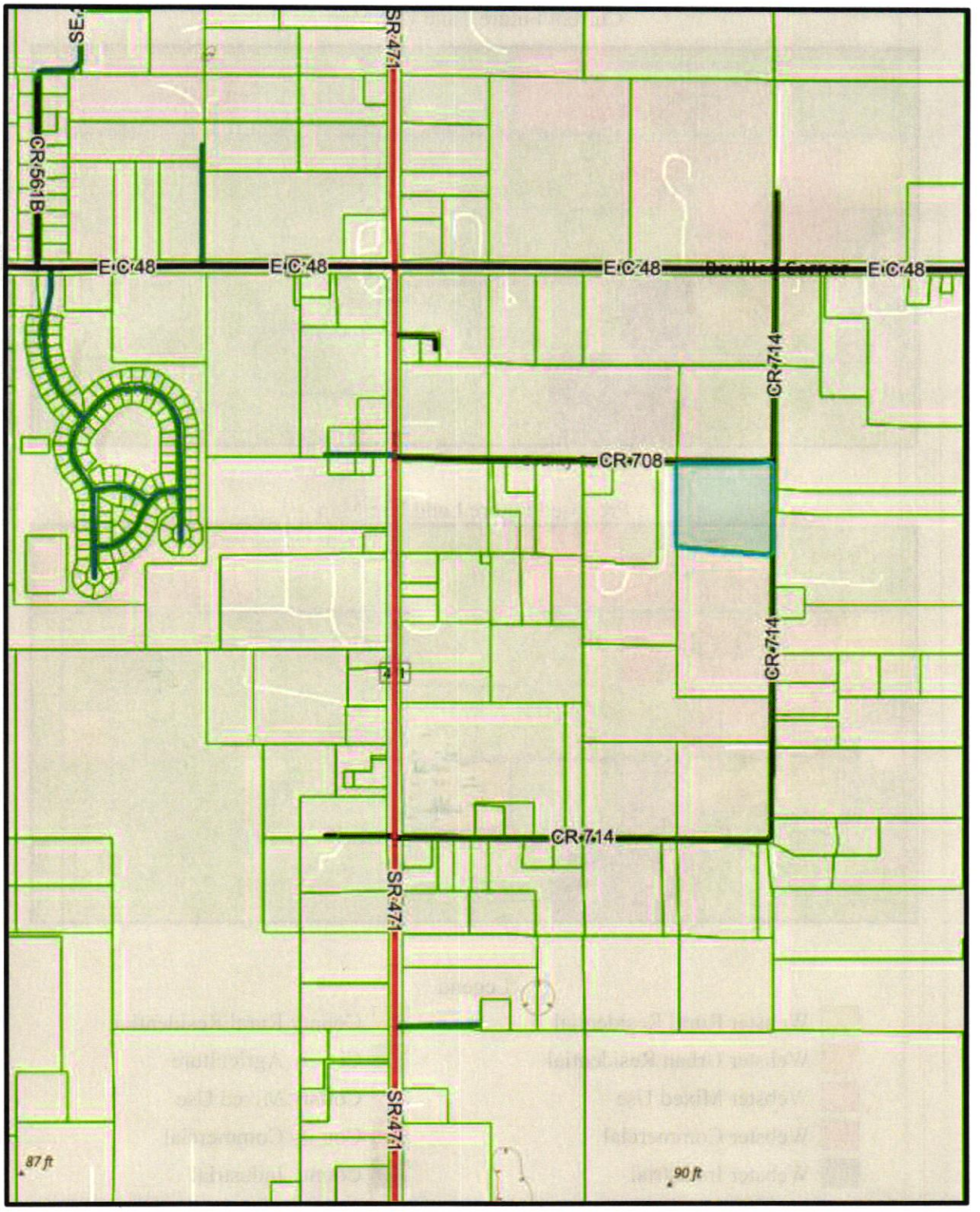
The proposed amendment does not affect the City's Capital Improvements program.

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.

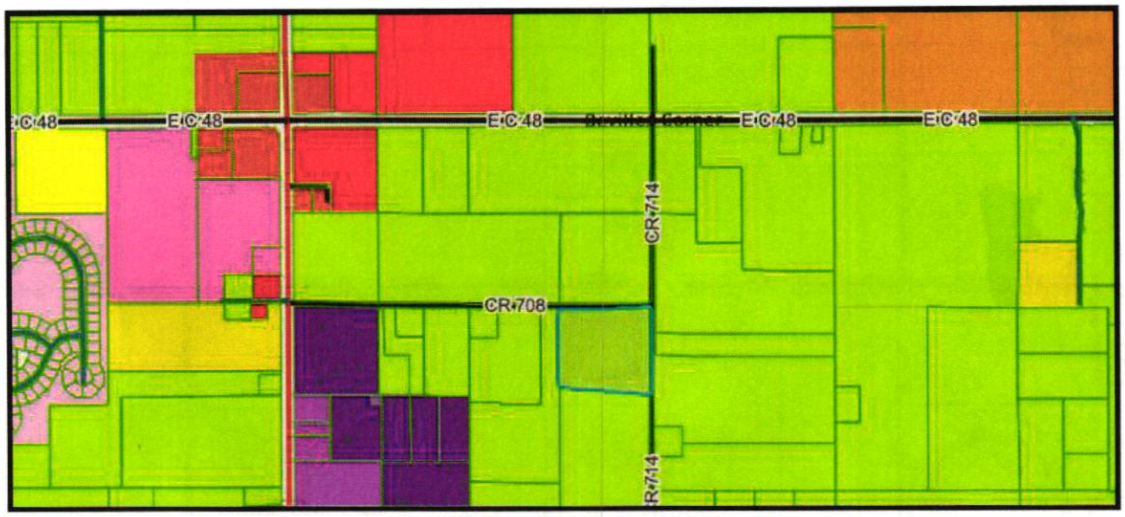
Notices Mailed: 12 notices on 4/22/2026
Placard Posted at Property: 4/20/2026

Map 1
General Location

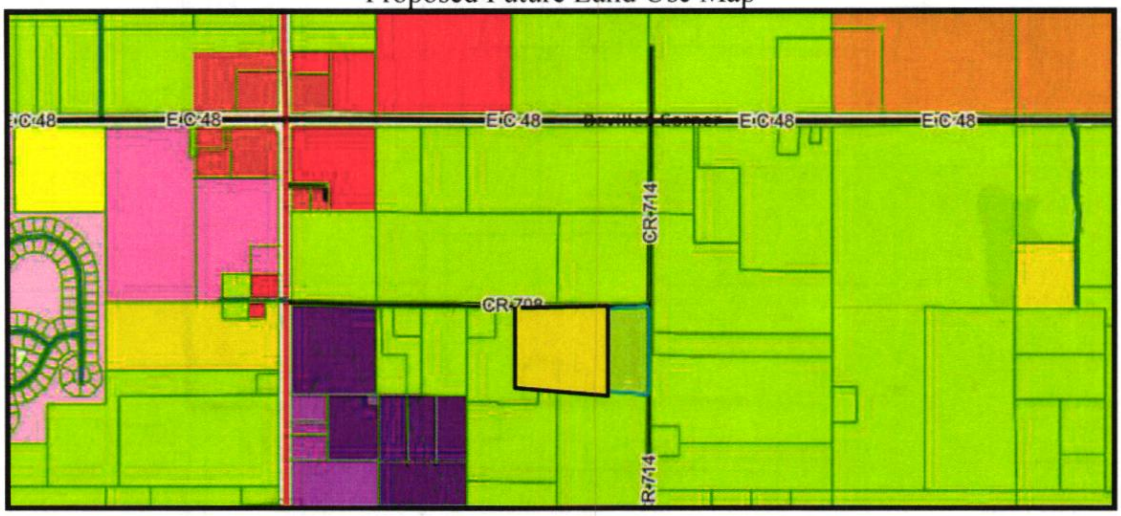


Map 2
Future Land Use Maps

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 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof. LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

Attachment B
Urban Sprawl Analysis

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

I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The application site of 9.18 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.

CITY OF WEBSTER
SPECIAL MASTER PROCEEDING
MAY 7, 2026

CASE NUMBER:	LU26-000011
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 9.18 acres MOL following annexation
PARCEL NUMBER:	Q19-076
LEGAL DESCRIPTION:	See Staff Report
EXISTING ZONING:	County Rural Residential Minium Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with Optional Housing (RR1), proposed to be Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C) with Case # ZON26-000011
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	9.18 acres MOL
GENERAL LOCATION:	Webster area - on Southwestern corner of CR 708 and CR 714
STAFF RECOMMENDATION:	Approval

Background:

The applicant, Southern Properties Florida, LLC ("Applicant") submitted an application requesting a Small-Scale Future Land Use Map Amendment for approximately 9.18 acres, more or less, identified as Parcel No. Q19-076, located within the Webster Joint Planning Area near the southwestern corner of County Road 708 and County Road 714. The Applicant seeks to amend the Future Land Use designation from County Agriculture to City of Webster Rural Residential.

The subject property is presently located outside the municipal boundaries of the City of Webster, but within the City's Joint Planning Area and Utility Service Area. The property is currently utilized for agricultural purposes. The record reflects that the property was recently acquired by Southern Properties Florida, LLC in March 2026. The Applicant represented that the purpose of the requested

amendment is to facilitate the division of the existing parcel into six (6) tracts for future residential development. Concurrent applications for voluntary annexation and rezoning were submitted in conjunction with the requested Future Land Use Map Amendment.

Notice of the public hearing was provided in accordance with the applicable provisions of the City of Webster Land Development Code. The record reflects that notices were mailed to surrounding property owners and that the subject property was posted with the required placards prior to the public hearing.

Findings of Fact:

The Special Master finds, based on the testimony and the competent, substantial evidence contained in the staff report and official record, the Special Master finds that the requested amendment qualifies as a small-scale comprehensive plan amendment under § 163.3187, Florida Statutes, because it involves fewer than fifty (50) acres and does not require review by the State land planning agency. The evidence demonstrates that the Rural Residential designation is appropriate for the property due to its location within the Webster Joint Planning Area, its compatibility with surrounding rural and agricultural patterns, and its ability to be served efficiently by municipal facilities and services.

The Special Master further finds that the amendment is consistent with Policy 1.2.5 (Rural Residential) and Future Land Use Objective 1.3, which emphasize compact, orderly growth within the City's planned service area and the avoidance of urban sprawl. The staff report demonstrates that the amendment meets the required positive factors and does not exhibit any prohibited indicators under the urban sprawl analysis required by § 163.3177, Florida Statutes.

The Special Master finds that the subject parcel is located within the City of Webster Utility Service Area and that the site will be served by the City of Webster once utilities become available. Finally, all statutory and local procedural requirements—including notice, public hearing, and staff review—have been met. However, because a municipal Future Land Use designation may only be applied to land lying inside the City boundary, the approval of this amendment must be contingent upon the City Council's approval of the voluntary annexation ordinance.

Legal Conclusion:

The Special Master concludes that the proposed Small-Scale Future Land Use Map Amendment complies with the applicable provisions of the City of Webster Unified Comprehensive Plan, the City of Webster Land Development Code, and the requirements of Chapter 163, Florida Statutes. The competent and substantial evidence demonstrates that the amendment is internally consistent with the City's adopted growth management framework, supports compact and coordinated development within the Webster Joint Planning Area, and is compatible with adjacent rural and agricultural uses. The application promotes orderly development, preserves rural character, and does not pose any threat to the health, safety, or welfare of the public. The record further establishes that the amendment discourages urban sprawl, satisfies concurrency requirements, and aligns with the City's planned utility service structure. No evidence has been presented demonstrating any legal basis for denial. Because municipal future land use designations may only be assigned to lands within the municipal boundary, the Special Master concludes that approval of this amendment must be expressly contingent upon the City Council's approval and adoption of the voluntary annexation ordinance for Parcel Q19-076.

Recommendation:

Therefore, the Special Master recommends, after balancing the property rights of the Applicant with the public interest, and finding no evidence in the record of incompatibility, adverse environmental impact, or inconsistency with established land use policies, the Special Master recommends APPROVAL of application LU26-00011, contingent upon City Council approval and adoption of the voluntary annexation ordinance 2026-02. This recommendation is made to the City Council for consideration at its meeting scheduled for May 21, 2026.

ORDERED this 7th day of May, 2026.

/s/ Amanda Boggus

Amanda Boggus
Special Master
FL Bar No. 76849

ORDINANCE NO. 2026-03

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 9.18 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-076), 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 Q19-076), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 9.18 +/- acres in size, is located on the Southwestern corner of CR 708 & 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 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 18th day of June, 2026.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Ana Vigoa, Mayor

ATTEST:

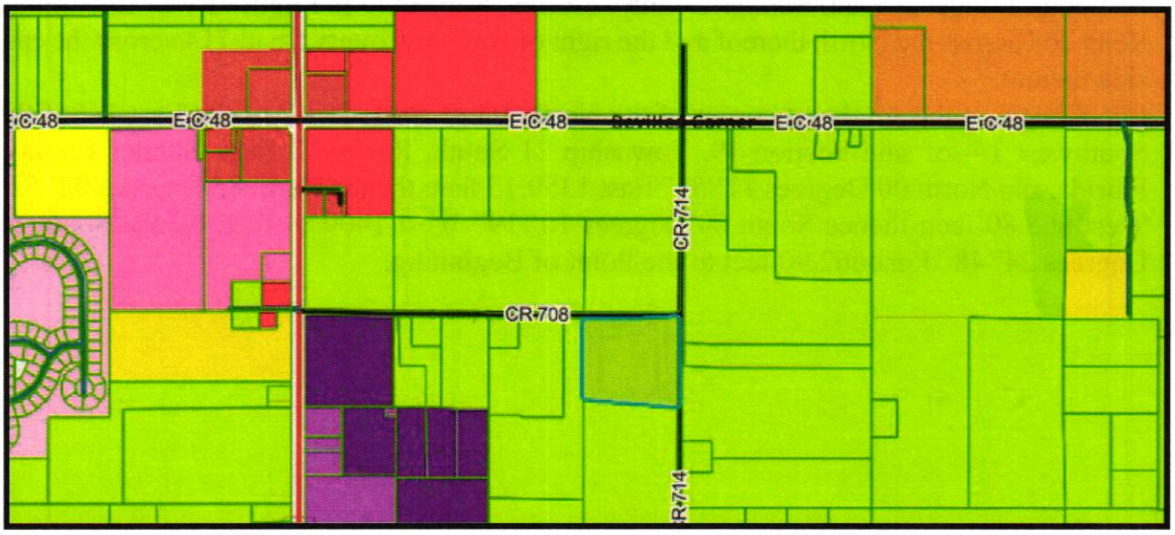
Approved as to form and legality:

_____
Kristin Green
City Clerk

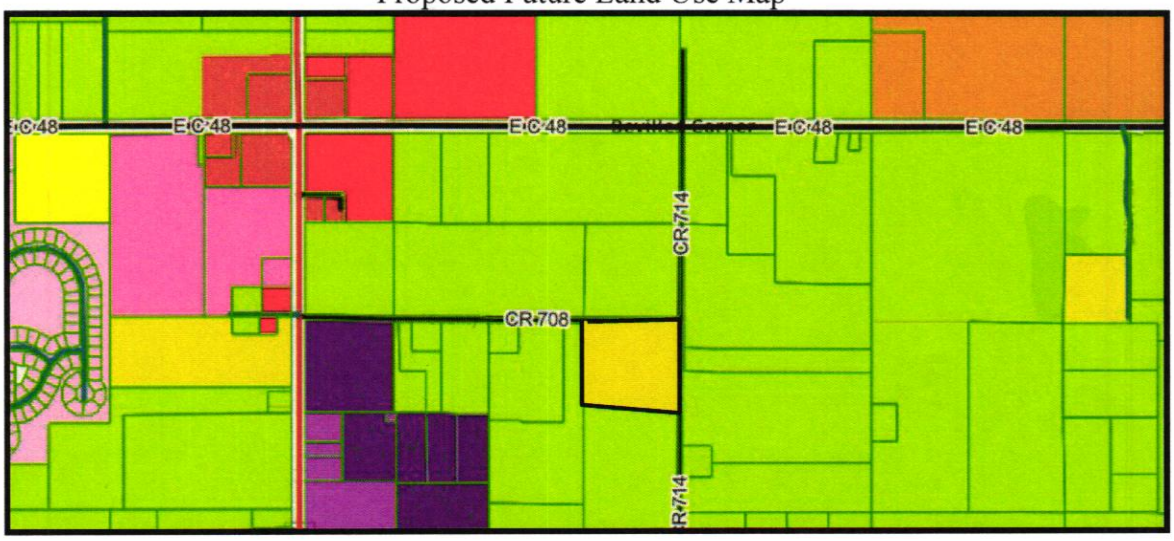
_____
Andrew Hand
City Attorney

ATTACHMENT 1
Future Land Use 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 2
Legal Description

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.
LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

Ordinance 2026-04

SOUTHERN PROPERTIES FLORIDA LLC - Q19-076 – REZONING

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services
7375 Powell Road, Suite 115 ● Wildwood, FL 34785 ● Phone (352) 689-4400 ● FAX: (352) 689-4401
Website: http://sumtercountyfl.gov

City of Webster

Case No. _____
Date Rec'd _____
Planner _____

Hearing Dates:
PZSM _____
Council 1st _____
Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

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

Applicant Information

Name of Property Owner(s) Southern Properties Florida LLC
Address 218 N Florida Street Ste 2 Bushnell, FL 33513
Owner Phone 352-568-7700 Email rs@lakesumterproperties.com
Name of Agent Alyssa Sanchez
Address 218 N Florida Street Ste 2 Bushnell, FL 33513
Agent Phone 352-568-7700 Email alyssa@lakesumterproperties.com

Property Information

Legal Description of the property (provide below or attach)
Attached

Street Address _____
Parcel(s) # Q19-076 Current Use _____
Current Future Land Use _____ Current Zoning RR5C
Requested Future Land Use _____ Requested Zoning RR1C
Acreage Requested _____

Reason for the Request (be specific)

Splitting the original parcel into 6 tracts.

Please Provide

- Recorded deed or other proof of ownership
- Signed authorization if applicant is not the landowner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
    - Payment may be made by cash, check, or credit/debit card. Checks shall be made payable to BOCC Sumter County. A convenience fee will be added to the total for credit/debit card payment.
    - Application fees are considered non-refundable at the time of application. Exceptions may be considered on a case by case basis by the County Administrator.

All properties for which applications require public hearings before the planning and zoning board (PZB) shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Webster Land Development Code Sec. 13-315(a)(2))

As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Signature _____ Date 4/3/26

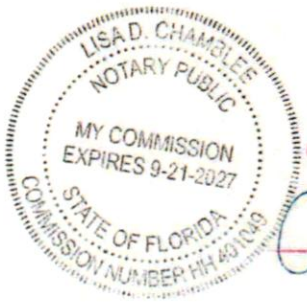
Robert Sanchez
Print Name

Signature _____ Date _____

Print Name _____

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

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And Correct Copy of the Original

Lisa D. Chamblee

General Warranty Deed

Made this 18th Day of March, 2026 A.D. By **William J. Judy**, 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 Two Hundred Fiftenn Thousand Dollars, ($215,000.00) 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 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.
LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

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 2 for signatures

Signed, sealed and delivered in our presence:

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

William J. 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 (X) physical presence or ( ) online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/L as identification.

LISA D. CHAMBLEE NOTARY PUBLIC MY COMMISSION EXPIRES 9-21-2027 STATE OF FLORIDA COMMISSION NUMBER HH 401049

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

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 Alyssa Sanchez to act as my/our agent in connection with the following application(s):

☑ Rezoning
☐ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☐ Site Development
☑ Other Lot Split

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

Legal Description (provide below or attach)
Attached

Signature
Robert A. Sanchez
Printed Name

Signature
Printed Name

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 8th 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 7/25/27

DANIELLE BAILEY
Notary Public - State of Florida
Commission # HH 406255
My Comm. Expires Jul 25, 2027
Bonded through National Notary Assn.

Agent Contact Information

Phone No. 352-568-7700 Email Alyssa@lakesumterproperties.com

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 to act as my/our agent in connection with the following application(s):

☑ Rezoning
☐ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☐ Site Development
☑ Other Lot Split

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

Legal Description (provide below or attach)
Attached

Signature

Printed Name

Signature

Robert A. Sanchez
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

DANIELLE BAILEY
Notary Public - State of Florida
Commission # HH 406255
My Comm. Expires Jul 25, 2027
Bonded through National Notary Assn.

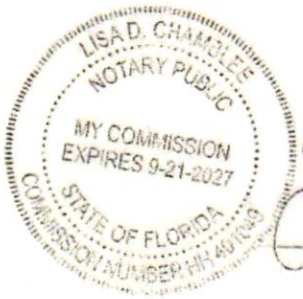
(Seal)

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

Agent Contact Information

Phone No. 352-303-2095 Email garry@lakesumterproperties.com

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And Correct Copy of the Original

Lisa D. Chamblee

General Warranty Deed

Made this 18th Day of March, 2026 A.D. By **William J. Judy**, 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 Two Hundred Fiftenn Thousand Dollars, ($215,000.00) 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 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.
LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

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 2 for signatures

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

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

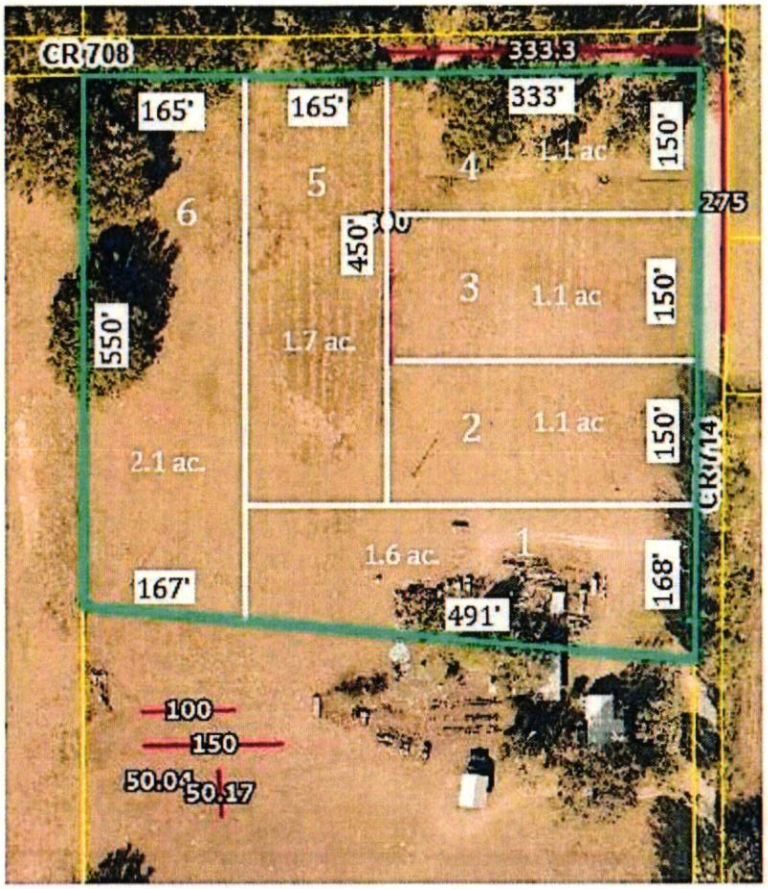
William J. Judy
Address: 7632 CR 714, Center Hill, Florida 33514

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/L as identification.

LISA D. CHAMBLEE NOTARY PUBLIC MY COMMISSION EXPIRES 9-21-2027 STATE OF FLORIDA COMMISSION NUMBER HH 401049

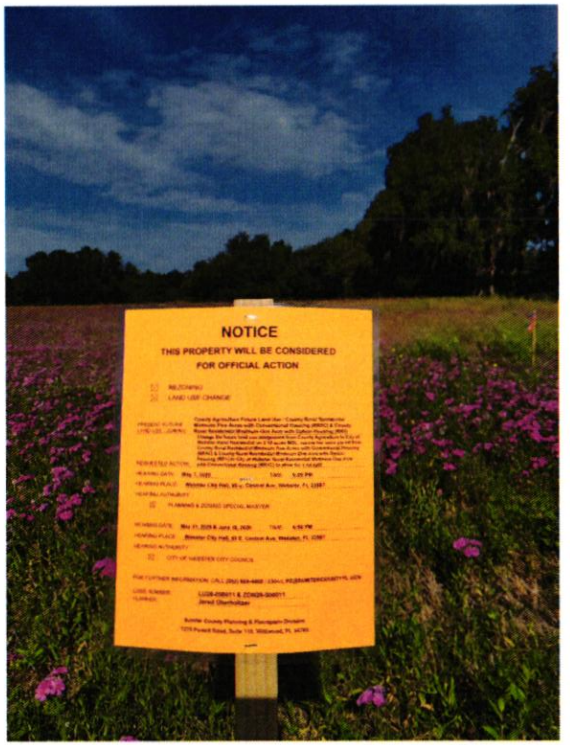
Notary Public Lisa D. Chamblee
Notary Printed Name:
My Commission Expires:



Parcel Q19-076

Acreage 9.18


NOTICE


NOTICE
THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION




NOTICE
THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION

CITY OF WEBSTER
REZONING APPLICATION

PLANNING & ZONING SPECIAL MASTER
May 7, 2026

CITY OF WEBSTER CITY COUNCIL
May 21, 2026
June 18, 2026

CASE NUMBER:	ZON26-000011
LANDOWNER:	Southern Properties Florida, LLC
REQUESTED ACTION:	Rezone 9.18 acres MOL from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C)
PARCEL NUMBERS:	Q19-076
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and Rural Residential Minimum One Acre with Optional Housing (RR1)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential (LU26-000011)
PARCEL SIZE:	9.18 acres MOL
GENERAL LOCATION:	Webster area – on the Southwestern corner of CR 708 & 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 in order to split it into six (6) tracts (see Attachment B) and position them for development. Subject parcel is outside the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with Optional Housing (RR1).

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 2026. The new owner is seeking to split the parcel and position it for development.

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 parcels 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.

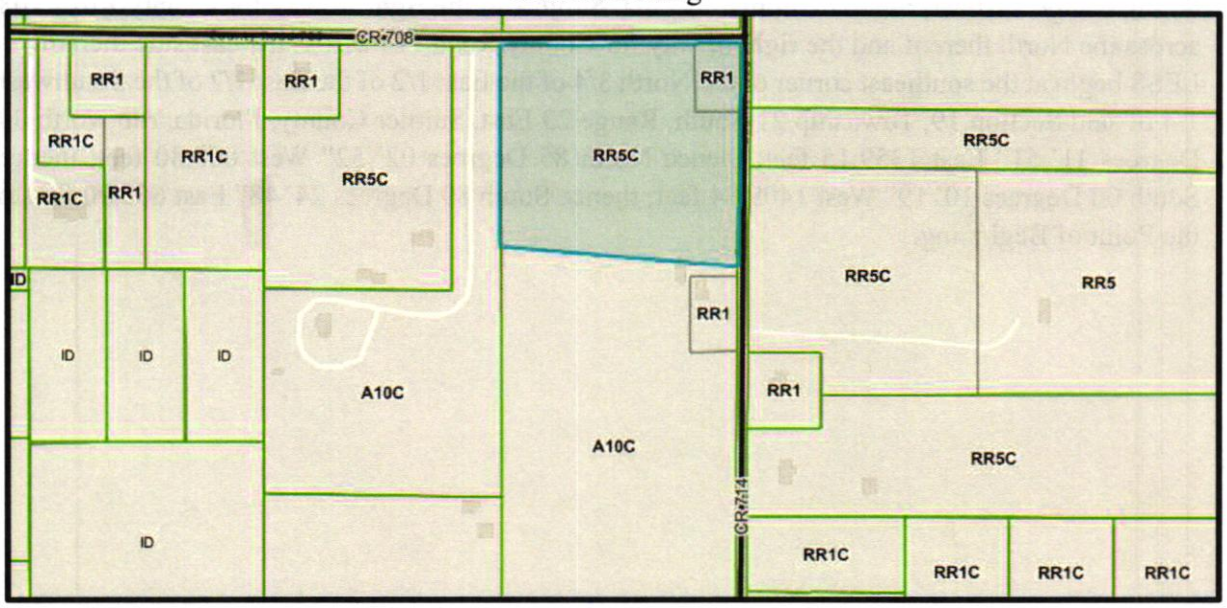
PLANNING DIVISION STAFF CONCLUSION

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.

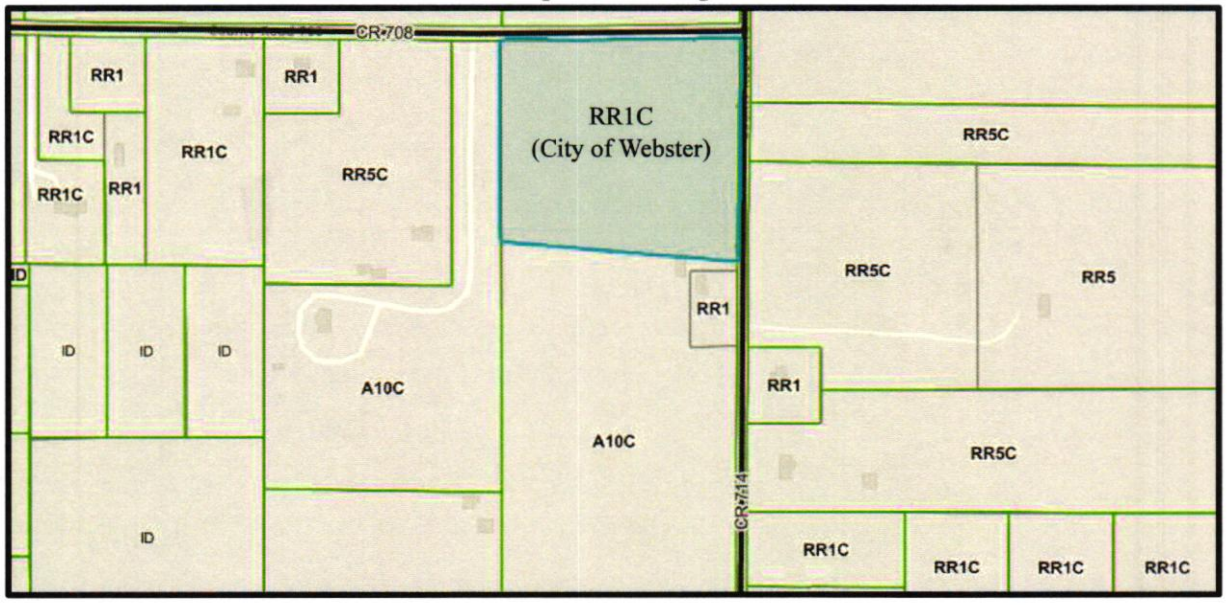
Notices Mailed: 12 notices on 4/22/2026
Placard Posted at Property: 4/20/2026

MAP 1
Surrounding Area with Proposed Changes

Current Zoning



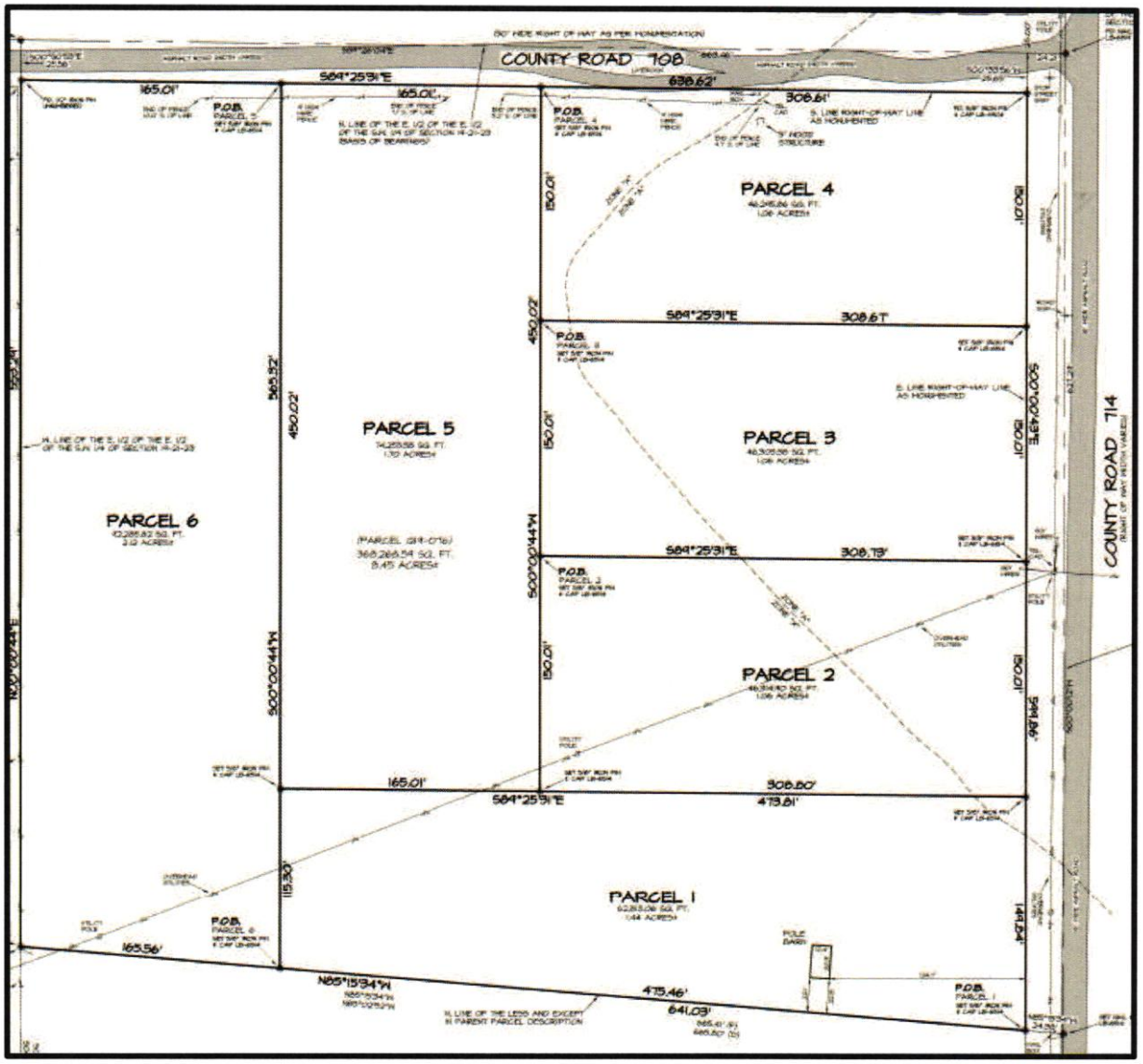
Proposed Zoning



Attachment A
Legal Description

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof. LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

Attachment B
Proposed Lot Split



CITY OF WEBSTER
SPECIAL MASTER PROCEEDING
MAY 7, 2026

CASE NUMBER:	ZON26-000011
LANDOWNER:	Southern Properties Florida, LLC
REQUESTED ACTION:	Rezone 9.18 acres MOL from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RRlC).
PARCEL NUMBER:	Q19-076
LEGAL DESCRIPTION:	See Staff Report
EXISTING ZONING:	County Rural Residential Minium Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with Optional Housing (RR1)
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential (LU26-000011)
PARCEL SIZE:	9.18 acres MOL
LOCATION:	Webster area – on Southwestern corner of CR 708 and CR 714
STAFF RECOMMENDATION:	Approval

Background:

Southern Properties Florida, LLC ("Applicant") submitted an application requesting rezoning of approximately 9.18 acres, more or less, identified as Parcel No. Q19-076, located near the southwestern corner of County Road 708 and County Road 714 within the Webster Joint Planning Area. The Applicant seeks to rezone the property from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with

Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C). The property is presently utilized for agricultural purposes and is located outside the current municipal boundaries of the City of Webster, but within the City's Joint Planning Area and Utility Service Area.

The Applicant represented that the requested rezoning is intended to facilitate the division of the property into six (6) tracts for future residential development. The requested rezoning was submitted concurrently with companion applications for annexation and a Small-Scale Future Land Use Map Amendment. Public notice was provided in accordance with the City of Webster Land Development Code. The record reflects that mailed notices were sent to surrounding property owners and that the subject property was properly posted prior to the hearing.

Findings of Fact:

The Special Master finds, based on competent substantial evidence in the record and the testimony provided, that the proposed rezoning is consistent with the intent and purpose of the City of Webster Land Development Code and applicable policies of the City of Webster Comprehensive Plan and is appropriate for the location and context of the subject property.

In accordance with City of Webster Code Section 13-323, the Special Master finds that evidence presented indicates the application satisfies the following zoning map amendment review criteria.

a) Change of conditions, or absence of changed conditions: *The subject parcel changed hands in 2026. The new owner is seeking to split the parcel and position it for development.*
b) Community need, or lack of community need: *The requested rezoning addresses a personal need and not a community need.*
c) Benefits to the community: *The rezoning will allow consistency with the City s Comprehensive Plan and the implementing zoning district, and the proposed zoning will be fully functional and appropriate for the size of the proposed parcels being created.*
d) The rights of private property owners: *The rezoning should not impinge on the rights of adjacent property owners.*

All procedural requirements of the City of Webster Land Development Code were satisfied, including public notice, application sufficiency, and department review.

Legal Conclusion:

The Special Master concludes that the proposed rezoning is consistent with the City of Webster Comprehensive Plan, the City of Webster Land Development Code, and the relevant provisions of Chapter 163, Florida Statutes. The RR1C designation is appropriate under the current land use framework and jurisdictional authority of the City and facilitates proper alignment of zoning and land use. The application is legally sufficient, does not conflict with established policy, and presents no evidence of adverse impact or incompatibility.

Recommendation:

Accordingly, the Special Master recommends that Application ZON26-000011 be APPROVED,

contingent upon City Council approval and adoption of the companion Voluntary Annexation Ordinance 2026-02 and Small-Scale Future Land Use Map Amendment LU26-000011, in the required statutory sequence. This recommendation is made to the City Council for consideration at its meeting scheduled for May 21, 2026.

ORDERED this 7th day of May, 2026.

/s/ Amanda Boggus

Amanda Boggus
Special Master
FL Bar No. 76849

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 9.18 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-076) FROM COUNTY RURAL RESIDENTIAL MINIMUM ONE ACRE WITH OPTIONAL HOUSING (RR1) AND COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) TO RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Southern Properties Florida, LLC mailing address: 218 N. Florida St. Ste. 2, Bushnell, FL 33513 (Tax Parcel Identification Number Q19-076), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 9.18 +/- acres in size, is located on the Southwestern corner of CR 708 & 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 RR1 & RR5C (County) zoning assignment to the RR1C zoning assignment; and

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The subject property, which is 9.18 acres MOL in size, is located on the Southwest corner of CR 708 & CR 714 (Tax Parcel Number Q19-076). 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 9.18 acres MOL in size, shall be rezoned from RR1 & RR5C (County) zoning district/classification to RR1C (City) zoning district/classification.

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

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

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

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

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

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2026- relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 18th day of June, 2026.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

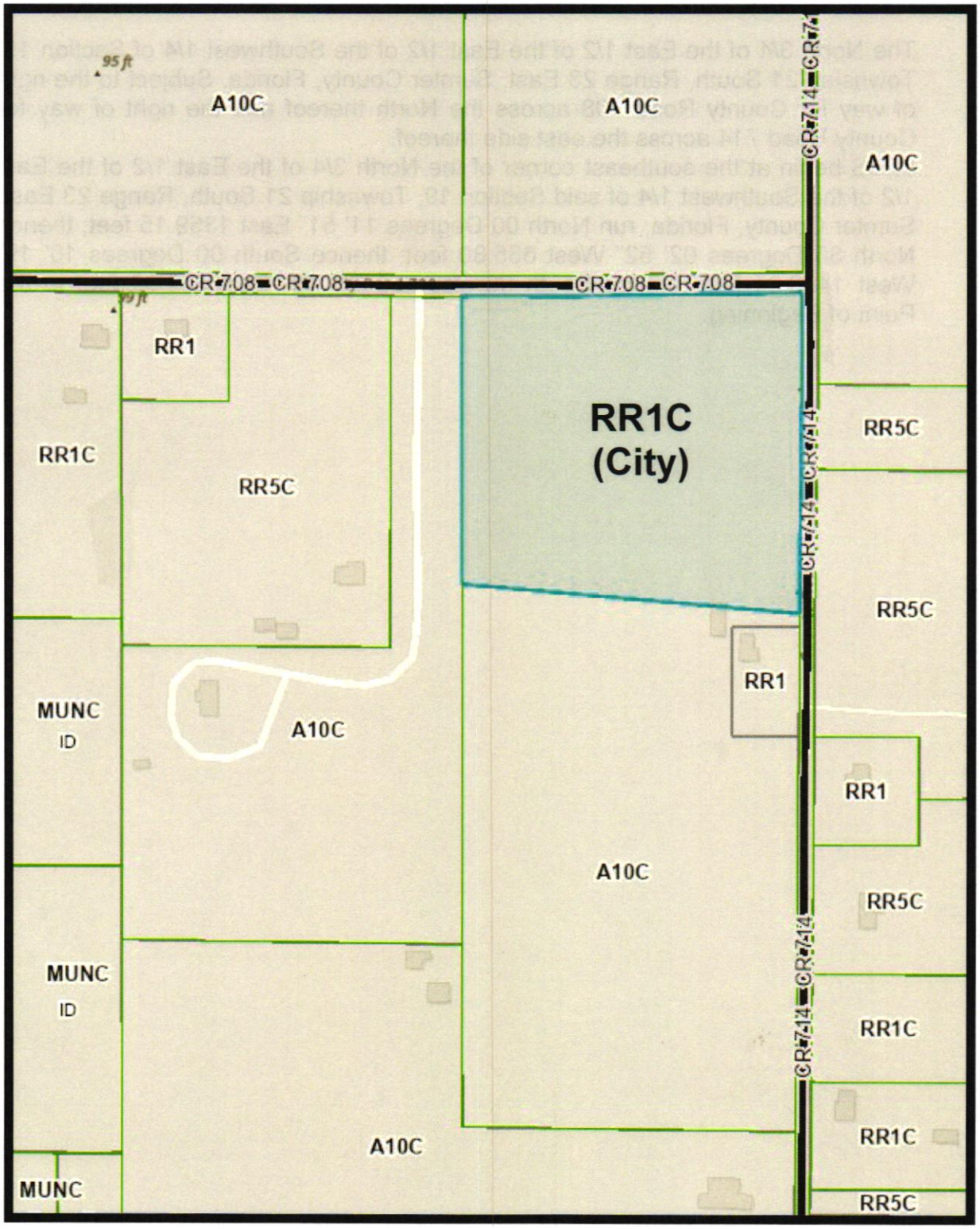
_____
Kristin Green
City Clerk

_____
Andrew Hand
City Attorney

Attachment A
Legal Description

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.
LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

Attachment B
Zoning Map



Ordinance 2026-05

ROSE REINALDO J., RUNCK CRAIG A & BRANDON M (JT) (WEBSTER GARDENS) - N36-114

ANNEXATION

PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statues)

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

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

Craig Runck & Brandon Runck

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

SUMTER COUNTY
PARCEL NUMBER
N36-114

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 10th day of April, 2026.

OWNER(S) OR LEGAL REPRESENTATIVE

Craig Runck
Signature

Craig Runck
Witness

N/A
Signature

Brandon Runck
Witness

This petition was acknowledged before me on 10 day of April, 2026 Personally known to me or identification provided Driver's License.

MEGAN BAISDEN
Notary Public - State of Florida
Commission # HH 667406
My Comm. Expires Apr 21, 2029
Bonded through National Notary Assn.

Megan Baisden
Notary Signature

OFFICIAL USE ONLY:

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

Present City Zoning _____.

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 Parcel Number N36-114 and as the ☐ Applicant or ☑ Owner hereby authorize Reinaldo J Rose to act as my/our agent in connection with the following application(s):

☑ Rezoning
☑ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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

Legal Description (provide below or attach)

See attached.

Brandon Runck
Signature

Signature

Craig Runck
Printed Name

Brandon Runck
Printed Name

State of Florida County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 20 26, by Brandon Runck, who is personally known to me or who has produced the following identification: Driver's License

Notarized online using audio-video communication

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Notary Public, State of Florida
My Commission expires Miami-Dade

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Agent Contact Information

Phone No. 813-245-1069 Email rayjrose@icloud.com

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
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Planning Services Authorization

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☑ Rezoning
☑ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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

Legal Description (provide below or attach)

See attached.

Signature

Craig Runck
Printed Name

Signature

Brandon Runck
Printed Name

State of Florida County of Miami-Dade
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 2026, by Craig Runck, who is personally known to me or who has produced the following identification: Driver's License

Notarized online using audio-video communication

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Notary Public, State of Florida
My Commission expires 06/02/2029

Agent Contact Information

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Planning Services Authorization

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☑ Rezoning
☑ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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

Legal Description (provide below or attach)

See attached.

Signature

Craig Runck
Printed Name

Brandon Runck
Signature

Brandon Runck
Printed Name

State of Florida County of Miami-Dade
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 20 26, by Brandon Runck, who is personally known to me or who has produced the following identification: Driver's License

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Notary Public, State of Florida
My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-280-9941 Email permitting@ondemandFL.com

Exhibit A
Legal Description and Map

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.



ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBER(S) N36-101 & N36-114 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, Craig A. & Brandon M. Runck, 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**
N36-101 & N36-114	**Craig A. & Brandon M. Runck**

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 aforedescribed 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 16th day of July, 2026.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____

Ana Vigoa, Mayor

ATTEST:

_____

Kristin Green

City Clerk

Approved as to form and legality:

_____

Andrew Hand

City Attorney

Exhibit A
Legal Description and Map

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 270.79 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH THE NORTH RIGHT-OFWAY LINE OF COUNTY ROAD 478, 36.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

AND

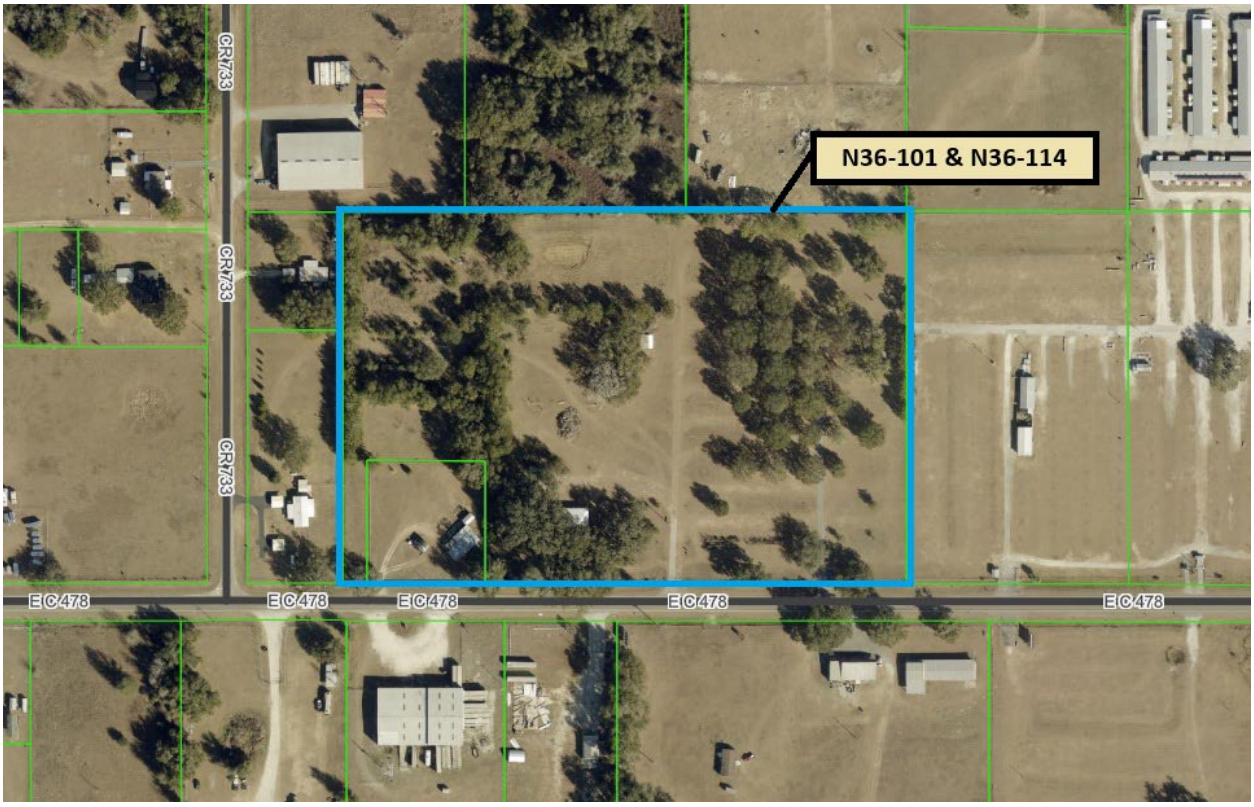
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" EAST, 393.16 FEET; THENCE SOUTH 00°00'03" WEST, 649.02 FEET TO THE NORTH RIGHT-OFWAY LINE OF COUNTY ROAD 478; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 539.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 419.98 FEET; THENCE SOUTH 00°02'32" WEST, 210.00 FEET TO AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 43.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°44'03" EAST, 609.29 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE

OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A

DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.



Ordinance 2026-06
ROSE REINALDO J., RUNCK CRAIG A & BRANDON M (JT) (WEBSTER GARDENS) - N36-114
COMP PLAN AMENDMENT

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services
7375 Powell Road, Suite 115 ● Wildwood, FL 34785 ● Phone (352) 689-4400 ● FAX: (352) 689-4401
Website: http://sumtercountyfl.gov

City of Webster

Case No. _____
Date Rec'd _____
Planner _____

Hearing Dates:
PZB _____
Council 1st _____
Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

☒ Rezoning

☐ Small Land Use Amendment (< 50 acres)

☐ Large Land Use Amendment (50 acres or more)

Applicant Information

Name of Property Owner(s) Reinaldo J Rose

Address 701 S Howard Avenue, Suite 106, Tampa, FL 33606

Owner Phone (813) 245-1069 Email rayjrose@icloud.com

Name of Agent Daniel Bergin, P.E. of Civil On Demand, LLC

Address 15436 N Florida Avenue, Suite 101, Tampa, FL 33613

Agent Phone (813) 280-9941 Email permitting@ondemandFL.com

Property Information

Legal Description of the property (provide below or attach)

See attached.

Street Address 2484 East County Road 478, Webster, FL 33597

Parcel(s) # N36-101 & N36-114 Current Use Vacant / Residential

Current Future Land Use Commercial Current Zoning Light Commercial

Requested Future Land Use Commercial Requested Zoning PUD (RV Park)

Acreage Requested 14.95 Acres

Reason for the Request (be specific)

Applicant is proposing to rezone two parcels that consist of 14.95 Acres of vacant/residential property located within the City of Webster, from Light Commercial zoning district to a PUD zoning district for an RV Park use.

Please Provide

- Recorded deed or other proof of ownership
- Signed authorization if applicant is not the landowner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
    - Payment may be made by cash, check, or credit/debit card. Checks shall be made payable to BOCC Sumter County. A convenience fee will be added to the total for credit/debit card payment.
    - Application fees are considered non-refundable at the time of application. Exceptions may be considered on a case by case basis by the County Administrator.

All properties for which applications require public hearings before the planning and zoning board (PZB) shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Webster Land Development Code Sec. 13-315(a)(2))

As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Ray Rose — 3/2/2026

Signature — Date

Reinaldo J Rose

Print Name

Signature — Date

Print Name

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

Fee Schedule for Planning, Zoning, and Development Review

BOCC approved June 10, 2025, effective July 1, 2025

Application/Service	All Inclusive Fee
Zoning	
Rezone to Planned Unit Development (PUD)	$1,200
Rezoning to Non PUD	$750
Land Development Code Amendments	$2,500
Minor Modifications to PUD's	$500
Minor Modifications to Non PUD's	$200
Variance Request	$500
Land Use	
Future Land Use Change Map (Large Scale)	$5,000
Future Land Use Change Map (Small Scale)	$2,000
Future Land Use Amendment Text only	$1,000
Notice of Proposed Change	$1,350
Development Agreement	$1,000
Amendments to the DA	$200
Community Development District Application	$5,000

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 Parcel Numbers N36-219 & N36-101 and as the ☑ Applicant or ☑ Owner hereby authorize Daniel Bergin, P.E. of Civil On Demand, LLC 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 _____
☐ Conditional Use Permit	

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

Legal Description (provide below or attach)

See attached.

Signature _____ Signature _____

Reinaldo J Rose
Printed Name _____ Printed Name _____

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 6th day of March, 2026, by Reinaldo J. Rose, who is personally known to me or who has produced the following identification: _____

Mary Michele Powers
Notary Signature

Notary Public, State of Florida
My Commission expires Jun 26, 2028 (Seal)

MARY MICHELE POWERS
Notary Public - State of Florida
Commission # HH 566082
My Comm. Expires Jun 26, 2028
Bonded through National Notary Assn.

Agent Contact Information

Phone No. 813-280-9941 Email permitting@ondemandFL.com

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 200 ● Wildwood, FL 34785 ● Phone (352) 689-4400 ● FAX: (352) 689-4401
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☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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

Legal Description (provide below or attach)

See attached.

Signature

Brandon Runck
Signature

Craig Runck
Printed Name

Brandon Runck
Printed Name

State of Florida County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 20 26, by Brandon Runck, who is personally known to me or who has produced the following identification: Driver's License

Notarized online using audio-video communication

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Notary Public, State of Florida
My Commission expires Miami-Dade

Agent Contact Information

Phone No. 813-245-1069 Email rayjrose@icloud.com

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 Parcel Number N36-114 and as the ☐ Applicant or ☑ Owner hereby authorize Reinaldo J Rose to act as my/our agent in connection with the following application(s):

☑ Rezoning
☑ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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

Legal Description (provide below or attach)

See attached.

Signature

Craig Runck
Printed Name

Signature

Brandon Runck
Printed Name

State of Florida County of Miami-Dade
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 2026, by Craig Runck, who is personally known to me or who has produced the following identification: Driver's License

Notarized online using audio-video communication

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Notary Public, State of Florida
My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-245-1069 Email rayjrose@icloud.com

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Planning Services Authorization

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☑ Rezoning
☑ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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

Legal Description (provide below or attach)

See attached.

Signature

Brandon Runck
Signature

Craig Runck
Printed Name

Brandon Runck
Printed Name

State of Florida County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 20 26, by Brandon Runck, who is personally known to me or who has produced the following identification: Driver's License

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Notarized online using audio-video communication

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Notary Public, State of Florida
My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-280-9941 Email permitting@ondemandFL.com

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 200 ● Wildwood, FL 34785 ● Phone (352) 689-4400 ● FAX: (352) 689-4401
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Planning Services Authorization

I/we, the undersigned as the ☑ Individual(s) **or** as the ☐ President ☐ Vice President ☐ Partner or ☐ Manager/Managing Member of Parcel Number N36-114 and as the ☐ Applicant or ☑ Owner hereby authorize Daniel Bergin of Civil On Demand, LLC to act as my/our agent in connection with the following application(s):

☑ Rezoning
☑ Comprehensive Plan Amendment
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☑ Other Land Use Amendment & Annexation

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Legal Description (provide below or attach)

See attached.

Signature

Craig Runck
Printed Name

Signature

Brandon Runck
Printed Name

State of Florida County of Miami-Dade
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 2026, by Craig Runck, who is personally known to me or who has produced the following identification: Driver's License

Notarized online using audio-video communication

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Notary Public, State of Florida
My Commission expires 06/02/2029

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA
Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Agent Contact Information

Phone No. 813-280-9941 Email permitting@ondemandFL.com

27.50

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460023196 Date: 06/11/2024 Time: 11:27AM
Page 1 of 3 B: 4664 P: 388 By: BO

Prepared by and return to:
Concierge Title Services, LLC
1201 W. Hwy 50
Suite B
Clermont, FL 34711
(352) 394-7408
File No 2022-2360

Parcel Identification No N36-101 and N36-219

[Space Above This Line For Recording Data]

CORRECTIVE WARRANTY DEED

This indenture made the **17th day of January, 2024** between **John Clare Wintersteen, a single person, and Alice Wintersteen, a single person** whose post office address is **351 Odyssey Place, The Villages, FL 32162,** Grantor, to **Reinaldo J. Rose, a married person** whose post office address is **701 S Howard Avenue, Tampa FL 33606,** Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. $10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to-wit:

Parcel 1:
From the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida, run North 89 degrees 40 minutes 40 seconds West along the North line of said Northeast 1/4 of the Southwest 1/4, 270.79 feet; run thence South 00 degrees 02 minutes 32 seconds West, 639.79 feet; thence continue South 00 degrees 02 minutes 32 seconds West, 439.79 feet; thence South 89 degrees 47 minutes 26 seconds East parallel with the North right of way line of County Road No. 478, 36.86 feet to the Point of Beginning; from said Point of Beginning, run South 00 degrees 02 minutes 32 seconds West, 210.00 feet to the North right-of-way of County Road 478; thence South 89 degrees 47 minutes 26 seconds East along said right-of-way. 210.00 feet; thence North 00 degrees 02 minutes 32 seconds East 210.00 feet; thence North 89 degrees 47 minutes 26 seconds West, 210.00 feet to the Point of Beginning.

AND

Parcel 2:
A portion of Tract 24 of an unrecorded subdivision in Section 36, Township 21 South, Range 22 East, being described as: From the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 36, run thence North 89°40'40" West along the North line of said Northeast 1/4 of Southeast 1/4 a distance of 270.59 feet, thence South 0°02'32" West a distance of 639.79 feet to the Point of Beginning, thence continue South 0'02'32" West. distance of 439.79 feet, said point being 210 feet North of the Northerly right-of-way of CR 470, thence North 89°47'26" West parallel with said Northerly right-of-way line a distance of 173.12 feet, thence South 0°02'32" West a distance of 210 feet to said Northerly right-of-way line, thence North 89°47'26" West along said right-of-way line a distance of 43.25 feet, thence North 0°03'47" East a distance of 650 feet, thence South 89°47'26" East a distance of 216.16 feet to the Point of Beginning; ALSO from the Northeast corner of the Northeast 1/4 of the of the Southwest 1/4 said Section 36, run North 89°40'40" West along the North line of said Northeast 1/4 of the Southwest 1/4 270.59 feet., thence South 0°02'32" West 639.79 feet to the Point of Beginning, run thence South 0°02'32" West a distance of 439.79 feet, run thence South 89°047'26" East parallel with the North right-of-way of CR 478, 36.86 feet, thence South 0°02'32" West a distance of 210 feet to the North right-of-way line of CR 478, run thence South 89°47°26" East along said right-of-way line 356.53 feet, thence North 0°01'18" East-a distance of 649.61 feet, run thence North 89°44'03" West a distance of 393.16 feet to the Point of Beginning.

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460023196 Date: 06/11/2024 Time: 11:27AM
Page 2 of 3 B: 4664 P: 389 By: BO

AND

From the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida, run South 89°40'40" East along the North line of said Northwest 1/4 of Southeast 1/4, 122.34 feet thence South 0°01'18" West 639.41 feet to the Point of Beginning of this description; from said Point of Beginning continue South 0°01'18" West 649.41 feet to the North right-of-way line of CR 478, thence South 89°47'26" East along said right-of-way line 393.39 feet, thence North 0°00'03" East 649.02 feet thence North 89°44'03" West 393.16 feet to point of beginning.

Parcel 2 more precisely described as:

A portion of Tract 24 of an unrecorded subdivision in Section 36, Township 21 South, Range 22 East, more particularly described as:

Commence at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence South 89°40'40" East along the North line of said Northwest 1/4 of Southeast 1/4, 122.34 feet; thence departing said North line, run South 00°01'18" West 639.41 feet to the Point of Beginning; thence South 89°44'03" East, 393.16 feet; thence South 00°00'03" West, 649.02 feet to the North right-of-way line of County Road 478; thence North 89°47'26" West along said right-of-way line, 539.93 feet; thence departing said right-of-way line, run North 00°02'32" East, 210.00 feet; thence North 89°47'26" West, 419.98 feet; thence South 00°02'32" West, 210.00 feet to aforesaid North right-of-way line; thence North 89°47'26" West along said right-of-way line, 43.25 feet; thence departing said right-of-way line, run North 00°03'47" East, 650.00 feet; thence South 89°44'03" East, 609.29 feet to the Point of Beginning.

This Corrective Warranty Deed is being executed, delivered and recorded to correct that certain deed by and between the same parties recorded in Official Records Book 4424, Page 300, Public Records of Sumter County, Florida, in order to reflect the full legal description of the property. A portion of the legal description was inadvertently omitted from the deed recorded in OR Book 4424, Page 300, of the Public Records of Sumter County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[INTENTIONALLY LEFT BLANK]

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460023196 Date: 06/11/2024 Time: 11:27AM
Page 3 of 3 B: 4664 P: 390 By: BO

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

John Clare Wintersteen
John Clare Wintersteen

Witness Name: Joshua Rosenberg
As to both signatures

Address: 223 Gentle Breeze Dr
Minneola, FL 34715

Alice Wintersteen
Alice Wintersteen

Witness Name: Taylor Rosenberg
As to both signatures

Address: 223 Gentle Breeze Dr.
Minneola FL 34715

STATE OF Florida
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 17th day of January, 2024, by John Clare Wintersteen and Alice Wintersteen.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Taylor Rosenberg
Notary Public
State of Florida
Comm# HH131699
Expires 5/20/2025

Personally Known:_____ OR Produced Identification: ✓
Type of Identification
Produced: DL

LEGAL DESCRIPTION

Parcel Numbers: N36-101 & N36-114

PARCEL ID: N36-101

PARCEL 1:
FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 270.79 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 478, 36.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, DESCRIBED AS: FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, NORTH 89°40'40" WEST ALONG THE NORTH LINE, 270.59 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET (210 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY OF CR 478); THENCE NORTH 89°47'26" WEST PARALLEL WITH SAID RIGHT-OF-WAY, 173.12 FEET; THENCE SOUTH 00°02'32" WEST, 210 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY, 43.25 FEET; THENCE NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°47'26" EAST, 216.16 FEET TO THE POINT OF BEGINNING. ALSO: FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, NORTH 89°40'40" WEST, 270.59 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH CR 478, 36.86 FEET; THENCE SOUTH 00°02'32" WEST, 210 FEET TO THE RIGHT-OF-WAY LINE; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 356.53 FEET; THENCE NORTH 00°01'18" EAST, 649.61 FEET; THENCE NORTH 89°44'03" WEST, 393.16 FEET TO THE POINT OF BEGINNING.

AND

FROM THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST,

SUMTER COUNTY, FLORIDA, RUN SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET THENCE SOUTH 0°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0°01'18" WEST 649.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CR 478, THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY LINE 393.39 FEET, THENCE NORTH 0°00'03" EAST 649.02 FEET THENCE NORTH 89°44'03" WEST 393.16 FEET TO POINT OF BEGINNING.

PARCEL 2 MORE PRECISELY DESCRIBED AS:

A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" EAST, 393.16 FEET; THENCE SOUTH 00°00'03" WEST, 649.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 478; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 539.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 419.98 FEET; THENCE SOUTH 00°02'32" WEST, 210.00 FEET TO AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 43.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°44'03" EAST, 609.29 FEET TO THE POINT OF BEGINNING.

PARCEL ID: N36-114

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

NARRATIVE

Rezoning From CL to RVPUD (Recreational Vehicle Planned Unit Development)
2484 East County Road 478, Webster, Florida

Subject Property
The Property, which is the subject of this RVPUD application, is located at 2484 East County Road 478, Webster, FL approximately 850-ft East of County Road 733 in the City of Webster, Sumter County (Parcel Numbers: N36-101 & N36-114). The two parcels total 14.95 acres in size. Access to the site is provided via East County Road 478 (County ROW).

Current Use of Property
The Property is currently classified as vacant and residential. The property contains a two residential units with accessory structures and driveways. The remainder of the site is unimproved, vacant land with no onsite stormwater management system.

Adjacent Uses
- North: Light Commercial / Self Storage & Low Density Rural Res. / Vacant
- South Low Density Rural Residential / Single Family Residential & Heavy Commercial
- East: Heavy Commercial
- West: Low Density Rural Residential / Single Family Residential

Zoning and Future Land Use
The Property has a Future Land Use designation of “Commercial” and is zoned CL (Light Commercial).

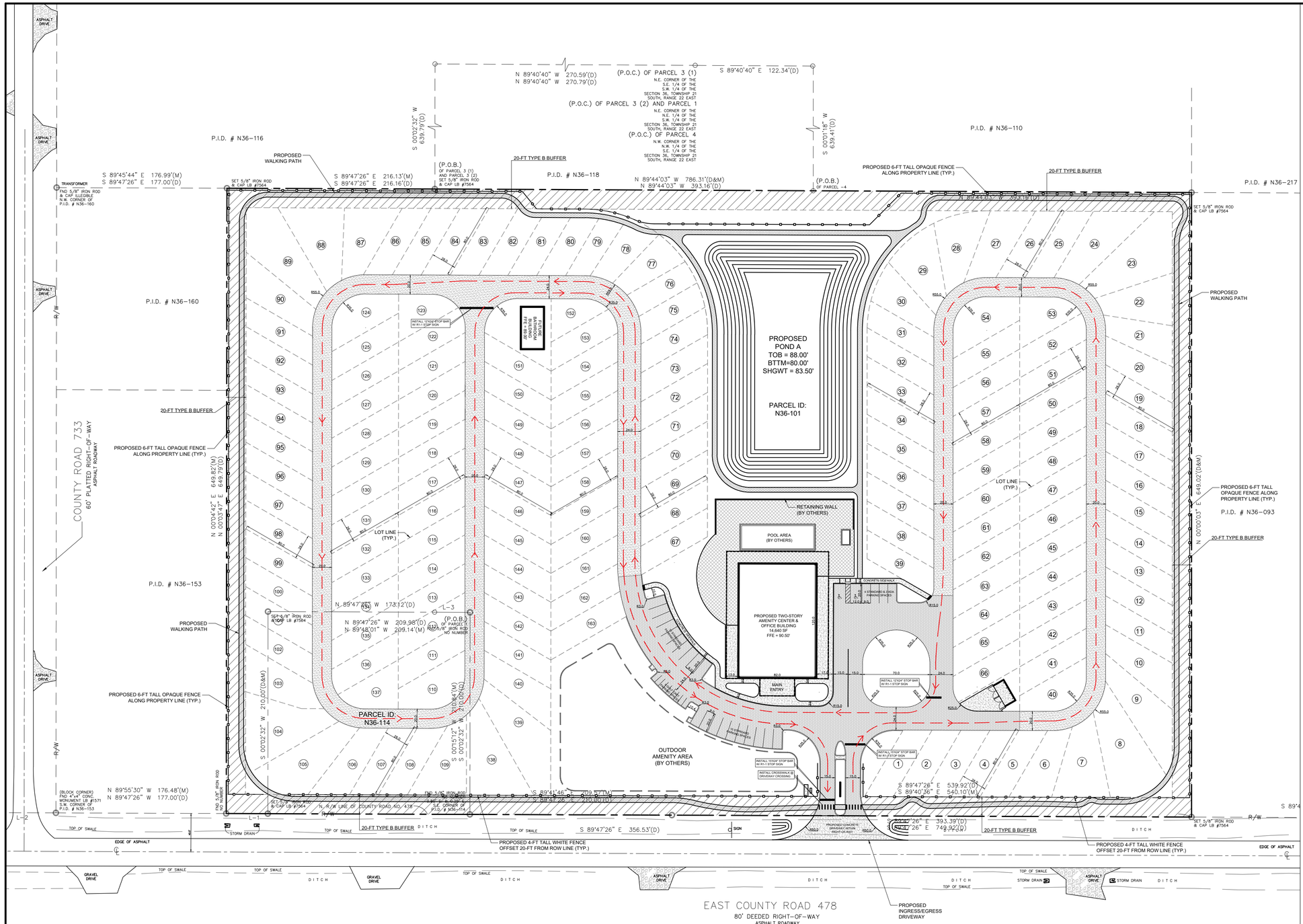
Required Building Setbacks:
- Front: 50-FT from Right-Of-Way Line
- Side: 20-FT
- Rear: 20-FT

Proposed Buffers
- North: 20-FT Type B Screen Per City of Webster LDC
- South: 20-FT Type B Screen Per City of Webster LDC
- East: 20-FT Type B Screen Per City of Webster LDC
- West: 20-FT Type B Screen Per City of Webster LDC

Proposed Uses
The Applicant proposes to rezone the Property to RVPUD to allow for the Recreational Vehicle Resort (short term rental) use with the associated infrastructure. The General Development Plan proposes a new ±15,000 SF Amenity/Office Building with pool area located toward the front of the site, 163 Class B RV rental lots, stabilized drive isles, on-site vehicular parking, outdoor amenity areas, walking paths and stormwater management system.



Daniel J. Bergin, P.E.
President
Civil On Demand, LLC



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SITE DATA TABLE

TOTAL SITE AREA:	14.95 ACRES (651,215 SF)
PARCEL I.D.:	N36-101 & N36-114
ADDRESS:	2484 EAST COUNTY ROAD 478, WEBSTER, FL
FUTURE LAND USE:	GENERAL COMMERCIAL
EXISTING ZONING CLASSIFICATION:	LIGHT COMMERCIAL
PROPOSED ZONING CLASSIFICATION:	PUD (RV)
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL & VACANT
PROPOSED LAND USE:	RV PARK (CLASS B)
PROPOSED OPEN SPACE:	25% (MINIMUM)
REQUIRED SETBACKS:	
FRONT:	50-FT FROM RIGHT-OF-WAY (MINIMUM)
REAR:	20-FT (MINIMUM)
SIDE:	20-FT (MINIMUM)
PROVIDED LANDSCAPE BUFFERS:	
NORTH:	20-FT (TYPE B)
SOUTH:	20-FT (TYPE B)
EAST:	20-FT (TYPE B)
WEST:	20-FT (TYPE B)
DOMESTIC WATER PROVIDER:	CITY OF WEBSTER
DOMESTIC WASTEWATER PROVIDER:	CITY OF WEBSTER

LEGAL DESCRIPTION

PARCEL ID: N36-101

PARCEL 1:
FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 270.79 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 478, 36.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, DESCRIBED AS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, NORTH 89°40'40" WEST ALONG THE NORTH LINE, 270.59 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET (210 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY OF CR 478); THENCE NORTH 89°47'26" WEST PARALLEL WITH SAID RIGHT-OF-WAY, 173.12 FEET; THENCE SOUTH 00°02'32" WEST, 210 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY, 43.25 FEET; THENCE NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°47'26" EAST, 216.16 FEET TO THE POINT OF BEGINNING. ALSO: FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, NORTH 89°40'40" WEST, 270.59 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH CR 478, 36.86 FEET; THENCE SOUTH 00°02'32" WEST, 210 FEET TO THE RIGHT-OF-WAY LINE; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 356.53 FEET; THENCE NORTH 00°01'18" EAST, 649.61 FEET; THENCE NORTH 89°44'03" WEST, 393.16 FEET TO THE POINT OF BEGINNING.

AND

FROM THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE SOUTH 0°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0°01'18" WEST 649.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CR 478, THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY LINE 393.39 FEET, THENCE NORTH 0°00'03" EAST 649.02 FEET THENCE NORTH 89°44'03" WEST 393.16 FEET TO POINT OF BEGINNING.

PARCEL 2 MORE PRECISELY DESCRIBED AS:

A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" EAST, 393.16 FEET; THENCE SOUTH 00°00'03" WEST, 649.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 478; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 539.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 419.98 FEET; THENCE SOUTH 00°02'32" WEST, 210.00 FEET TO AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 43.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°44'03" EAST, 609.29 FEET TO THE POINT OF BEGINNING.

PARCEL ID: N36-114

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

PROJECT NO.: E0004 - J0002

DRAWN BY: DB

DWG: WEBSTER GARDENS

DATE: 04/10/2026

SHEET 1 OF 1

GENERAL DEVELOPMENT PLAN

WEBSTER GARDENS - RV RESORT
2484 EAST COUNTY ROAD 478
WEBSTER, FLORIDA

CIVIL ON DEMAND, LLC
15436 N FLORIDA AVE, STE 101
TAMPA, FL 33613
(813) 280-9941
DBERGIN@ONDEMANDFL.COM

NOTICE

THIS PROPERTY WILL BE CONSIDERED FOR OFFICIAL ACTION

☒ REZONING

PRESENT FUTURE
LAND USE / ZONING: **City Commercial Future Land Use / City Light Commercial (CL)**

REQUESTED ACTION: **Rezone parcels N36101 (14.06 acres MOL) & N36-114 (1 acre MOL) from City of Webster Light Commercial (CL) to City of Webster Planned Unit Development (PUD) in order to open a proposed RV park with approximately 160 "Class B" lots for temporary stays and other miscellaneous amenities**

HEARING DATE: **June 4, 2026** TIME: **6:00 PM**

HEARING PLACE: **Webster City Hall, 85 E. Central Ave, Webster, FL 33597**

HEARING AUTHORITY

☒ PLANNING & ZONING SPECIAL MASTER

HEARING DATE: **June 18, 2026 & July 16, 2026** TIME: **6:00 PM**

HEARING PLACE: **Webster City Hall, 85 E. Central Ave, Webster, FL 33597**

HEARING AUTHORITY

☒ CITY OF WEBSTER CITY COUNCIL

FOR FURTHER INFORMATION, CALL **(352) 689-4400** / EMAIL **PZ@SUMTERCOUNTYFL.GOV**

CASE NUMBER: **ZON26-000012**
PLANNER: **Jared Oberholtzer**

Sumter County Planning & Floodplain Division
7375 Powell Road, Suite 115, Wildwood, FL 34785


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☒ CITY OF WEBSTER CITY COUNCIL
FOR FURTHER INFORMATION, CALL (352) 689-4400 / EMAIL PZ@SUMTERCOUNTYFL.GOV
CASE NUMBER: ZON25-000012
PLANNER: Jared Oberholtzer
Sumter County Planning & Floodplain Division
7375 Powell Road, Suite 118, Wildwood, FL 34785

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REQUESTED ACTION: **Rezone parcels N36101 (14.06 acres MOL) & N36-114 (1 acre MOL) from City of Webster Light Commercial (CL) to City of Webster Planned Unit Development (PUD) in order to open a proposed RV park with approximately 160 "Class B" lots for temporary stays and other miscellaneous amenities**

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☒ LAND USE CHANGE

☒ REZONING

PRESENT FUTURE LAND USE / ZONING: **County Commercial Future Land Use / County Rural Residential Minimum One Acre with Optional Housing (RR1)**

REQUESTED ACTION: **Change the future land use assignment from County Commercial to City of Webster General Commercial on 1 acre MOL concurrent with the parcel's petition for voluntary annexation, and then rezone the same parcel from County Rural Residential Minimum One Acre (RR1) to City of Webster Planned Unit Development (PUD) along with the 14.06 acres MOL that comprise parcel N36-101 to open a proposed RV park with approximately 160 "Class B" lots for temporary stays and other miscellaneous amenities**

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FOR FURTHER INFORMATION, CALL **(352) 689-4400** / EMAIL **PZ@SUMTERCOUNTYFL.GOV**

CASE NUMBER: **LU26-000012 & ZON26-000012**

PLANNER: **Jared Oberholtzer**

Sumter County Planning & Floodplain Division
7375 Powell Road, Ste 115, Wildwood, FL 34785


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REZONING
PRESENT FUTURE LAND USE / ZONING:
County Commercial Future Land Use / County Rural Residential Minimum One Acre with Optional Housing (RR1)
REQUESTED ACTION:
HEARING DATE: June 4, 2025 TIME: 5:00 PM
HEARING PLACE: Webster City Hall, 55 E. Central Ave, Webster, FL 33597
HEARING AUTHORITY
PLANNING & ZONING SPECIAL MASTER
HEARING DATE: June 19, 2025 & July 15, 2025 TIME: 5:05 PM
HEARING PLACE: Webster City Hall, 55 E. Central Ave, Webster, FL 33597
HEARING AUTHORITY
CITY OF WEBSTER CITY COUNCIL
FOR FURTHER INFORMATION, CALL (352) 689-4400 / EMAIL PZ@SUMTERCOUNTYFL.GOV
CASE NUMBER: LU25-000012 & ZON26-000013
PLANNER: Jared Oberholtzer
Sumter County Planning & Floodplain Division
7375 Powell Road, Ste 119, Wildwood, FL 34785

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7375 Powell Road, Ste 115, Wildwood, FL 34785

SUMTER SUN TIMES

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, 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:

- May 21, 2026

NOTICE ID: qw417ILCS9f7jHbaIxn4
NOTICE NAME: ZON26-000012 City of Webster
Publication Fee: $423.00

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

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this:
05/22/2026

_____
Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF INTENT TO CONSIDER CITY OF WEBSTER ORDINANCE FOR REZONING

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 15.06 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS N36-101 & N36-114) FROM COUNTY RURAL RESIDENTIAL MINIMUM ONE ACRE WITH OPTIONAL HOUSING (RR1) AND CITY LIGHT COMMERCIAL (CL), RESPECTIVELY, TO CITY OF WEBSTER PLANNED UNIT DEVELOPMENT (PUD) 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.

The ordinance is for properties being annexed into or already lying within the City of Webster, owned by Craig A. & Brandon M. Runck and Reinaldo J. Rose, respectively, generally described as follows:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 270.79 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH THE NORTH RIGHT-OFWAY LINE OF COUNTY ROAD 478, 36.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 210.00 FEET TO THE POINT OF BEGINNING.
AND
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" EAST, 393.16 FEET; THENCE SOUTH 00°00'03" WEST, 649.02 FEET TO THE NORTH RIGHT-OFWAY LINE OF COUNTY ROAD 478; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 539.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 419.98 FEET; THENCE SOUTH 00°02'32" WEST, 210.00 FEET TO AFORESAID NORTH RIGHT-OF- WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 43.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°44'03" EAST, 609.29 FEET TO THE POINT OF BEGINNING.
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REQUESTED ACTION:
ZON26-000012: Rezone the same properties from County Rural Residential Minimum One Acre with Optional Housing (RR1) and City of Webster Light Commercial (CL) to City of Webster Planned Unit Development (PUD) in order to open a proposed RV park with approximately 160 "Class B" lots for temporary stays with an office building, pool area, and other miscellaneous amenities.

The proposed ordinance have been rescheduled for three (3) public hearings as follows:

Planning & Zoning Special Master
6:00 PM, June 4, 2026

City Council - First Reading
6:00 PM, June 18, 2026

City Council - Second Reading & Final Vote
6:00 PM, July 16, 2026

The meetings will be held at Webster City Hall, located at 85 E. Central Ave, Webster, FL 33597. The proposed ordinance 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: 5/21/2026

CITY OF WEBSTER
REZONING APPLICATION

PLANNING & ZONING SPECIAL MASTER
June 4, 2026

CITY OF WEBSTER CITY COUNCIL
June 18, 2026
July 16, 2026

CASE NUMBER:	ZON26-000012
LANDOWNERS:	Reinaldo J. Rose Craig A. & Brandon M. Runck
REQUESTED ACTION:	Rezone 15.06 acres MOL from City Light Commercial (CL) and County Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Planned Unit Development (PUD) to establish a proposed RV park with Class B Sites
PARCEL NUMBERS:	N36-101 & N36-114
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	City of Webster Light Commercial (CL) & County Rural Residential Minimum One Acre with Optional Housing (RR1)
EXISTING USE:	Mobile Homes (1 per Parcel)
FUTURE LAND USE:	City of Webster General Commercial, with a portion that is County General Commercial, proposed to be City of Webster General Commercial with Case #LU26-000012
PARCEL SIZE:	15.06 acres MOL
GENERAL LOCATION:	Webster area – on the north side of E C 478, east of CR 733

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 Heavy Commercial (CH), County Light Commercial (CL), County Rural Residential Minimum One Acre with Optional Housing (RR1), and City of Webster Recreation (REC) (Map 1).

CASE SUMMARY
The applicant is seeking to rezone 15.06 acres MOL to the City of Webster's Planned Unit Development (PUD) zoning designation to open an RV park with 163 Class B sites. A detailed conceptual plan has been submitted proposing a two-story amenity center/office building, pool, outdoor amenity area, and a walking trail. The conceptual plan also incorporates roadways, general traffic flow, 25% open space, and stormwater/drainage.

Subject parcel is partially outside the Webster municipal boundary with a pending petition for voluntary annexation, inside the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Rural Residential Minimum One Acre with Optional Housing (RR1) and City of Webster Light Commercial (CL).

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 entities that own the properties.

CASE ANALYSIS
Consideration must first be taken for all zoning map amendments, including amendments to planned unit developments (PUDs), regarding the following criteria per Sec. 13-323:

(a) Change of conditions, or absence of changed conditions.
Parcel N36-101 was annexed into the City of Webster with the intention of opening an RV park. The property owner has since acquired an additional acre (parcel N36-114) and is now pursuing development.

(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. Per Sec. 13-421(b)(4), rezoning to PUD is required in order for the applicant to pursue their proposed recreational vehicle park.

(d) The rights of the applicant are balanced with the impact of the proposed changes on the public at large.
The rezoning does not impinge on the rights of adjacent property owners.

Article IV, Division 3 of the Webster LDC contains additional guidance for PUDs. Sec. 13-322 outlines the criteria to be reviewed for PUD applications, including:

(b)(1) A proposed preliminary development plan detailing development layout, dimensional standards and design features, number of lots, allowable uses, location of open space, preservation areas, and other relevant information
Civil On Demand, LLC has submitted a General Development Plan (see Attachment B) on behalf of the applicant that will be further reviewed with additional required documents as part of a major Site Development Plan permit application.

(b)(7) Uses proposed in the "PUD" district
The principal use being proposed is a recreational vehicle (RV) park with Class "B" lots that will remain under the ownership of the operating company and rented on a short-term basis. RV Park standards have been further reviewed later on in this analysis per Sec. 13-567.

(b)(9) Buffering, screening, setbacks, days and hours of operation, and other methods of creating compatibility with surrounding uses
A Type B buffer has been proposed for the property; per Sec. 13-802(b)(2), that is described as "20 feet minimum width with four canopy trees and three understory trees per each 100 linear feet of parcel or property line, plus a continuous hedge or an approved fence or wall." This will fill the project's proposed side and rear setback of 20', which exceeds the 10' side/rear setback per the property's current CL zoning.

Article V, Division 4 of the Webster LDC expands upon various Specific Use Standards, and within Sec. 13-567, other parameters for establishing a recreational vehicle (RV) park are as follows:

(e) *Utilities.* All RV parks must supply central potable water and central sanitary sewer facilities.
The proposed RV park will hook up to the City's central potable water and central sanitary sewer facilities. The applicant has been in communication with the City regarding their needs, and the City Manager confirmed capacity prior to the submittal of this rezoning application.

(f) *Access.* All RV parks shall be located on a road designated as arterial or collector by the Florida Department of Transportation, or on a paved and city or county-maintained local road at a location with direct access of not more than one-quarter mile in length to an arterial or collector road.
The proposed development is located on the north side of E C 478, which has been designated as a Major Collector by the Florida Department of Transportation (FDOT).

(1) An RV park shall be so located so that no park entrance or exit unnecessarily discharges traffic into or requires movement through any residential district.
The park entrance/exit is located on E C 478 across from parcels with County General Commercial FLU and CH (Heavy Commercial) zoning.

(2) All RV parks shall be located so as to have a minimum of 330 feet frontage on a publicly maintained road.

The proposed park is in the north side of E C 478, designated as a Major Collector by FDOT, and has approximately 1,000 feet of road frontage.

(g) *Size.* The minimum parcel size requirements for an RV park are as follows:

c. Five acres if located within a commercial future land use category.

The subject property totals 15.06 acres according to the Sumter County Property Appraiser.

(h) *Densities.* The maximum allowable densities in RV parks shall be controlled according to land use classification as follows:

(1) Commercial future land use: 14 RV sites per gross acre.

The preliminary plan proposes 163 Class "B" RV sites. At just over 15 acres, the conceptual plan depicts a total of 163 lots – 47 less than the maximum allowed for this size property. Per Sec. 13-567(m)(20), Class "B" sites are defined as sites "intended for the placement or occupancy of an RV unit, without additions or attachments, for a temporary or transient type of placement and occupancy of not more than six months in any period of 12 consecutive months. Additions such as carports, screen rooms, storage rooms and enclosed living area are prohibited on these sites. Class "B" sites shall meet the land use and development standards contained elsewhere in this Code."

PLANNING DIVISION STAFF CONCLUSIONS

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 the Sumter County-Webster Unified Comprehensive Plan. Staff recommends approval with the following conditions:

1. The Developer shall generally conform to the conceptual plan as approved by the City Council as part of this application.
2. The project shall utilize centralized water and sanitary sewer service. The Developer shall enter into a service agreement or Development Agreement with the City of Webster addressing the provision of these utility services.
3. Per Sec. 13-322(b)(3), a Development Agreement between the Developer and the City specifying the details on the responsibility for the provision of infrastructure and its maintenance is required. This agreement must be approved by the City Council within 12 months of the date on the rezoning approval letter.
4. Per Sec. 13-322(c)(1), a site development permit that reviews the proposed engineering must be approved within a period of one year from the date of this rezoning approval unless a Development Agreement is established that amends the time limit set by this condition.
5. Per Sec. 13-322(b)(2), a Traffic Impact Analysis (TIA) that addresses potential impacts to surrounding roads shall be submitted and approved prior to the approval of site development/engineering plans for the project. The applicant shall coordinate with Sumter

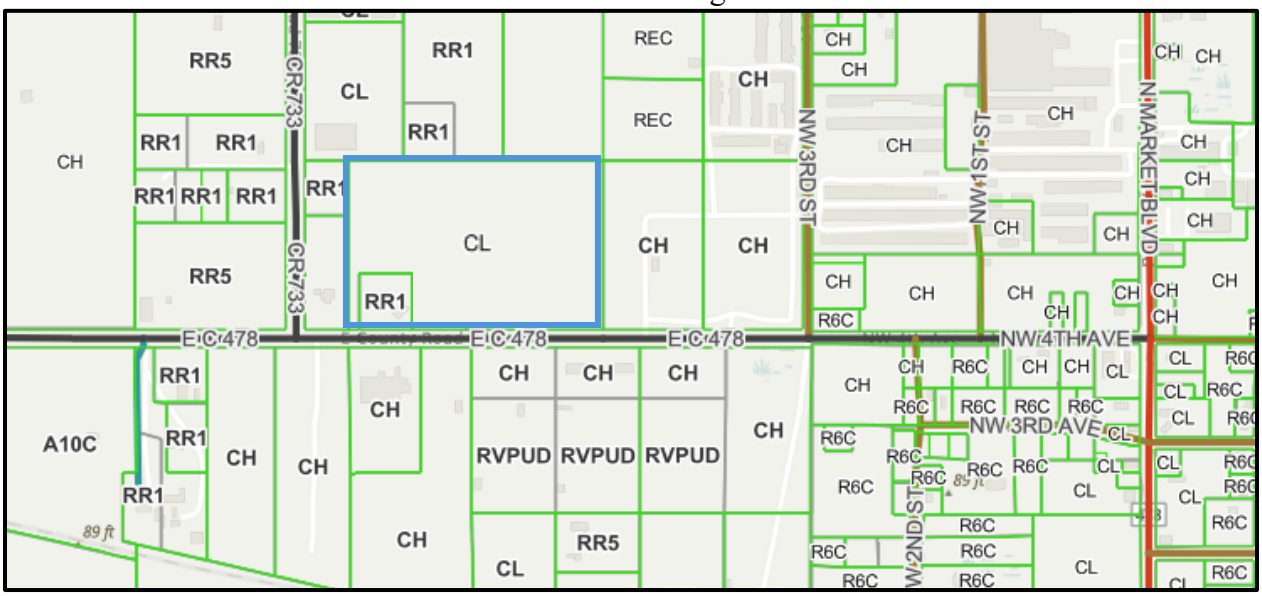
County Public Works to analyze potential impacts to the public roadway system and identify appropriate mitigation strategies. The applicant shall be responsible for any roadway improvements necessary to mitigate impacts identified in the TIA. The analysis must be completed in order to obtain approval for the required site development permit.

6. Minimal adjustments, as defined by Sec. 13-322(d)(1), may be approved by the City Manager or designee, including:
    a. Lots, internal roadways, and drainage ponds may be rearranged in compliance with State and regional agency permits.
    b. Minor buffer and landscaping modifications.
    c. Substitution of types of active recreation facilities and relation of recreational facilities.
7. Per Sec. 13-332(b)(10), should a transfer of ownership or lease of any or all of the property in question occur, said transfer shall include in the conveyance or lease agreement a provision making the purchaser or lessee aware of the conditions pertaining to this approval and a provision wherein the purchaser or lessee agrees to be bound by said conditions of the ordinance authorizing the establishment of the particular PUD.

Notices Mailed: 23 notices on 5/15/2026
Placard Posted at Property: 5/21/2026

Map 1
Surrounding Area with Proposed Changes

Current Zoning


RR5
CR-733
CL
RR1
REC
CH
RR1
RR1
RR1
RR1
RR1
RR1
RR1
RR5
CL
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RR1
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NW 1ST ST
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Attachment A
Legal Description

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 270.79 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH THE NORTH RIGHT-OFWAY LINE OF COUNTY ROAD 478, 36.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

AND

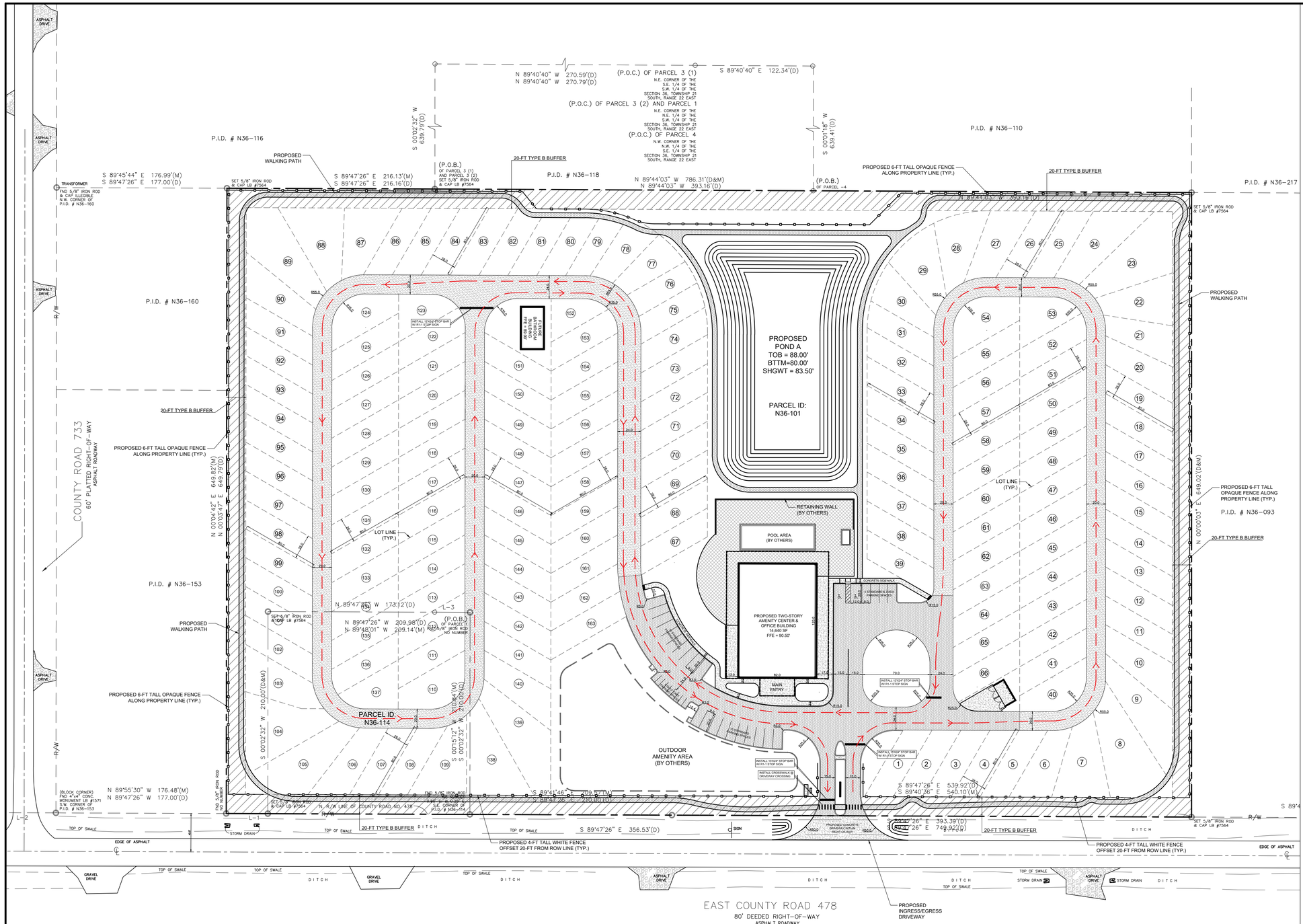
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" EAST, 393.16 FEET; THENCE SOUTH 00°00'03" WEST, 649.02 FEET TO THE NORTH RIGHT-OFWAY LINE OF COUNTY ROAD 478; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 539.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 419.98 FEET; THENCE SOUTH 00°02'32" WEST, 210.00 FEET TO AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 43.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°44'03" EAST, 609.29 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

Attachment B
General Development Plan

See next page for the proposed preliminary development plan per Sec. 13-322(b)(1) detailing development layout, dimensional standards and design features, number of lots, allowable uses, location of open space, preservation areas, and other relevant information including items per Sec. 13-322(b)(8) such as buffering, setbacks, and days and hours of operation.



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SITE DATA TABLE

TOTAL SITE AREA:	14.95 ACRES (651,215 SF)
PARCEL I.D.:	N36-101 & N36-114
ADDRESS:	2484 EAST COUNTY ROAD 478, WEBSTER, FL
FUTURE LAND USE:	GENERAL COMMERCIAL
EXISTING ZONING CLASSIFICATION:	LIGHT COMMERCIAL
PROPOSED ZONING CLASSIFICATION:	PUD (RV)
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL & VACANT
PROPOSED LAND USE:	RV PARK (CLASS B)
PROPOSED OPEN SPACE:	25% (MINIMUM)
REQUIRED SETBACKS:	
FRONT:	50-FT FROM RIGHT-OF-WAY (MINIMUM)
REAR:	20-FT (MINIMUM)
SIDE:	20-FT (MINIMUM)
PROVIDED LANDSCAPE BUFFERS:	
NORTH:	20-FT (TYPE B)
SOUTH:	20-FT (TYPE B)
EAST:	20-FT (TYPE B)
WEST:	20-FT (TYPE B)
DOMESTIC WATER PROVIDER:	CITY OF WEBSTER
DOMESTIC WASTEWATER PROVIDER:	CITY OF WEBSTER

LEGAL DESCRIPTION

PARCEL ID: N36-101

PARCEL 1:
FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 270.79 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 478, 36.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, DESCRIBED AS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, NORTH 89°40'40" WEST ALONG THE NORTH LINE, 270.59 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET (210 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY OF CR 478); THENCE NORTH 89°47'26" WEST PARALLEL WITH SAID RIGHT-OF-WAY, 173.12 FEET; THENCE SOUTH 00°02'32" WEST, 210 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY, 43.25 FEET; THENCE NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°47'26" EAST, 216.16 FEET TO THE POINT OF BEGINNING. ALSO: FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, NORTH 89°40'40" WEST, 270.59 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH CR 478, 36.86 FEET; THENCE SOUTH 00°02'32" WEST, 210 FEET TO THE RIGHT-OF-WAY LINE; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 356.53 FEET; THENCE NORTH 00°01'18" EAST, 649.61 FEET; THENCE NORTH 89°44'03" WEST, 393.16 FEET TO THE POINT OF BEGINNING.

AND

FROM THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE SOUTH 0°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0°01'18" WEST 649.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CR 478, THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY LINE 393.39 FEET, THENCE NORTH 0°00'03" EAST 649.02 FEET THENCE NORTH 89°44'03" WEST 393.16 FEET TO POINT OF BEGINNING.

PARCEL 2 MORE PRECISELY DESCRIBED AS:

A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" EAST, 393.16 FEET; THENCE SOUTH 00°00'03" WEST, 649.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 478; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 539.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 419.98 FEET; THENCE SOUTH 00°02'32" WEST, 210.00 FEET TO AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 43.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°44'03" EAST, 609.29 FEET TO THE POINT OF BEGINNING.

PARCEL ID: N36-114

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

PROJECT NO.: E0004 - J0002

DRAWN BY: DB

DWG: WEBSTER GARDENS

DATE: 04/10/2026

SHEET 1 OF 1

GENERAL DEVELOPMENT PLAN

WEBSTER GARDENS - RV RESORT
2484 EAST COUNTY ROAD 478
WEBSTER, FLORIDA

CIVIL ON DEMAND, LLC
15436 N FLORIDA AVE, STE 101
TAMPA, FL 33613
(813) 280-9941
DBERGIN@ONDEMANDFL.COM

WEBSTER GARDENS RETREATS

A Farmhouse Inspired, Eco Conscious Destination

RV • PARK MODEL HOMES • GLAMPING



PUBLIC INFORMATION PRESENTATION

A NEW VISION FOR RV MEMORIES.

SUSTAINABLE DESIGN
Eco conscious living in every detail

PREMIUM AMENITIES
Resort-style experiences for modern travelers

DIVERSE OFFERINGS
RV, Park Model Homes & Glamping

COMMUNITY FOCUSED
Spaces designed for connection and comfort

VERSION 1.0

MAY, 2026

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All renderings, images, site plans, amenity concepts, layouts, programming, schedules, budgets, and other conceptual materials are preliminary in nature and subject to change prior to final permitting, approvals, construction documentation, and project execution.

This document is confidential and intended solely for the individual or entity to whom it has been directly provided. Any unauthorized review, distribution, reproduction, or use of this material is prohibited.
All questions or requests for additional information should be directed to:

Reinaldo “Ray” Rose
Founder, Farmer & CEO
rayjrose@icloud.com
813 245 1069

Andrew Morales
Co-Founder, Operator & COO
andrew@selaromgroup.com
407 508 9653

WEBSTER GARDENS
RETREATS

A Farmhouse Inspired, Eco Conscious Destination

RV • PARK MODEL HOMES • GLAMPING

OUR VISION & STORY

Webster Gardens Retreats was born from a desire to create a more customer focused outdoor hospitality experience, one rooted in nature, connection, and meaningful memories.

After more than a decade in the industry, founder Ray Rose and operator Andrew Morales were inspired to bring a new vision to Central Florida, a brand new farmhouse inspired destination designed with guests, residents, community, nature and the land in mind.

Thoughtfully planned to balance comfort, nature, and elevated amenities, Webster Gardens Retreats is intended to offer a welcoming experience that feels both memorable and restorative. More than a place to stay, it is a place designed to leave every visitor with a true memory for the soul.

Our commitment is to serve guests, residents, and the community while preserving the timeless character of the City of Webster through a period of inevitable growth and change.

LONG TERM FOCUSED

We are committed to creating lasting value through long term ownership, thoughtful development, and enduring relationships with our guests, residents, and partners.

TRANSIENT & LONG TERM GUEST EXPERIENCE

Designed to welcome both transient travelers and long term guests, we provide flexible stays and meaningful experiences that keep people coming back.

ROOTED IN NATURE. FOCUSED ON PEOPLE. COMMITTED FOR THE FUTURE.

We are building places where nature, community, and legacy grow together.



BUILDING PLACES WHERE NATURE, COMMUNITY, AND LEGACY GROW TOGETHER.



Protecting The History of

WEBSTER, FL

Fl

COMMUNITY EVENTS ❤ LOCALLY SOURCED

WEBSTERGARDENS

RETREATS

Site Plan Overview

https://drive.google.com/drive/u/1/folders/1HQUHAF3-TQ3PSkrOUkoUBBLA4G5JER_L



WEBSTER GARDENS
RETREATS

A Farmhouse Inspired, Eco Conscious Destination





COMING SOON • A RESORT INSPIRED FUTURE

WEBSTER GARDENS
RETREATS

A Farmhouse Inspired, Eco Conscious Destination





COMING SOON • A RESORT INSPIRED FUTURE

Amenities Overview

Wellness & Community

- Pickleball courts
- Garden walk paths
- Outdoor gathering pavilion
- Firepit areas

Convenience

- Laundry
- Bathhouse
- Dog park
- High-speed Internet

Experience

- Farmhouse clubhouse
- Event lawn
- Seasonal retreat programming
- Organic Ice Cream

Additional Amenities

- Community Garden
- Natural Walk and Fitness
- Wellness Activities and Canter
- Gardens Bicycle Shop


WEBSTER
GARDENS
RETREATS
Eco Conscious, Farmhouse Experience,
RV, Park Model Homes
BEAUTIFUL PARK MODEL HOMES FOR SALE
Starting at $69,900 to $119,900
INQUIRE NOW
LUXURY LIVING, AFFORDABLE PRICES
UTILIZE AS A PRIVATE RETREAT OR A RENTAL INVESTEMENT OPPOORTUNITY
TURN-KEY DELIVERY & SET-UP AVAILABLE

Thank You

Thank you for your interest in Webster Gardens Retreats RV.

We look forward to welcoming you soon and sharing a new vision for resort living, relaxation, and connection. Designed with community, nature, and comfort in mind, Webster Gardens Retreats was created to offer the experience of how life, travel, and vacationing should truly feel.

Welcome Home.



From: Andrew Morales <andrew@selaromgroup.com>
Sent: Thursday, May 28, 2026 3:18 PM
To: Oberholtzer, Jared
Cc: Spencer Laccabue; Daniel Bergin; Deanna Naugler; kgreen@websterfl.com; Ray Rose
Subject: Re: Webster Gardens Public Input

Hi Jared,

Our business model will be limited transient in the sense that each guest will be required to purchase a reservation for their site, whether the stay is short term, seasonal, or extended.

Also, all units will remain non permanent, mobile units. They will fall under ANSI classification and not HUD park model classification.

Thank you.

At your service,
Andrew Morales

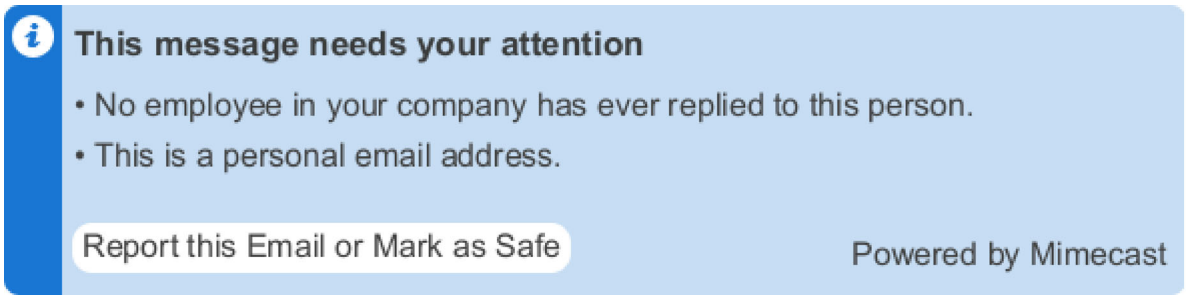
#238138 Fwd: ZON26-000008

Submitted	Received via	Requester
May 3, 2026 at 9:16 AM	Mail	Mark Harari <kwikipwalks@gmail.com>

Status category	Ticket status	Type	Group	Assignee
Open	Open	-	Planning	David Rodriguez

About	Property Address or Parcel #
Planning & Zoning	Not Yet Known

Mark Harari May 3, 2026 at 9:16 AM



Sent from my iPhone

Begin forwarded message:

> **From:** Mark Harari <kwikipwalks@gmail.com>
> **Date:** March 31, 2026 at 11:02:58 AM EDT
> **To:** pz@sumtercountyfl.gov
> **Subject: ZON26-000008**
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Mark Harari <kwikipwalks@gmail.com>
> > **Date:** March 29, 2026 at 1:35:34 PM EDT
> > **To:** pz@sumtercounty.gov
> > **Cc:** Mark Harari <kwikipwalks@gmail.com>
> > **Subject: ZON26-000008**
> >
> > I do not support the above zoning request for the following reasons:
> >
> > 1- The road leading to the proposed entrance is not suitable for the potentially increased amount of large rigs that will be entering the subject property,
> >
> > 2- My property has an entrance almost directly across the street on CR 478E. It has been routinely used as a turnaround for vehicles that have either missed the turn to the subject's property or are trying to reorient their vehicles to enter the subject property.

3- In the past I have received damage to my buildings which have been backed into as well as sideswiped. In addition, I have had to deal with ruts and torn up turf during rain events.

Thank you for the opportunity to express my concerns.

Regards,

Mark Harari
2561 CR 478 East
Webster, FL 33597
954.540.9226

Support software by Zendesk

#220766 ZON26-000008 Rezoning comments

Submitted	Received via	Requester
March 31, 2026 at 2:26 PM	Mail	Mary Berner <bowlermary300@gmail.com>

Status category	Ticket status	Type	Group	Assignee
Solved	Solved	-	Planning	Jared Oberholtzer

About	Property Address or Parcel #	Planning options
Planning & Zoning	Not Yet Known	Rezoning

Mary Berner March 31, 2026 at 2:26 PM

This message needs your attention

• This is a personal email address.
• This is their first email to your company.

Report this Email or Mark as Safe

Powered by Mimecast

My husband and I (James A Berner & Mary L Berner) are property owners of Parcels N36-101 and N36-219. We purchased this property in part due to the quiet, low traffic, country feel of life. We moved from Lee County (Ft Myers) where there are TOO MANY PEOPLE AND CARS and it takes you just as long to travel a few miles that it takes to travel 25 miles here. We LOVE our little piece of paradise and **DO NOT** support the rezoning of **Reinaldo J. Rose property (ZON26-000008).** Especially after the fiasco a couple of weeks ago of the outdoor concert (if you dare to call it that) that was held at the Swap-A-Rama and adjacent properties. We do not want to hear construction taking place at unreasonable hours since this rezoning property is practically across the street from our residence and have to deal with the increased traffic issues on our little Country Roads. There are already TOO MANY RV related locations within a 15 minute drive in all directions that aren't even full.

We are already being told by our neighbors that this is A DONE DEAL and that permits have already been pulled for the building of this proposed Class "B" RV Park. There is a legal easement that runs out to CR 733 that we REALLY DON'T WANT to be used for any Business access. We have concerns about a large park having to tap into the aquifer that is our only source of water too.

As stated above, we DO NOT SUPPORT this rezoning request!

James & Mary Berner

Jared Oberholtzer March 31, 2026 at 2:59 PM

Good afternoon,

Thank you so much for sending in your feedback. My name is Jared Oberholtzer; I am the designated planner for the City of Webster and a county planner here for the Board of County Commissioners. I appreciate you taking the time to respond and will enter this into the public record. I also appreciate the feedback regarding the concert that was approved that took place on March 7.

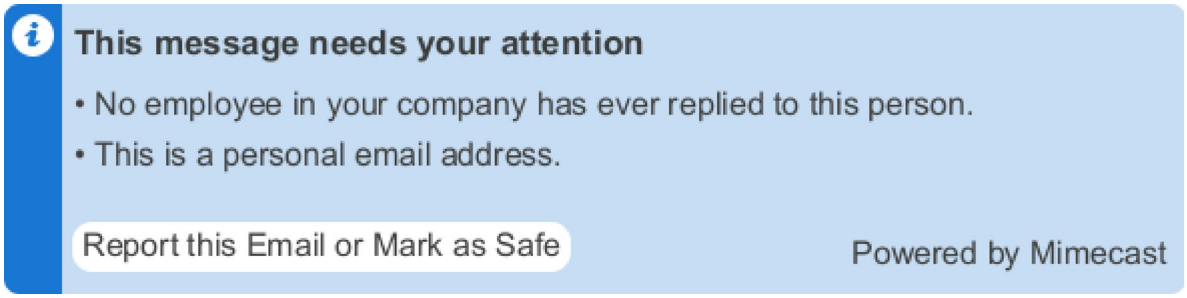
I wanted to give you a quick heads-up that the application was tweaked a bit and restarted, so I'll be sending out another letter sometime next month prior to new May hearing dates. When you receive a letter that is *very* similar, that's why.

As for this project being a "done deal" with permits, please note no permits have been approved (or even applied for yet, to my knowledge). I'm not sure where your neighbors got that information, but it is false.

If you have any questions, I can be reached at 352-689-4400.

Thanks again for your response. I hope you have a wonderful day!

Mary Berner March 31, 2026 at 3:09 PM



Thank you for responding as we often wonder if concerns such as rezoning are falling on deaf ears. We weren't living up here full time when Mid South was requesting their rezoning of the property right behind us or we would've attended those meetings as well to try to halt their Construction Business from relocating to that beautiful pasture. We just hate seeing Sumter County's countryside being gulped up. Lee County is SO over populated now that we couldn't wait to leave!

Are the Public Hearing dates that are planned for 4/2/26 @ 6:00 pm and 4/16/26 @ 6:00 pm still being held? We were planning on attending them.

Mary Berner
239-462-2603

Jared Oberholtzer March 31, 2026 at 3:14 PM

April 2's PZSM hearing has been canceled due to lack of cases. April 16th's City Council meeting is still going to be held as scheduled.

This case will be under a new number (again, you'll get a letter), but the anticipated schedule will be May 7th (Planning & Zoning Special Master) + May 21 & June 18 (City Council).

I also want to be transparent in that staff does support this case because the parcel lies within not only the City of Webster but the County's Urban Development Area. It is already commercially zoned, and Webster Gardens does not strive to be another RV park. Think of it more of an RV hotel where the lots are temporary, length of time is restricted, etc.

Anyhow, I do hope to see you at the hearing once we get this scheduled! I'm always happy when folks start actively participating.

Have a great evening!!

Support software by Zendesk

05/27/2026

To the Planning and Zoning Board of Webster,

We respectfully oppose Application ZON26-000012 requesting rezoning from Light Commercial (CL) to Planned Unit Development (PUD) for a proposed 140-lot Class “B” RV Park.

Our opposition is based on the following concerns:

- The proposed development is not compatible with the current character and intended use of the surrounding area.

- A high-density RV park may create increased traffic, noise, and safety concerns on local roads and nearby properties.

- The project could place additional strain on infrastructure and public services, including water, sewer, drainage, and emergency services.
- Short-term and overnight rental activity may negatively affect neighboring property values and quality of life.

- The rezoning appears inconsistent with the purpose of the current Light Commercial zoning classification and may not align with the long-term goals of the city’s comprehensive planning efforts.

- The location of a transient-style RV park so close to a middle school raises legitimate community safety concerns. With overnight and short-term stays involving a constantly changing population of unknown individuals, residents are concerned about the ability to adequately monitor who is entering and staying on the property, including the potential presence of registered sex offenders or other individuals who may pose risks to children and families in the area.

- There are also concerns regarding property maintenance and management. Public records reportedly show that both owners was previously fined in for accumulation of rubbish and debris. This raises legitimate concerns regarding the ability to properly maintain and manage a large-scale RV development of this size. (Please see attachment)

- Residents deserve a full traffic, environmental, infrastructure, and public safety impact review before approval of a project of this scale.

For these reasons, I respectfully request denial of the rezoning application or, at minimum, postponement until additional studies and community input are completed.

Thank you for your consideration,

Jean Ramos & Reina De Jesus

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

RAMOS FRIAS JEAN C & DE JESUS
9532 COUNTY RD 733
WEBSTER, FL 33597

May 15, 2026

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcels N36-101 & N36-114) in the name of **Reinaldo J. Rose** and **Craig A. & Brandon M. Runck**, respectively (see General Location map on reverse side). This property is being considered at a public hearing for a rezoning of the property by the City of Webster.

ZON26-000012 – Rezoning two parcels from City of Webster Light Commercial (CL) and County Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Planned Unit Development (PUD) in order to open a proposed Class "B" RV Park (overnight stays, short-term rental, etc.) with 160 proposed lots and amenities.

A **public hearing** has been rescheduled before the Planning & Zoning Special Master and will be held at **Webster City Hall, 85 E. Central Ave., Webster, FL 33597** on **June 4, 2026**, at **6:00 p.m.**

The recommendation of the Planning & Zoning Special Master on the rezoning will be presented to the City of Webster City Council at a Public Hearing to be held on **June 18, 2026 and July 16, 2026**, at **6:00 p.m.** at the **Webster City Hall, 85 E. Central Ave., Webster, FL 33597.**

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

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

Please see attached reasoning

Please return comments by email, drop-off, or USPS no later than **May 28**.

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

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

Todd Coon, District 3
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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

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

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

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

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

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 300 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: www.sumtercountyfl.gov

COURTESY NOTICE OF VIOLATION

12/18/2024

File #: 24-005626

RUNCK CRAIGA & BRANDON M (JT)
3730 163RD AVE SE
MAPLETON ND 58059

Dear RUNCK CRAIGA & BRANDON M (JT):

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 235 CR 491, LAKE PANASOFFKEE, FL 33538
Parcel #: J16A067 Section/Township/Range: 16/20/22
Legal Description: Lot 7, 8 and 9, Block 4, LAKEVIEW TERRACE SUBDIVISION, Lake Panasoffkee, Florida as per Plat Book 2, Page 30 of the Public Records of Sumter County, Florida

The following issues were identified by the Inspector on 12/17/2024:

1. There is trash/debris throughout the property. There is a 5th wheel RV parked behind the mobile home being used as a residence.

The violation(s) is (are) as follows:

Sec. 13-611(e) Residential Accessory Uses
Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES
It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

6-104.(2) NUISANCES-TRASH & DEBRIS
The accumulation of rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, regulation or ordinance of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

You are being notified a violation exists on your property and your next inspection will be 01/03/2025.

Thank you for your attention in this matter.

Sincerely,

Sumter County Administration

Persons requiring Interpreter Services should contact the Sumter County Administration Office at 352-689-4400.
Las personas que requieran servicios de intérprete deben comunicarse con la Oficina de Administración del Condado de Sumter al 352-689-4400.

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 300 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: www.sumtercountyfl.gov

NOTICE OF VIOLATION

01/06/2025

File #: 24-005626

RUNCK CRAIGA & BRANDON M (JT)
3730 163RD AVE SE
MAPLETON ND 58059

Dear RUNCK CRAIGA & BRANDON M (JT):

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 235 CR 491, LAKE PANASOFFKEE, FL 33538
Parcel #: J16A067 Section/Township/Range: 16/20/22
Legal Description: Lot 7, 8 and 9, Block 4, LAKEVIEW TERRACE SUBDIVISION, Lake Panasoffkee, Florida as per Plat Book 2, Page 30 of the Public Records of Sumter County, Florida.

The following issues were identified by the Inspector on 01/03/2025:

1. RV is still on the property and being used as a residence. There is still trash/debris in the front yard of the mobile home on the property.

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

Sec. 13-611(e) - Residetial Accessory Uses
Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES
It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

6-104.(2) NUISANCES-TRASH & DEBRIS
The accumulation of rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, regulation or ordinance of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

Failure to correct the above violations before 01/21/2025, will result in this matter being referred to the Special Master for a public hearing

9489 0090 0027 6658 4370 10

Thank you for your attention in this matter.

Sincerely,

Sumter County Administration

Persons requiring Interpreter Services should contact the Sumter County Administration Office at 352-689-4400.
Las personas que requieran servicios de intérprete deben comunicarse con la Oficina de Administración del Condado de Sumter al 352-689-4400.

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 300 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: www.sumtercountyfl.gov

NOTICE OF HEARING

RUNCK CRAIG A & BRANDON M (JT)
3730 163RD AVE SE
MAPLETON ND 58059

File #: 24-005626

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 02/27/2025, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 01/22/2025.

Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion there of, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

Persons requiring Interpreter Services should contact the Sumter County Administration Office at 352-689-4400, seven (7) days in advance of the scheduled hearing.

Las personas que requieran servicios de intérprete deben comunicarse con la Oficina de Administración del Condado de Sumter al 352-689-4400, siete (7) días antes de la audiencia programada.

9489 0090 0027 6658 4371 26

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.

2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact Administrative Services at (352) 689-4400 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.

3. For your information, hearings shall be conducted as follows:

    a. The Statement of Violations will be read.

    b. The alleged violator will be asked if he/she wishes to contest the charges.

    c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.

    d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.

    e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.

    f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.

    g. Both parties may cross-examine witnesses and present rebuttal evidence.

    h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.

    i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.

    j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.

    k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:

        1. The gravity of the violation.

        2. Any actions taken by the violator to correct the violation.

        3. Any previous violations committed by the violator.

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 300 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: www.sumtercountyfl.gov

COUNTY OF SUMTER (Petitioner)
vs.
RUNCK CRAIG A & BRANDON M (JT) (Respondent)

File #: 24-005626

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):
   Sec. 13-611(e) Residential Accessory Uses
   Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

   E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES
   It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

   6-104.(2) NUISANCES-TRASH & DEBRIS
   The accumulation of rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, regulation or ordinance of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

2. The Inspector observed the following violations on 01/21/2025:
   1. RV is still on the property being used as a residence. There is a large pile of trash/debris and household items piled in the yard in front of the mobile home.

3. Property Owner(s): RUNCK CRAIG A & BRANDON M (JT)

4. Location of Violation: 235 CR 491, LAKE PANASOFFKEE, FL 33538

5. Legal Description of Property where violation exists:

   Parcel #: J16A067 Section/Township/Range: 16/20/22
   Legal Description: Lot 7, 8 and 9, Block 4, LAKEVIEW TERRACE SUBDIVISION, Lake Panasoffkee, Florida as per Plat Book 2, Page 30 of the Public Records of Sumter County, Florida.

6. Date Violation first Observed: 12/17/2024

7. Date Property owner issued notice of violation: 01/06/2025

8. Date of Notice of Violation Inspection: 01/21/2025

The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

Dated this January 22, 2025

SUMTER COUNTY ADMINISTRATION

UNITED STATES POSTAL SERVICE

February 4, 2025

Dear Emily 24 005626 RFH:

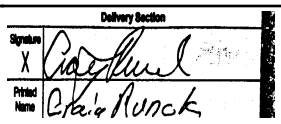
The following is in response to your request for proof of delivery on your item with the tracking number: **9489 0090 0027 6658 4371 26**.

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	January 28, 2025, 8:43 am
Location:	MAPLETON, ND 58059
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 300 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: www.sumtercountyfl.gov

NOTICE OF VIOLATION

03/10/2025
REINALDO J ROSE
701 S HOWARD AVE
TAMPA FL 33606

File #: 25-004291

Dear REINALDO J ROSE:

We have requested you to correct the CITY OF WEBSTER Code violations on your property located at:

Address: 2484 E C 478, WEBSTER, FL 33597
Parcel #: N36-101 Section/Township/Range: 36/21/22
Legal Description: From the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida, run North 89 degrees 40 minutes 40 seconds West along the North line of said Northeast 1/4 of the Southwest 1/4,270.79 feet; run thence South 00 degrees 02 minutes 32 seconds West, 639.79 feet; thence continue South 00 degrees 02 minutes 32 seconds West, 439.79 feet; thence South 89 degrees 47 minutes 26 seconds East parallel with the North right of way line of County Road No. 478, 36.86 feet to the Point of Beginning; from said Point of Beginning, run South 00 degrees 02 minutes 32 seconds West, 210.00 feet to the North right-of-way of County Road 478; thence South 89 degrees 47 minutes 26 seconds East along said right-of-way. 210.00 feet; thence North 00 degrees 02 minutes 32 seconds East 210.00 feet; thence North 89 degrees 47 minutes 26 seconds West, 210.00 feet to the Point of Beginning.

The following issues were identified by the Inspector on 03/07/2025:

1. New roof was added to house without a permit. There are three inoperable vehicles on the property which is over the limit of one per property.

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

FBC Section 105 Permits [A] 105.1 Required.
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical , gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

6-104.(4) NUISANCES-INOPERABLE
The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

Failure to correct the above violations before 03/24/2025, will result in this matter being referred to the Special Master for a public hearing

Thank you for your attention in this matter.

Sincerely,

Sumter County Administration

9489 0090 0027 6658 4771 39

Persons requiring Interpreter Services should contact the Sumter County Administration Office at 352-689-4400.
Las personas que requieran servicios de intérprete deben comunicarse con la Oficina de Administración del Condado de Sumter al 352-689-4400.

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 300 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: www.sumtercountyfl.gov

NOTICE OF HEARING

REINALDO J ROSE
701 S HOWARD AVE
TAMPA FL 33606

File #: 25-004291

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 04/24/2025, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 03/26/2025.

Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion there of, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

Persons requiring Interpreter Services should contact the Sumter County Administration Office at 352-689-4400, seven (7) days in advance of the scheduled hearing.
Las personas que requieran servicios de intérprete deben comunicarse con la Oficina de Administración del Condado de Sumter al 352-689-4400, siete (7) días antes de la audiencia programada.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

9489 0090 0027 6658 4300 35

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.

2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact Administrative Services at (352) 689-4400 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.

3. For your information, hearings shall be conducted as follows:

    a. The Statement of Violations will be read.

    b. The alleged violator will be asked if he/she wishes to contest the charges.

    c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.

    d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.

    e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.

    f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.

    g. Both parties may cross-examine witnesses and present rebuttal evidence.

    h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.

    i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.

    j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.

    k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:

        1. The gravity of the violation.

        2. Any actions taken by the violator to correct the violation.

        3. Any previous violations committed by the violator.

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 300 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: www.sumtercountyfl.gov

COUNTY OF SUMTER (Petitioner)
vs.
REINALDO J ROSE (Respondent)

File #: 25-004291

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

   FBC Section 105 Permits [A] 105.1 Required.
   Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical , gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

2. The Inspector observed the following violations on 03/24/2025:
   1. Inoperable vehicles have been removed. There has been no permit applied for or issued for the new roof on the residence.

3. Property Owner(s): REINALDO J ROSE

4. Location of Violation: 2484 E C 478, WEBSTER, FL 33597

5. Legal Description of Property where violation exists:

   Parcel #: N36-101 Section/Township/Range: 36/21/22
   Legal Description: From the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida, run North 89 degrees 40 minutes 40 seconds West along the North line of said Northeast 1/4 of the Southwest 1/4,270.79 feet; run thence South 00 degrees 02 minutes 32 seconds West, 639.79 feet; thence continue South 00 degrees 02 minutes 32 seconds West, 439.79 feet; thence South 89 degrees 47 minutes 26 seconds East parallel with the North right of way line of County Road No. 478, 36.86 feet to the Point of Beginning; from said Point of Beginning, run South 00 degrees 02 minutes 32 seconds West, 210.00 feet to the North right-of-way of County Road 478; thence South 89 degrees 47 minutes 26 seconds East along said right-of-way. 210.00 feet; thence North 00 degrees 02 minutes 32 seconds East 210.00 feet; thence North 89 degrees 47 minutes 26 seconds West, 210.00 feet to the Point of Beginning.

6. Date Violation first Observed: 03/07/2025

7. Date Property owner issued notice of violation: 03/10/2025

8. Date of Notice of Violation Inspection: 03/24/2025

The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

Dated this March 26, 2025

SUMTER COUNTY ADMINISTRATION

UNITED STATES POSTAL SERVICE

April 10, 2025

Dear Emily 25 004291 RFH:

The following is in response to your request for proof of delivery on your item with the tracking number: **9489 0090 0027 6658 4300 35**.

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	March 28, 2025, 12:46 pm
Location:	TAMPA, FL 33606
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Signature of Recipient:



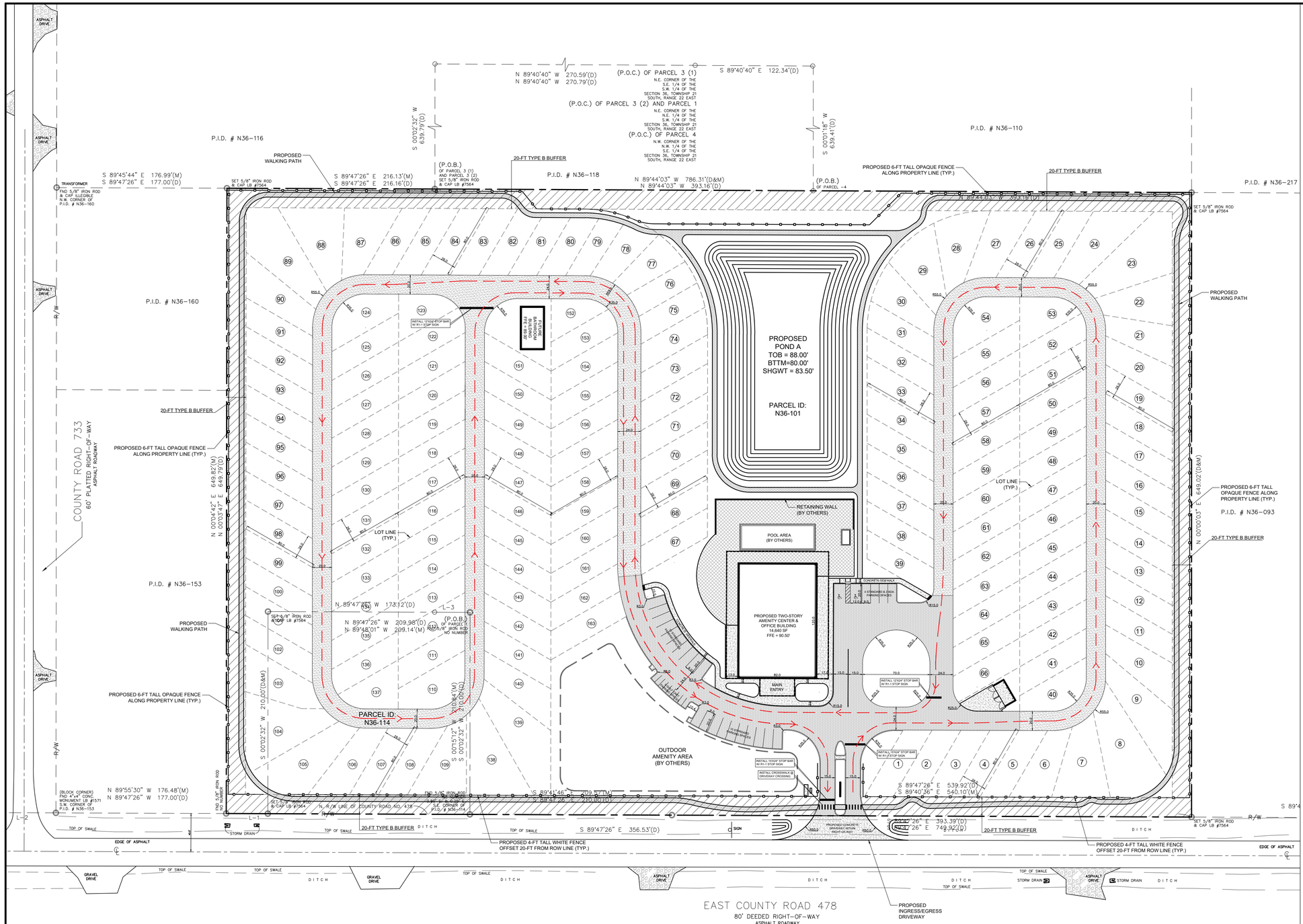
Address of Recipient:

701 S HOWARD AVE, TAMPA, FL 33606

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SITE DATA TABLE

TOTAL SITE AREA:	14.95 ACRES (651,215 SF)
PARCEL I.D.:	N36-101 & N36-114
ADDRESS:	2484 EAST COUNTY ROAD 478, WEBSTER, FL
FUTURE LAND USE:	GENERAL COMMERCIAL
EXISTING ZONING CLASSIFICATION:	LIGHT COMMERCIAL
PROPOSED ZONING CLASSIFICATION:	PUD (RV)
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL & VACANT
PROPOSED LAND USE:	RV PARK (CLASS B)
PROPOSED OPEN SPACE:	25% (MINIMUM)
REQUIRED SETBACKS:	
FRONT:	50-FT FROM RIGHT-OF-WAY (MINIMUM)
REAR:	20-FT (MINIMUM)
SIDE:	20-FT (MINIMUM)
PROVIDED LANDSCAPE BUFFERS:	
NORTH:	20-FT (TYPE B)
SOUTH:	20-FT (TYPE B)
EAST:	20-FT (TYPE B)
WEST:	20-FT (TYPE B)
DOMESTIC WATER PROVIDER:	CITY OF WEBSTER
DOMESTIC WASTEWATER PROVIDER:	CITY OF WEBSTER

LEGAL DESCRIPTION

PARCEL ID: N36-101

PARCEL 1:
FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 270.79 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 478, 36.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, DESCRIBED AS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, NORTH 89°40'40" WEST ALONG THE NORTH LINE, 270.59 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET (210 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY OF CR 478); THENCE NORTH 89°47'26" WEST PARALLEL WITH SAID RIGHT-OF-WAY, 173.12 FEET; THENCE SOUTH 00°02'32" WEST, 210 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY, 43.25 FEET; THENCE NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°47'26" EAST, 216.16 FEET TO THE POINT OF BEGINNING. ALSO: FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, NORTH 89°40'40" WEST, 270.59 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH CR 478, 36.86 FEET; THENCE SOUTH 00°02'32" WEST, 210 FEET TO THE RIGHT-OF-WAY LINE; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 356.53 FEET; THENCE NORTH 00°01'18" EAST, 649.61 FEET; THENCE NORTH 89°44'03" WEST, 393.16 FEET TO THE POINT OF BEGINNING.

AND

FROM THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE SOUTH 0°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0°01'18" WEST 649.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CR 478, THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY LINE 393.39 FEET, THENCE NORTH 0°00'03" EAST 649.02 FEET THENCE NORTH 89°44'03" WEST 393.16 FEET TO POINT OF BEGINNING.

PARCEL 2 MORE PRECISELY DESCRIBED AS:

A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" EAST, 393.16 FEET; THENCE SOUTH 00°00'03" WEST, 649.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 478; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 539.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 419.98 FEET; THENCE SOUTH 00°02'32" WEST, 210.00 FEET TO AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 43.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°44'03" EAST, 609.29 FEET TO THE POINT OF BEGINNING.

PARCEL ID: N36-114

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

PROJECT NO.: E0004 - J0002

DRAWN BY: DB

DWG: WEBSTER GARDENS

DATE: 04/10/2026

SHEET 1 OF 1

GENERAL DEVELOPMENT PLAN

WEBSTER GARDENS - RV RESORT
2484 EAST COUNTY ROAD 478
WEBSTER, FLORIDA

CIVIL ON DEMAND, LLC
15436 N FLORIDA AVE, STE 101
TAMPA, FL 33613
(813) 280-9941
DBERGIN@ONDEMANDFL.COM

ORDINANCE NO. 2026-06

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 1 ACRE (TAX PARCEL IDENTIFICATION NUMBER N36-114), AND DESCRIBED IN THIS ORDINANCE FROM THE GENERAL COMMERCIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE GENERAL COMMERCIAL 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, Craig A. & Brandon M. Runck, whose mailing address is 3730 163rd Ave. SE, Mapleton, ND 58059 (Tax Parcel Identification Number N36-114), are the owners of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 1 +/- acre in size, is located on the north side of E C 478, east of CR 733; and

WHEREAS, Craig A. & Brandon M. Runck 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 General Commercial future land use designation to the General Commercial 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 General Commercial land use designation to the General Commercial 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 16th day of July, 2026.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Ana Vigoa, Mayor

ATTEST:

Kristin Green
City Clerk

Approved as to form and legality:

_____
Andrew Hand
City Attorney

Attachment 1
Future Land Use Maps

Current Future Land Use Map



Proposed Future Land Use Map



Legend

- Webster Recreation
- Webster Urban Residential
- Webster Commercial
- Unassigned
- County Rural Residential
- County Commercial

Attachment 2
Legal Description

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH IGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

Ordinance 2026-07

ROSE REINALDO J., RUNCK CRAIG A & BRANDON M (JT) (WEBSTER GARDENS) - N36-101 & N36-114 REZONING

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services
7375 Powell Road, Suite 115 ● Wildwood, FL 34785 ● Phone (352) 689-4400 ● FAX (352) 689-4401
Website: http://sumtercountyfl.gov

City of Webster

Case No. _____
Date Rec'd _____
Planner _____

Hearing Dates:
PZSM _____
Council 1st _____
Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

☑ Rezoning

☑ Small Land Use Amendment (< 50 acres)

☐ Large Land Use Amendment (50 acres or more)

Applicant Information

Name of Property Owner(s) Craig Runck & Brandon Runck

Address 3730 163rd Avenue SE, Mapleton, ND 35059

Owner Phone _____ Email _____

Name of Agent Daniel Bergin, P.E. of Civil On Demand, LLC

Address 15436 N Florida Avenue, Suite 101

Agent Phone (813) 280-9941 Email permitting@ondemandFL.com

Property Information

Legal Description of the property (provide below or attach)

See attached.

Street Address 2450 E C 478, Webster, FL 33597

Parcel(s) # N36-114 Current Use Single Family Residential

Current Future Land Use General Commercial (Sumter County) Current Zoning RR1

Requested Future Land Use Commercial (City of Webster) Requested Zoning PUD (RV Park)

Acreage Requested 1.0 Acres

Reason for the Request (be specific)
Applicant is requesting a Small Land Use Amendment of the 1 Acres parcel as part of the Annexation into the City of Webster, Florida which is being applied for concurrently with this application. A PUD (RV Park) application is also being submitted to allow for the RV Park use.

Please Provide

- Recorded deed or other proof of ownership
- **Signed authorization if applicant is not the landowner**
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
    - Payment may be made by cash, check, or credit/debit card. Checks shall be made payable to BOCC Sumter County. A convenience fee will be added to the total for credit/debit card payment.
    - Application fees are considered non-refundable at the time of application. Exceptions may be considered on a case by case basis by the County Administrator.

All properties for which applications require public hearings before the planning and zoning board (PZB) shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Webster Land Development Code Sec. 13-315(a)(2))

As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Craig Runck — 4/10/26
Signature — Date
Craig Runck
Print Name

N/A — N/A
Signature — Date
Brandon Runck
Print Name

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

THIS INSTRUMENT PREPARED BY:
CARVER LAW GROUP
112 N. JUMPER DRIVE
Bushnell, Florida 33513

1.00 x rare
35.50
.70 Doc
37.20

RETURN TO:
CRAIG A. RUNCK
3730 163RD AVENUE SE
MAPLETON, ND 58059

[redacted] Date:12/11/2015 Time:1:05 PM
Doc Stamp-Deed:0.70
DC,Gloria R. Hayward,Sumter County Page 1 of 4 B:3043 P:555

Parcel Id No. See Legal Description

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 11th. day of December, 2015, by CLAYTON RUNCK A/K/A CLAYTON E. RUNCK A/K/A CLAYTON ELWOOD RUNCK, A MARRIED MAN whose post office box is: 1730 11th STREET FARGO, ND 58103 party of the first part, to CRAIG A. RUNCK AND BRANDON M. RUNCK, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP whose post office box is: 3730 163RD AVENUE SE MAPLETON, ND 58059 parties of the second part:

(Wherever used herein, the terms "party of the first part" and "party of the second part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context requires)

WITNESSETH, that the said party of the first part, for and in consideration of the sum of ten dollars ($10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party of the second part forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

The described property or properties are not the homestead of the Grantor as described by the laws of the State of Florida and that the Grantor resides in the State of North Dakota.

This Quit-Claim Deed has been prepared without the benefit of a title search or title services and Carver Law Group does not assume responsibility or warrants the market of title.

SUBJECT TO zoning and or restrictions, prohibitions imposed by governmental authorities.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances there unto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behalf of the said party of the second part forever.

IN WITNESS WHEREOF, said party of first part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS #1: Melissa Fuller

CLAYTON RUNCK

WITNESS #2: Elaine Chin-Shue

[redacted] Date:12/11/2015 Time:1:05 PM
Doc Stamp-Deed:0.70
DC,Gloria R. Hayward,Sumter County Page 2 of 4 B:3043 P:556

STATE OF FLORIDA

COUNTY OF SUMTER, SS:

The foregoing instrument was acknowledged before me this 11th day of December, 2015, by CLAYTON RUNCK who is personally known to me or has produced a Driver's License as identification.

NOTARY PUBLIC

ELAINE FARBER CHIN-SHUE
MY COMMISSION EXPIRES
October 11, 2019
#FF 926337
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:
10.11.19

[redacted] Date:12/11/2015 Time:1:05 PM
Doc Stamp-Deed:0.70
_____DC,Gloria R. Hayward,Sumter County Page 3 of 4 B:3043 P:557

EXHIBIT "A"

LEGAL DESCRIPTION(S)

PARCEL NO. 1: (PARCEL ID NO. N35-027)

THE WEST 380 FEET OF THE EAST 730 FEET OF THAT PART OF THE NE ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA LYING SOUTH OF STATE ROAD 478 AND NORTH OF ACL RAILROAD.

LESS

THAT 29 FEET BY 596.30 FEET OF THE EAST PORTION OF THE WEST 380 FEET OF THE EAST 730 FEET OF THE PART OF THE NE ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY FLORIDA LYING SOUTH OF STATE ROAD 478 AND NORTH OF ACL RAILROAD.

PARCEL NO. 2: (PARCEL ID NO. R12C304)

LOT 4, BLOCK D, PHASE ONE OF THE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 2-3 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL NO. 3: (PARCEL ID NO. N36-114)

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE ¼ OF SW ¼ A DISTANCT OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT AWAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY

ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF AWAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

[redacted] Date:12/11/2015 Time:1:05 PM
Doc Stamp-Deed:0.70
_____DC,Gloria R. Hayward,Sumter County Page 4 of 4 B:3043 P:558

LEGAL DESCRIPTION

Parcel Numbers: N36-114

PARCEL ID: N36-114

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

Board of County Commissioners
Sumter County, Florida

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

Planning Services Authorization

I/we, the undersigned as the ☑ Individual(s) **or** as the ☐ President ☐ Vice President ☐ Partner or ☐ Manager/Managing Member of Parcel Number N36-114 and as the ☐ Applicant or ☑ Owner hereby authorize Reinaldo J Rose to act as my/our agent in connection with the following application(s):

☑ Rezoning
☑ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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

Legal Description (provide below or attach)

See attached.

Signature

Brandon Runck
Signature

Craig Runck
Printed Name

Brandon Runck
Printed Name

State of Florida County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 20 26, by Brandon Runck, who is personally known to me or who has produced the following identification: Driver's License

Notarized online using audio-video communication

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Notary Public, State of Florida
My Commission expires Miami-Dade

Agent Contact Information

Phone No. 813-245-1069 Email rayjrose@icloud.com

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 Parcel Number N36-114 and as the ☐ Applicant or ☑ Owner hereby authorize Reinaldo J Rose to act as my/our agent in connection with the following application(s):

☑ Rezoning
☑ Comprehensive Plan Amendment
☐ Special Use Permit
☐ Temporary Use Permit
☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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

Legal Description (provide below or attach)

See attached.

Signature

Craig Runck
Printed Name

Signature

Brandon Runck
Printed Name

State of Florida County of Miami-Dade
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization this 27th day of March, 2026, by Craig Runck, who is personally known to me or who has produced the following identification: Driver's License

Notarized online using audio-video communication

Melanie Gonzalez
Notary Signature Melanie Gonzalez

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Notary Public, State of Florida
My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-245-1069 Email rayjrose@icloud.com

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 200 ● Wildwood, FL 34785 ● Phone (352) 689-4400 ● FAX: (352) 689-4401
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Planning Services Authorization

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☐ Conditional Use Permit
☐ Operating Permit
☐ Variance
☑ Site Development
☑ Other Land Use Amendment & Annexation

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See attached.

Signature

Brandon Runck
Signature

Craig Runck
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Brandon Runck
Printed Name

State of Florida County of Miami-Dade

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Melanie Gonzalez
Notary Signature Melanie Gonzalez

Notarized online using audio-video communication

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Notary Public, State of Florida
My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-280-9941 Email permitting@ondemandFL.com

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 200 ● Wildwood, FL 34785 ● Phone (352) 689-4400 ● FAX: (352) 689-4401
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See attached.

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Craig Runck
Printed Name

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Melanie Gonzalez
Notary Signature Melanie Gonzalez

Notary Public, State of Florida
My Commission expires 06/02/2029

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA
Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

Agent Contact Information

Phone No. 813-280-9941 Email permitting@ondemandFL.com

NOTICE

THIS PROPERTY WILL BE CONSIDERED FOR OFFICIAL ACTION

☒ LAND USE CHANGE

☒ REZONING

PRESENT FUTURE LAND USE / ZONING: **County Commercial Future Land Use / County Rural Residential Minimum One Acre with Optional Housing (RR1)**

REQUESTED ACTION: **Change the future land use assignment from County Commercial to City of Webster General Commercial on 1 acre MOL concurrent with the parcel's petition for voluntary annexation, and then rezone the same parcel from County Rural Residential Minimum One Acre (RR1) to City of Webster Planned Unit Development (PUD) along with the 14.06 acres MOL that comprise parcel N36-101 to open a proposed RV park with approximately 160 "Class B" lots for temporary stays and other miscellaneous amenities**

HEARING DATE: **June 4, 2026** TIME: **6:00 PM**

HEARING PLACE: **Webster City Hall, 85 E. Central Ave, Webster, FL 33597**

HEARING AUTHORITY

☒ PLANNING & ZONING SPECIAL MASTER

HEARING DATE: **June 18, 2026 & July 16, 2026** TIME: **6:00 PM**

HEARING PLACE: **Webster City Hall, 85 E. Central Ave, Webster, FL 33597**

HEARING AUTHORITY

☒ CITY OF WEBSTER CITY COUNCIL

FOR FURTHER INFORMATION, CALL **(352) 689-4400** / EMAIL **PZ@SUMTERCOUNTYFL.GOV**

CASE NUMBER: **LU26-000012 & ZON26-000012**

PLANNER: **Jared Oberholtzer**

Sumter County Planning & Floodplain Division
7375 Powell Road, Ste 115, Wildwood, FL 34785


NOTICE
THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION
LAND USE CHANGE
REZONING
PRESENT FUTURE LAND USE / ZONING:
County Commercial Future Land Use / County Rural Residential Minimum One Acre with Optional Housing (RR1)
REQUESTED ACTION:
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HEARING PLACE: Webster City Hall, 55 E. Central Ave, Webster, FL 33597
HEARING AUTHORITY
PLANNING & ZONING SPECIAL MASTER
HEARING DATE: June 19, 2025 & July 15, 2025 TIME: 5:05 PM
HEARING PLACE: Webster City Hall, 55 E. Central Ave, Webster, FL 33597
HEARING AUTHORITY
CITY OF WEBSTER CITY COUNCIL
FOR FURTHER INFORMATION, CALL (352) 689-4400 / EMAIL PZ@SUMTERCOUNTYFL.GOV
CASE NUMBER: LU25-000012 & ZON26-000013
PLANNER: Jared Oberholtzer
Sumter County Planning & Floodplain Division
7375 Powell Road, Ste 119, Wildwood, FL 34785

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CASE NUMBER: **LU26-000012 & ZON26-000012**
PLANNER: **Jared Oberholtzer**

Sumter County Planning & Floodplain Division
7375 Powell Road, Ste 115, Wildwood, FL 34785

SUMTER SUN TIMES

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, 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:

- May 21, 2026

NOTICE ID: MbDrU5RAk5EpWZxp3ti6
NOTICE NAME: LU26-000012 Webster Land Use Change
Publication Fee: $300.90

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

Anjana Bhadoriya

(Signed)_____

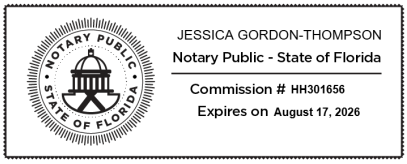
VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this:
05/22/2026

_____
Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF INTENT TO
CONSIDER CITY OF WEBSTER ORDINANCE
FOR LAND USE CHANGE

NOTICE IS HEREBY GIVEN that the City Council of the City of Webster will consider the enactment of City Ordinance 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 1 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-076), AND DESCRIBED IN THIS ORDINANCE FROM THE GENERAL COMMERCIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE GENERAL COMMERCIAL 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.

The ordinance is for property being annexed into the City of Webster owned by Craig. A Runck & Brandon M. Runck, generally described as follows:

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

REQUESTED ACTION:
LU26-000012: Small-scale comprehensive plan amendment to change the future land use from County General Commercial to City of Webster General Commercial on 1 acre MOL following annexation.

The proposed ordinance has been rescheduled for three (3) public hearings as follows:

Planning & Zoning Special Master
6:00 PM, June 4, 2026

City Council - First Reading
6:00 PM, June 18, 2026

City Council - Second Reading & Final Vote
6:00 PM, July 16, 2026

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

The proposed ordinance 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, Ste 115, 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: 5/21/2026

CITY OF WEBSTER
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING & ZONING SPECIAL MASTER
June 4, 2026

CITY OF WEBSTER CITY COUNCIL
June 18, 2026
July 16, 2026

CASE NUMBER:	LU26-000012
LANDOWNER:	Craig A. & Brandon M. Runck
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County General Commercial to City of Webster General Commercial on 1 acre MOL following annexation
PARCEL NUMBERS:	N36-114
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum One Acre with Optional Housing (RR1), proposed to be Webster Planned Unit Development (PUD) in Case #ZON26-000012
EXISTING USE:	Mobile Home
FUTURE LAND USE:	County General Commercial, proposed to be City of Webster General Commercial
PARCEL SIZE:	1 acre MOL
GENERAL LOCATION:	Webster area – on the north side of E C 478, east of CR 733 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 1 acre MOL to change the Future Land Use assignment of parcel N36-114 from County General Commercial to City of Webster General Commercial, positioning the parcel to be combined with N36-101 and rezoned as a Planned Unit Development (PUD) for a proposed RV park. The application site is located within the Webster Joint Planning Area on the north side of E C 478, east of CR 733. The surrounding parcels have a future land use of County General Commercial and City of Webster General Commercial (Map 2).

LAND USE SUITABILITY

Urban Sprawl

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

Environmental Resources

None of the property is within the flood zone.

Historic Resources

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

Population and Housing

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

CONCURRENCY ANALYSIS

Potable Water & Sewer

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

Stormwater Drainage

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

Solid Waste

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN
The proposed amendment is consistent with the following policies of the Unified Comprehensive Plan:

Policy 1.2.9 General Commercial
The "General Commercial" future land use category is applied to land suitable for commercial activity with access from an arterial or collector road. Residential uses may be allowed secondarily to a principle commercial use. Residential uses are limited to an owner/operator/manager unit, or dwellings integrated into a mixed-use commercial development (i.e. mixed-use structures, upper flats, and loft apartments). Central water and sewer shall be utilized when available.

a. General Commercial may be located within or outside the UDA;
b. The maximum floor area ratio when located within a Primary Economic Activity Center is 0.7;
c. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
d. The maximum floor area ratio when located outside the UDA is 0.3.

The proposed amendment is consistent with the adjacent commercial future land uses. The property is located along E C 478, a Major Collector roadway in the Urban Development Area. Given that the parcel is located inside the UDA, the maximum floor area ratio will be 0.5.

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) as a planning tool to ensure annexations of unincorporated areas is 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 portion of the Webster JPA that lies within the Urban Development Area and thus preserves the rural and agricultural character outside the area.

Policy 1.3.8 Compatibility for Rezoning and Amendments
Proposed rezoning 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 nearby parcels where commercial activities are located. With the exception of two City-owned parcels with Recreation FLU, all adjacent properties surrounding the subject parcel and the proposed larger Webster Gardens property (which includes N36-101) have either County or City General Commercial FLU.

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 property is developing as a PUD as required for all Recreational Vehicle Parks per Webster LDC Sec. 13-567.

Policy 1.6.3 Commercial and Industrial Conversion
Amendments of the Future Land Use Map to convert land to General Commercial or Industrial future land use category shall be based on the following criteria:

a. New commercial and industrial land uses shall gain access from a collector or arterial roadway;
b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.
c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;
d. New industrial and commercial land uses within a designated utility service area shall connect to available public facilities or have a service agreement with the utility provider addressing future connection;
e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and
f. Relationship and proximity to the Economic Activity Centers identified in Policy 8.1.1 and Map 8-1 of the Economic Development Element and Primary Economic Activity Centers identified on Map 1-8.

The parcel has a comparable designation within the Unincorporated Sumter County Future Land Use Map and meets the criteria for conversion to the City's General Commercial future land use designation.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

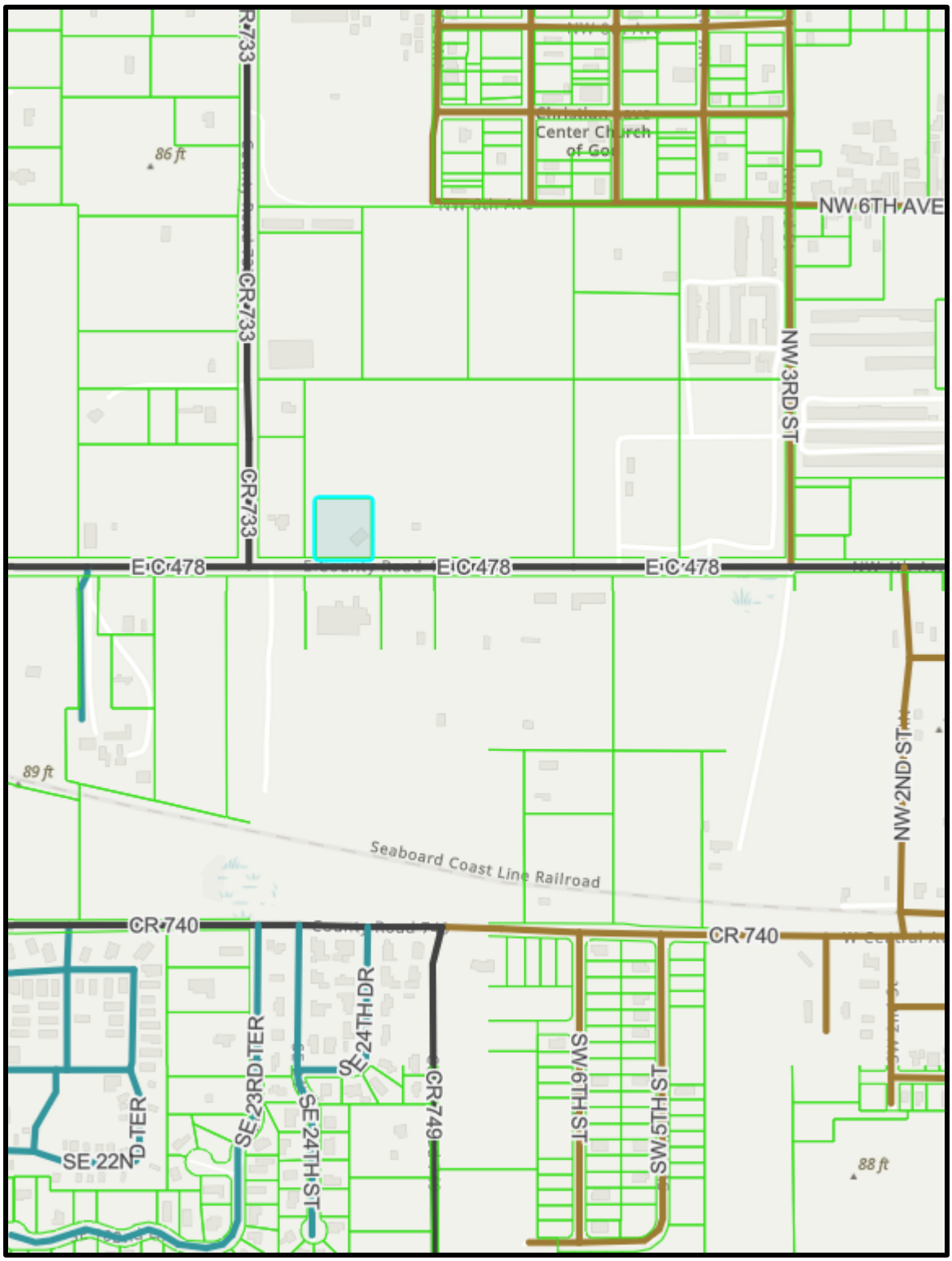
PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

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: 14 notices on 5/15/2026
Placard Posted at Property: 5/21/2026

Map 1
General Location



Attachment 1
Future Land Use Maps

Current Future Land Use Map



Proposed Future Land Use Map



Legend

- Webster Recreation
- Webster Urban Residential
- Webster Commercial
- Unassigned
- County Rural Residential
- County Commercial

Attachment 2
Legal Description

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH IGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

Attachment B
Urban Sprawl Analysis

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

I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The application site of 1 acre does not comprise a substantial area of the city.

II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.

III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.

IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.

V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.

VI. Fails to maximize use of existing public facilities and services.
The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and will be connected upon development.

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.

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 commercial 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. 2026-07

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 15.06 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS N36-101 & N36-114) FROM CITY OF WEBSTER LIGHT COMMERCIAL (CL) & COUNTY RURAL RESIDENTIAL MINIMUM ONE ACRE WITH OPTIONAL HOUSING (RR1) TO PLANNED UNIT DEVELOPMENT (PUD) 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, Reinaldo J. Rose, whose mailing address: 701 S Howard Ave. 106-828, Tampa, FL 33606 (Tax Parcel Identification Number N36-101), which is the subject of this Ordinance; and

WHEREAS, Craig A. & Brandon M. Runck, whose mailing address: 3730 163rd Ave. SE, Mapleton, ND 58059 (Tax Parcel Identification Number N36-114), which is the subject of this Ordinance; an

WHEREAS, the real property, totaling 15.06 +/- acres in size, is located on the north side of E C 478, east of CR 733; and

WHEREAS, Craig A. & Brandon M. Runck initiated voluntary annexation for parcel N36-114 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 properties reassigned from the CL (City) & RR1 (County) zoning assignments to the PUD 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 15.06 acres MOL in size, is located on the north side of E C 478, east of CR 733 (Tax Parcel Numbers N36-101 & N36-114). 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 15.06 acres MOL in size, shall be rezoned from CL (City) & RR1 (County) zoning districts/classifications to PUD (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- relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 16th day of July, 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

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 270.79 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET; THENCE CONTINUE SOUTH 00°02'32" WEST, 439.79 FEET; THENCE SOUTH 89°47'26" EAST PARALLEL WITH THE NORTH RIGHT-OFWAY LINE OF COUNTY ROAD 478, 36.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

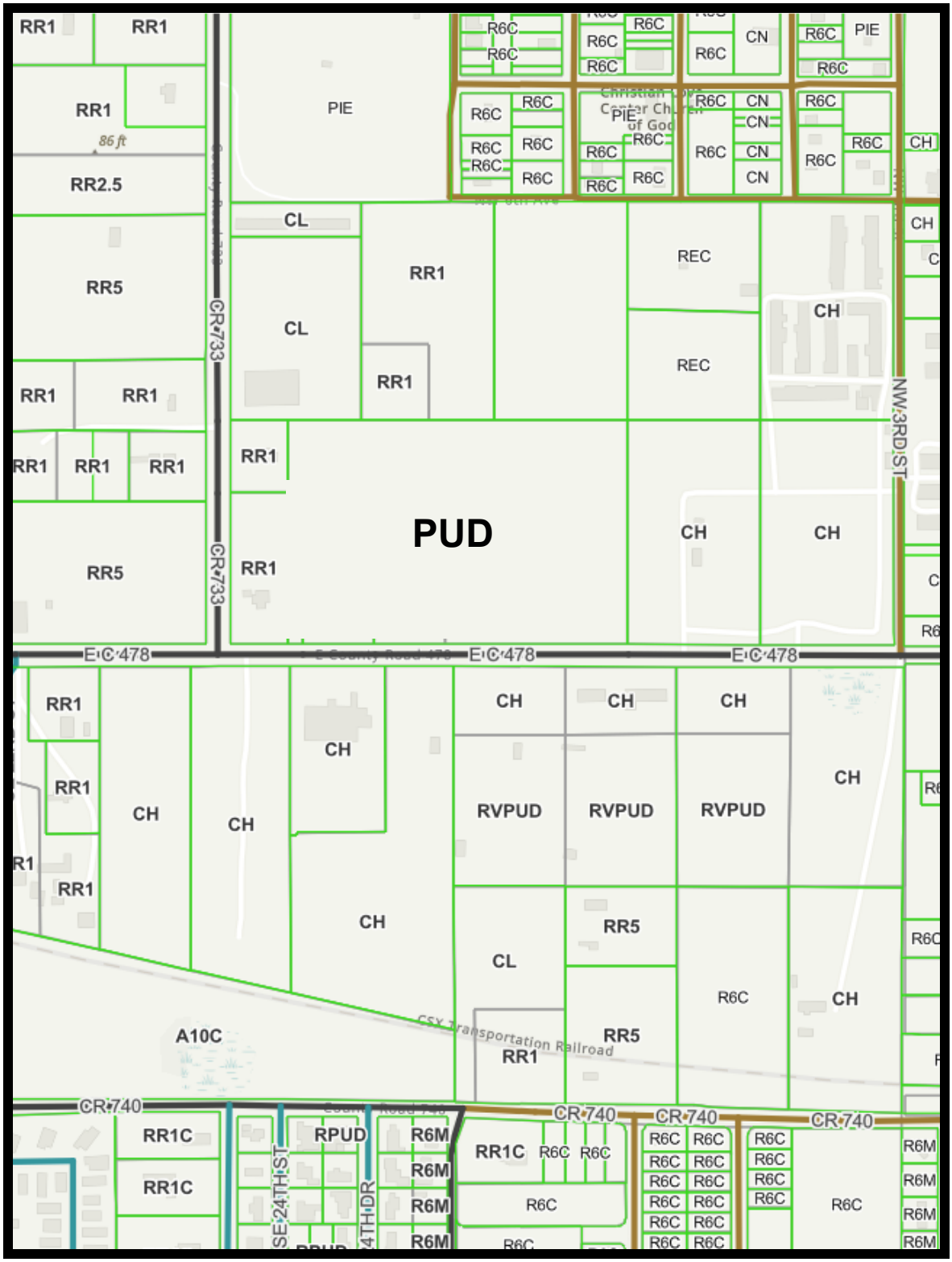
AND

A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 122.34 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" EAST, 393.16 FEET; THENCE SOUTH 00°00'03" WEST, 649.02 FEET TO THE NORTH RIGHT-OFWAY LINE OF COUNTY ROAD 478; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 539.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°02'32" EAST, 210.00 FEET; THENCE NORTH 89°47'26" WEST, 419.98 FEET; THENCE SOUTH 00°02'32" WEST, 210.00 FEET TO AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 43.25 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 00°03'47" EAST, 650.00 FEET; THENCE SOUTH 89°44'03" EAST, 609.29 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF TRACTS 23 AND 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 89°40'40" WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 270.59 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 1289.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 478 AND THE POINT OF BEGINNING, RUN THENCE NORTH 89°47'26" WEST ALONG THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET, RUN THENCE NORTH 0°02'32" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 89°47'26" EAST A DISTANCE OF 210.00 FEET, RUN THENCE SOUTH 0°02'32" WEST A DISTANCE OF 210.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH 89°47'26" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING.

Attachment B
General Location



Attachment C
Conditions of Approval

1. The Developer shall generally conform to the conceptual plan as approved by the City Council as part of this application.
2. The project shall utilize centralized water and sanitary sewer service. The Developer shall enter into a service agreement or Development Agreement with the City of Webster addressing the provision of these utility services.
3. Per Sec. 13-322(b)(3), a Development Agreement between the Developer and the City specifying the details on the responsibility for the provision of infrastructure and its maintenance is required. This agreement must be approved by the City Council within 12 months of the date on the rezoning approval letter.
4. Per Sec. 13-322(c)(1), a site development permit that reviews the proposed engineering must be approved within a period of one year from the date of this rezoning approval unless a Development Agreement is established that amends the time limit set by this condition.
5. Per Sec. 13-322(b)(2), a Traffic Impact Analysis (TIA) that addresses potential impacts to surrounding roads shall be submitted and approved prior to the approval of site development/engineering plans for the project. The applicant shall coordinate with Sumter County Public Works to analyze potential impacts to the public roadway system and identify appropriate mitigation strategies. The applicant shall be responsible for any roadway improvements necessary to mitigate impacts identified in the TIA. The analysis must be completed in order to obtain approval for the required site development permit.
6. Minimal adjustments, as defined by Sec. 13-322(d)(1), may be approved by the City Manager or designee, including:
    a. Lots, internal roadways, and drainage ponds may be rearranged in compliance with State and regional agency permits.
    b. Minor buffer and landscaping modifications.
    c. Substitution of types of active recreation facilities and relation of recreational facilities.
7. Per Sec. 13-332(b)(10), should a transfer of ownership or lease of any or all of the property in question occur, said transfer shall include in the conveyance or lease agreement a provision making the purchaser or lessee aware of the conditions pertaining to this approval and a provision wherein the purchaser or lessee agrees to be bound by said conditions of the ordinance authorizing the establishment of the particular PUD.

Attachment D
Conceptual Plan

See next page for the proposed preliminary development plan per Sec. 13-322(b)(1) detailing development layout, dimensional standards and design features, number of lots, allowable uses, location of open space, preservation areas, and other relevant information including items per Sec. 13-322(b)(8) such as buffering, setbacks, and days and hours of operation.

ORDINANCE 2026-08

INCREASE IN UTILITY RATES

CITY OF WEBSTER, FLORIDA

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENT TO CERTAIN UTILITY RATES AND USER FEES; PROVIDING FOR FUTURE AMENDMENT VIA RESOLUTION; PROVIDING FOR CITY EXEMPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATIONAND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Webster operates public utility systems and provides essential services to residents, businesses, and other customers; and

WHEREAS, to the extent possible and reasonable, City utility services and other services are supported by fees and charges in order to provide flexibility in the use of general City taxes to provide for a broader public benefit; and

WHEREAS, the City of Webster has enacted various codes and ordinances which provide for the creation and maintenance of utility services and other services, the nature of which require funding, at least in part, by user fees; and

WHEREAS, it is fiscally prudent and appropriate for the City, from time-to-time, to establish the reasonable fees and charges for administering the utility services and other services provided by the City; and

WHEREAS, the City has determined that via its most recent audit and accounting overview that billing of its current utility rates and garbage service rates are creating a financial deficit; and

WHEREAS, the City has determined that certain fees for utilities and services as set forth herein should be modified as necessary as an undergoing utility rate study is completed and evaluated; and

WHEREAS, the City finds that all conditions precedent and notices required by Florida law which are necessary to accomplish the actions taken herein have been appropriately implemented.

Note: additions indicated by underscore; deletions indicated by strikethrough; and text that shall remain unaltered that is not reproduced here is indicated by ellipses (***))

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

SECTION 1. RECITALS. The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Webster.

SECTION 2. WATER AND WASTEWATER RATES. The City's water and wastewater rates are hereby amended as set forth in Exhibit "A." Surcharges will continue to apply as previously set forth via Ordinances 2015-01 and 2015-02. Future rate amendments may be set forth via resolution.

SECTION 3. GARBAGE SERVICE RATES. The City's garbage service rates are hereby amended as set forth in Exhibit "B." Future rate amendments may be set forth via resolution.

SECTION 4. CITY EXEMPTION. The City and the departments thereof shall be exempt from the payment of any applicable fees adopted hereunder, excluding any applicable fees as required by Florida law**.**

SECTION 5. CONFLICTING ORDINANCES. All ordinances or parts of ordinances which are in conflict with any of the provisions of this ordinance are hereby repealed to the extent of the conflict.

SECTION 6. 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; article and section numbers assigned throughout as suggested by the City.

SECTION 7. NON-CODIFICATION. It is the intent of the City Council of the City of Webster that the provisions of this Ordinance shall not be codified. However, the City shall make the rate schedules available and publish same as required by law.

SECTION 8 EFFECTIVE DATE. This ordinance shall become effective upon its passage and adoption according to law.

PASSED AND ENACTED this ____ day of _____, 2026 by the City Council of the City of Webster, Florida.

CITY OF WEBSTER, FLORIDA

_____
Anagalys Vigoa, Mayor

ATTEST:

_____
Kristin Green, City Clerk

APPROVED AS TO FORM

_____
Andrew J. Hand, City Attorney

Exhibit "A" – City of Webster
Water and Sewer Rates

EXHIBIT "A" – City of Webster Water and Sewer Rates

Residential			
Water Rates	Effective Oct 1,2025 – July 31, 2026		Perk 1k$
Base Facility Charge - 0 gallons	$13.38	1 Charge	
1 - 3,000 gallons	$12.17	1 Charge	
3,001 - 5,000 gallons	$4.98	Per 1k	0.00498
5,001 - 10,000 gallons	$5.58	Per 1k	0.00558
10,0001 and above	$6.21	Per 1k	0.00621
Sewer Rates			
Base Facility Charge - 0 gallons	$32.49	1 Charge	
1 - 3,000 gallons	$20.09	1 Charge	
3,001 and above	$12.84	Per 1k	0.01284

Commercial		
Water Rates	$5.58 per 1k gallons + ERC	
Up to and including 1" Meter	$11.71	1 Charge
1 1/4" to 1 1/2" Meter	$16.35	1 Charge
2" Meter	$23.36	1 Charge
3" Meter	$128.46	1 Charge
4" Meter	$163.50	1 Charge
6" Meter	$245.23	1 Charge
8" Meter	$338.67	1 Charge
Sewer Rates		
Up to and including 1" Meter	$32.49	1 Charge
1 1/4" to 1 1/2" Meter	$45.47	1 Charge
2" Meter	$94.18	1 Charge
3" Meter	$357.27	1 Charge
4" Meter	$454.71	1 Charge
6" Meter	$682.05	1 Charge
8" Meter	$941.89	1 Charge

EXHIBIT "A" – City of Webster Water and Sewer Rates

Residential			
Water Rates	Effective Aug 1, 2026 – Dec 31, 2026		Perk 1k$
Base Facility Charge - 0 gallons	$15.39	1 Charge	
1 - 3,000 gallons	$14.00	1 Charge	
3,001 - 5,000 gallons	$5.73	Per 1k	0.00573
5,001 - 10,000 gallons	$6.42	Per 1k	0.00642
10,0001 and above	$7.14	Per 1k	0.00714
Sewer Rates			
Base Facility Charge - 0 gallons	$37.36	1 Charge	
1 - 3,000 gallons	$23.10	1 Charge	
3,001 and above	$14.77	Per 1k	0.01477

Commercial		
Water Rates	$6.42 per 1k gallons + ERC	
Up to and including 1" Meter	$13.47	1 Charge
1 1/4" to 1 1/2" Meter	$18.80	1 Charge
2" Meter	$26.86	1 Charge
3" Meter	$147.73	1 Charge
4" Meter	$188.03	1 Charge
6" Meter	$282.01	1 Charge
8" Meter	$389.47	1 Charge
Sewer Rates		
Up to and including 1" Meter	$37.36	1 Charge
1 1/4" to 1 1/2" Meter	$52.29	1 Charge
2" Meter	$108.31	1 Charge
3" Meter	$410.86	1 Charge
4" Meter	$522.92	1 Charge
6" Meter	$784.36	1 Charge
8" Meter	$1083.17	1 Charge

EXHIBIT "A" – City of Webster Water and Sewer Rates

Residential			
Water Rates	Effective Jan 1, 2027		Perk 1k$
Base Facility Charge - 0 gallons	$17.39	1 Charge	
1 - 3,000 gallons	$15.82	1 Charge	
3,001 - 5,000 gallons	$6.47	Per 1k	0.00647
5,001 - 10,000 gallons	$7.25	Per 1k	0.00725
10,0001 and above	$8.07	Per 1k	0.00807
Sewer Rates			
Base Facility Charge - 0 gallons	$42.24	1 Charge	
1 - 3,000 gallons	$26.12	1 Charge	
3,001 and above	$16.69	Per 1k	0.01670

Commercial		
Water Rates	$7.25 per 1k gallons + ERC	
Up to and including 1" Meter	$15.22	1 Charge
1 1/4" to 1 1/2" Meter	$21.26	1 Charge
2" Meter	$30.37	1 Charge
3" Meter	$167.00	1 Charge
4" Meter	$212.55	1 Charge
6" Meter	$318.80	1 Charge
8" Meter	$440.27	1 Charge
Sewer Rates		
Up to and including 1" Meter	$42.24	1 Charge
1 1/4" to 1 1/2" Meter	$59.11	1 Charge
2" Meter	$122.43	1 Charge
3" Meter	$464.45	1 Charge
4" Meter	$591.12	1 Charge
6" Meter	$886.67	1 Charge
8" Meter	$1224.46	1 Charge

Exhibit "B" – City of Webster
Garbage Rates

GARBAGE RATES
2025-~~2026~~ July 30, 2026

GARBAGE RESIDENTIAL	$31.69
ADDITIONAL GARBAGE CAN	$31.69
GARBAGE COMMERCIAL	$41.60
2 YD DUMPSTER 1X A WEEK	$130.03
2 YD DUMPSTER 2X A WEEK	$236.14
4 YD DUMPSTER 1X A WEEK	$167.01
4 YD DUMPSTER 2X A WEEK	$305.56
6 YD DUMPSTER 1X A WEEK	$197.18
6 YD DUMPSTER 2X A WEEK	$375.01
8 YD DUMPSTER 1X A WEEK	$231.89
8 YD DUMPSTER 2X A WEEK	$444.51

GARBAGE RATES
August 1, 2026 –
December 31, 2026

GARBAGE RESIDENTIAL	$36.44
ADDITIONAL GARBAGE CAN	$36.44
GARBAGE COMMERCIAL	$47.84
2 YD DUMPSTER 1X A WEEK	$149.53
2 YD DUMPSTER 2X A WEEK	$271.56
4 YD DUMPSTER 1X A WEEK	$192.06
4 YD DUMPSTER 2X A WEEK	$351.39
6 YD DUMPSTER 1X A WEEK	$226.76
6 YD DUMPSTER 2X A WEEK	$431.26
8 YD DUMPSTER 1X A WEEK	$266.67
8 YD DUMPSTER 2X A WEEK	$511.19

GARBAGE RATES
January 1, 2027 – 2028

GARBAGE RESIDENTIAL	$41.20
ADDITIONAL GARBAGE CAN	$41.20
GARBAGE COMMERCIAL	$54.08
2 YD DUMPSTER 1X A WEEK	$169.04
2 YD DUMPSTER 2X A WEEK	$306.98
4 YD DUMPSTER 1X A WEEK	$217.11
4 YD DUMPSTER 2X A WEEK	$397.23
6 YD DUMPSTER 1X A WEEK	$256.33
6 YD DUMPSTER 2X A WEEK	$487.51
8 YD DUMPSTER 1X A WEEK	$301.46
8 YD DUMPSTER 2X A WEEK	$577.86