

# PLANNING AND ZONING SPECIAL MASTER MEETING



June 4, 2026



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

**I. CALL TO ORDER**

Pledge of Allegiance, Invocation

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

**II. APPROVAL OF MINUTES**

Planning & Zoning – May 7, 2026

**III. PUBLIC HEARING**

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

Special Master Recommendation \_\_\_\_\_

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

Special Master Recommendation \_\_\_\_\_

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

Special Master Recommendation \_\_\_\_\_

**IV. ADJOURNMENT**

Time of adjournment \_\_\_\_\_

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

PLANNING AND ZONING  
SPECIAL MASTER  
MEETING  
MINUTES

MEETING DATE:

May 7, 2026



**MINUTES**  
**PLANNING AND ZONING SPECIAL MASTER**  
**CITY OF WEBSTER**  
Webster City Hall, 85 E. Central Avenue  
May 7, 2026 - 6:00 P.M.

**I. CALL TO ORDER**

Special Master Amanda Boggus called meeting to order.

Pledge of Allegiance was recited.

HR/Finance Manager, Ginger Howard said the invocation.

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

**II. APPROVAL OF MINUTES**

Planning & Zoning – February 5, 2026 – Special Master, Amanda Boggus approved minutes.

**III. PUBLIC HEARING**

1. Ordinance 2026-02- Annexation – Parcel No. Q19-076 – Southern Properties Florida

Special Master stated a recommendation is not needed.

2. Ordinance 2026-03- Comp Plan Amendment – Parcel No. Q19-076 – Southern Properties Florida

Special Master recommended approval.

3. Ordinance 2026-04- Zoning Amendment – Parcel No. Q19-076 – Southern Properties Florida

Special Master recommended approval.

**IV. ADJOURNMENT**

Meeting adjourned at 6:05 P.M.

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.

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 Statutes)

**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

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

**SUMTER COUNTY**  
**PARCEL NUMBER**  
N36-114

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**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 10<sup>th</sup> day of April, 2026.

OWNER(S) OR LEGAL REPRESENTATIVE

Craig Runck  
Signature

Craig Runck

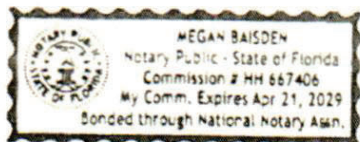
Witness

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 Signature

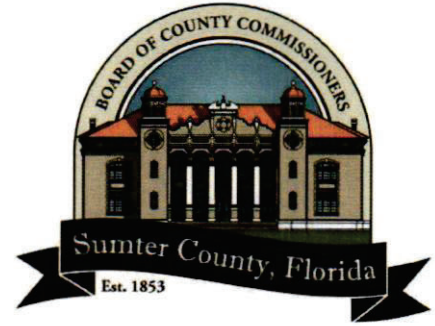
OFFICIAL USE ONLY:

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):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Rezoning                     | <input type="checkbox"/> Operating Permit  |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Use Permit                      | <input checked="" type="checkbox"/> Site Development                                 |
| <input type="checkbox"/> Temporary Use Permit                    | <input checked="" type="checkbox"/> Other <u>Land Use Amendment &amp; Annexation</u> |
| <input type="checkbox"/> Conditional Use Permit                  |  |

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

Legal Description (provide below or attach)

See attached.

Signature

Craig 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

Brandon Runck, who is personally known to me or who has produced the following identification: Driver's License

Signature

Brandon Runck

Printed Name

Notarized online using audio-video communication

Melanie Gonzalez  
Notary Signature Melanie Gonzalez

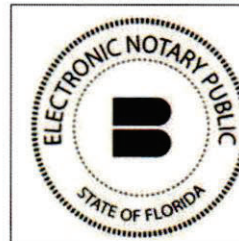
Notary Public, State of Florida

My Commission expires Miami-Dade

Agent Contact Information

Phone No. 813-245-1069

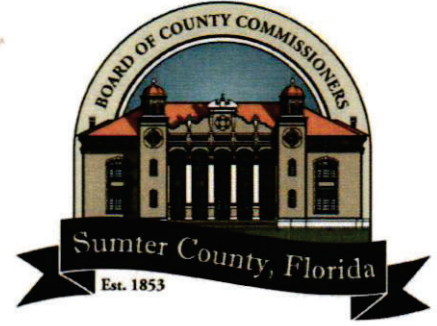
Email rayjrose@icloud.com



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

# Board of County Commissioners Sumter County, Florida

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- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Rezoning                     | <input type="checkbox"/> Operating Permit  |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Use Permit                      | <input checked="" type="checkbox"/> Site Development                                 |
| <input type="checkbox"/> Temporary Use Permit                    | <input checked="" type="checkbox"/> Other <u>Land Use Amendment &amp; Annexation</u> |
| <input type="checkbox"/> Conditional Use Permit                  |  |

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

Notary Signature Melanie Gonzalez

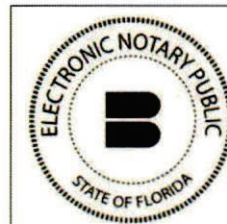
Notary Public, State of Florida

My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-245-1069

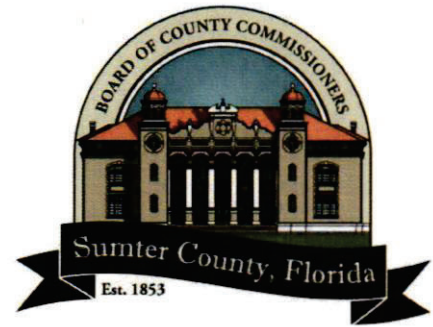
Email rayjrose@icloud.com



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

# Board of County Commissioners Sumter County, Florida

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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):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Rezoning                     | <input type="checkbox"/> Operating Permit  |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Use Permit                      | <input checked="" type="checkbox"/> Site Development                                 |
| <input type="checkbox"/> Temporary Use Permit                    | <input checked="" type="checkbox"/> Other <u>Land Use Amendment &amp; Annexation</u> |
| <input type="checkbox"/> Conditional Use Permit                  |  |

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

Legal Description (provide below or attach)

See attached.

\_\_\_\_\_  
Signature

Craig 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

Brandon Runck, who is personally known to me or who has produced the following identification: Driver's License

Melanie Gonzalez  
Notary Signature Melanie Gonzalez

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

Agent Contact Information

Phone No. 813-280-9941

Email permitting@ondemandFL.com

Brandon Runck

Signature

Brandon Runck

Printed Name

Notarized online using audio-video communication



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:

<b>Tax Identification Parcel Number</b>	<b>Owner</b>
<b>N36-101 &amp; N36-114</b>	<b>Craig A. &amp; Brandon M. Runck</b>

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

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

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

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

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

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

census effect and the affected land area.

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

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

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

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

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

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

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

(b). The City Clerk shall ensure that the property annexed by this Ordinance is incorporated into the *City of Webster Comprehensive Plan* and the Official Zoning Map of the City of Webster in an expeditious manner and, in accordance with, and pursuant to, the provisions of Under the authority of Section 166.031 (3), *Florida Statutes*, the

City Clerk shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said properties to include, but not be limited to, annexed rights-of-way and natural features.

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

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

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

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

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

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

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon passage and adoption.

**PASSED AND ENACTED this 16th day of July, 2026.**

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

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**Ana Vigoa, Mayor**

***ATTEST:***

**Approved as to form and legality:**

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**Kristin Green**

**City Clerk**

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**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-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

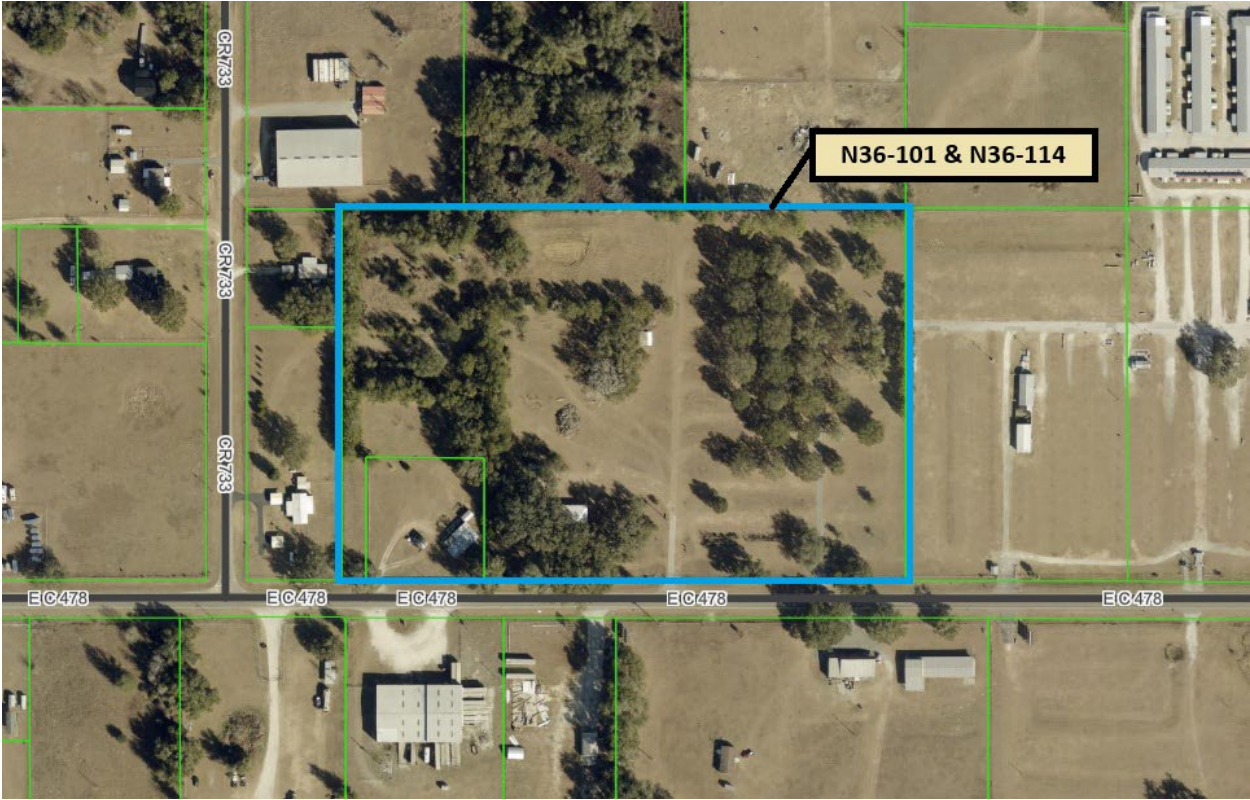
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 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.

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://sumtercountvfl.gov>



**City of Webster**

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

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

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**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.

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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.

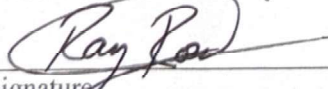
**Please Provide**

- 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.**

  
 \_\_\_\_\_  
 Signature  
 Reinaldo J Rose  
 \_\_\_\_\_  
 Print Name

3 | 2 | 2026  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Date

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

<b>Application/Service</b>	<b>All Inclusive Fee</b>
<b>Zoning</b>	
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
<b>Land Use</b>	
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):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Rezoning          | <input type="checkbox"/> Operating Permit            |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance                    |
| <input type="checkbox"/> Special Use Permit           | <input checked="" type="checkbox"/> Site Development |
| <input type="checkbox"/> Temporary Use Permit         | <input type="checkbox"/> Other _____                 |
| <input type="checkbox"/> Conditional Use Permit       |  |

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

Legal Description (provide below or attach)  
See attached.

*Reinaldo J Rose*  
Signature

Reinaldo J Rose  
Printed Name

\_\_\_\_\_  
Signature

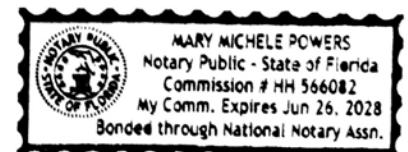
\_\_\_\_\_  
Printed Name

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 6<sup>th</sup> 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)

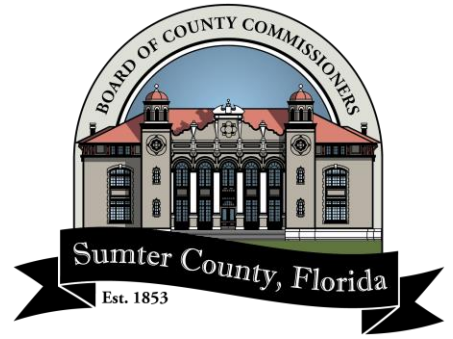


Agent Contact Information

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

# Board of County Commissioners Sumter County, Florida

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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):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Rezoning                     | <input type="checkbox"/> Operating Permit  |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Use Permit                      | <input checked="" type="checkbox"/> Site Development                                 |
| <input type="checkbox"/> Temporary Use Permit                    | <input checked="" type="checkbox"/> Other <u>Land Use Amendment &amp; Annexation</u> |
| <input type="checkbox"/> Conditional Use Permit                  |  |

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

Legal Description (provide below or attach)

See attached.

Signature

Craig 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

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

Agent Contact Information

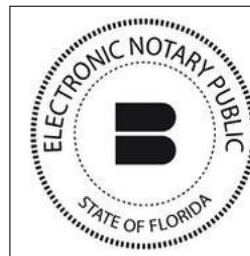
Phone No. 813-245-1069

Email rayjrose@icloud.com

Brandon Runck  
Signature

Brandon Runck

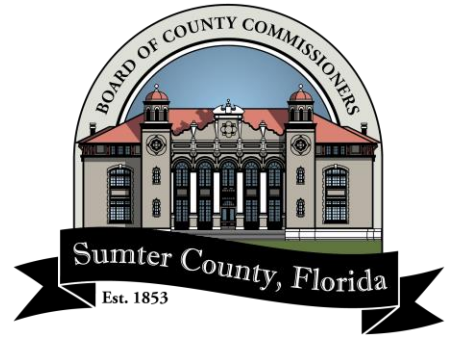
Printed Name



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

# 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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- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Rezoning                     | <input type="checkbox"/> Operating Permit  |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Use Permit                      | <input checked="" type="checkbox"/> Site Development                                 |
| <input type="checkbox"/> Temporary Use Permit                    | <input checked="" type="checkbox"/> Other <u>Land Use Amendment &amp; Annexation</u> |
| <input type="checkbox"/> Conditional Use Permit                  |  |

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

Notary Signature Melanie Gonzalez

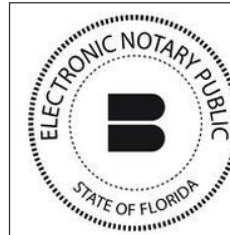
Notary Public, State of Florida

My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-245-1069

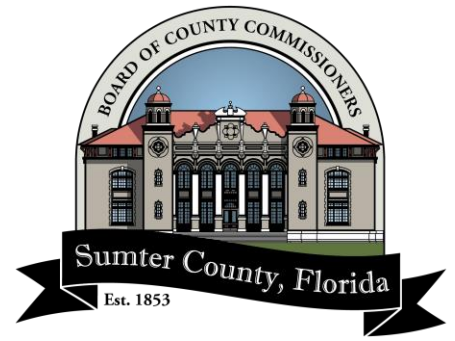
Email rayjrose@icloud.com



Melanie Gonzalez  
Electronic Notary Public  
State of Florida  
Commission #: HH 682629  
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- |  |  |
|--|--|
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| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Use Permit                      | <input checked="" type="checkbox"/> Site Development                                 |
| <input type="checkbox"/> Temporary Use Permit                    | <input checked="" type="checkbox"/> Other <u>Land Use Amendment &amp; Annexation</u> |
| <input type="checkbox"/> Conditional Use Permit                  |  |

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, 2026, 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

Notary Public, State of Florida

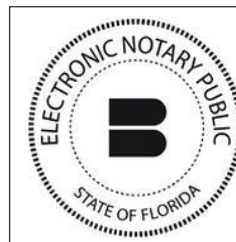
My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-280-9941

Email permitting@ondemandFL.com

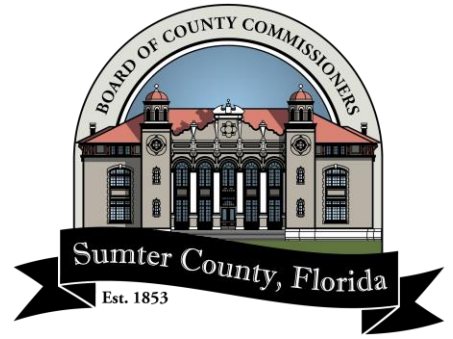
Notarized online using audio-video communication



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

# Board of County Commissioners Sumter County, Florida

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- |  |  |
|--|--|
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| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Use Permit                      | <input checked="" type="checkbox"/> Site Development                                 |
| <input type="checkbox"/> Temporary Use Permit                    | <input checked="" type="checkbox"/> Other <u>Land Use Amendment &amp; Annexation</u> |
| <input type="checkbox"/> Conditional Use Permit                  |  |

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

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Craig Runck, who is personally known to me or who has produced the following identification: Driver's License

Notarized online using audio-video communication

Notary Signature Melanie Gonzalez

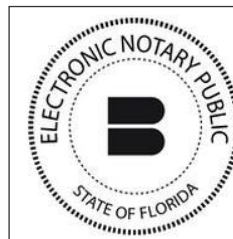
Notary Public, State of Florida

My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-280-9941

Email permitting@ondemandFL.com



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

27, 00

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 17<sup>th</sup> 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°04'26" 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.

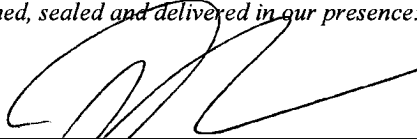
**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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

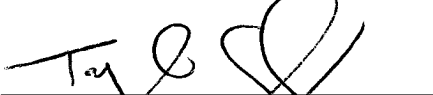


Witness Name: Joshua Rosenberg  
As to both signatures

Address: 223 Gentle Breeze Dr  
Minneola, FL 34715

  
John Clare Wintersteen

  
Alice Wintersteen

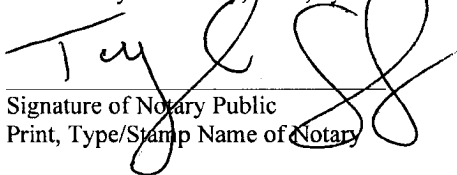


Witness Name: Taylor Rosenberg  
As to both signatures

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 17<sup>th</sup> 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

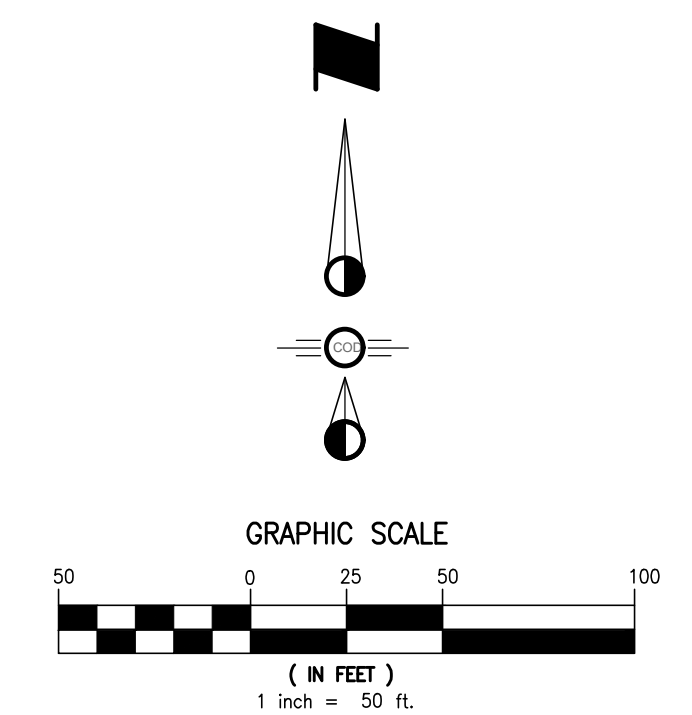
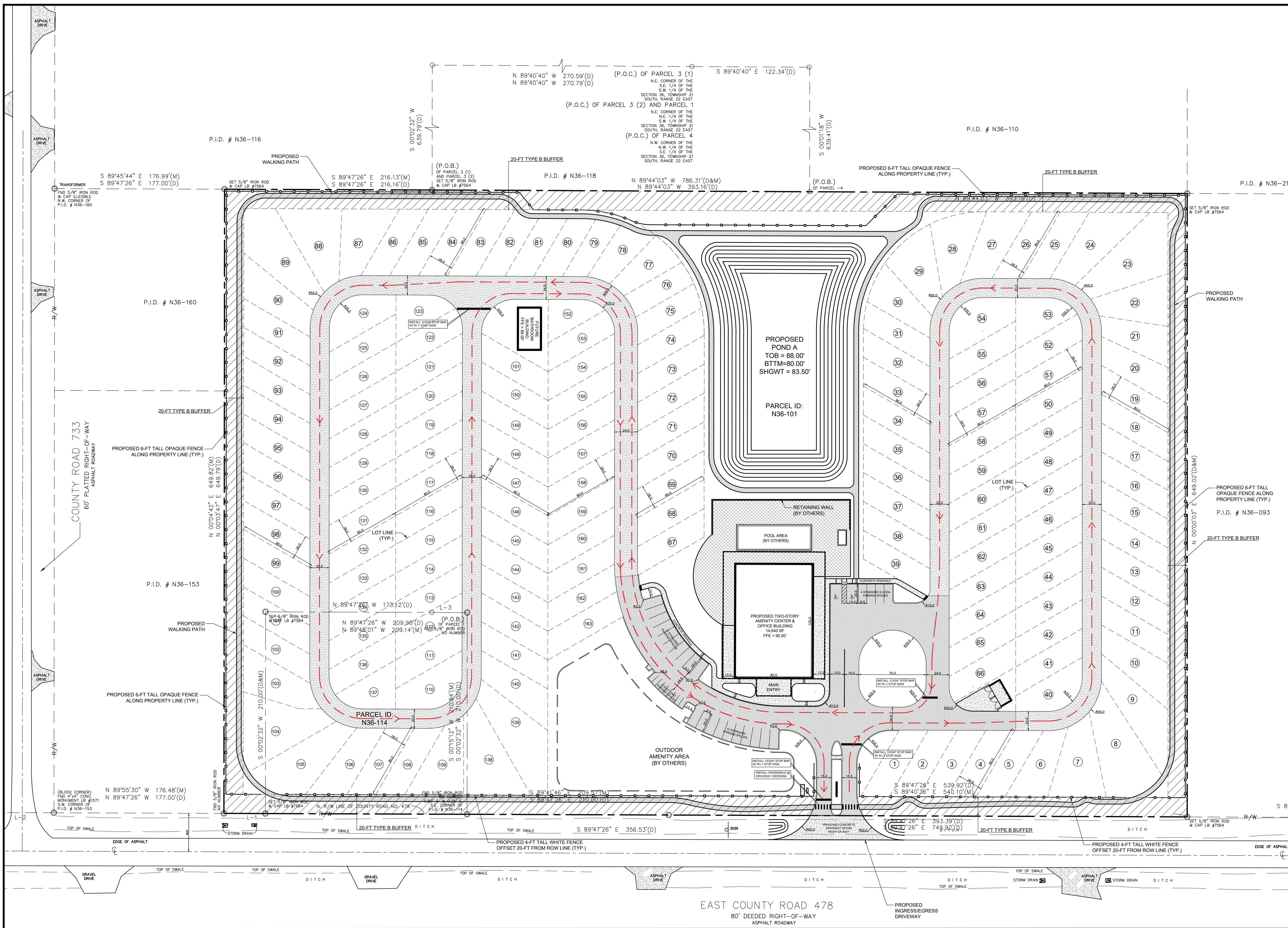
#### **Proposed Uses**

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



### 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 PUD (RV)
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL & VACANT RV PARK (CLASS B)
PROPOSED LAND USE:	
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 SOUTH 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, 38.86 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 LINE OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" WEST, 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°02'32" WEST, 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, 38.86 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, 386.53 FEET; THENCE NORTH 00°01'18" EAST, 648.61 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 SOUTHWEST 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 THE SOUTHWEST 1/4, 122.34 FEET THENCE SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00°01'18" WEST 648.41 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 00°00'03" EAST 649.02 FEET THENCE NORTH 89°44'03" WEST 393.16 FEET TO POINT OF BEGINNING.

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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 00°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 LINE OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET; RUN THENCE NORTH 00°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 00°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 38.86 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  
 DBERG@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)

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

REQUESTED ACTION: \_\_\_\_\_

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](mailto:PZ@SUMTERCOUNTYFL.GOV)

CASE NUMBER: ZON26-000012

PLANNER: Jared Oberholtzer

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

**NOTICE**  
THIS PROPERTY WILL BE CONSIDERED  
FOR OFFICIAL ACTION

REZONING

PRESIDENT FUTURE  
LAND USE / ZONING: City Commercial Public Land Use / City Light Commercial (CLL)

Property located within 10.00 acres BOLL & 900-10-01 area BOLL from  
City of Webster Light Commercial (CLL) to City of Webster Light  
Commercial (CLL) to be used as a general office space and  
approximately 100 "Class B" lots for temporary uses with other  
development potential.

REQUESTED ACTION: \_\_\_\_\_ TIME: 8:00 PM

HEARING DATE: June 8, 2028

HEARING PLACE: Webster City Hall, 85 E. Central Ave., Webster, FL 32087

HEARING AUTHORITY: \_\_\_\_\_

PLANNING & ZONING SPECIAL MASTER

HEARING DATE: June 15, 2028 & July 15, 2028 TIME: 8:00 PM

HEARING PLACE: Webster City Hall, 85 E. Central Ave., Webster, FL 32087

HEARING AUTHORITY: \_\_\_\_\_

CITY OF WEBSTER CITY COUNCIL

FOR FURTHER INFORMATION, CALL (321) 888-4460 (EMAIL: PZ@CITYOFWEBSTERFL.GOV)

CASE NUMBER: ZON-28-00017  
PLANNER: Janet Chappell

Sumter County Planning & Floodplain Division  
7018 Powell Road, Suite 110, Wildwood, FL 34785

# NOTICE

## THIS PROPERTY WILL BE CONSIDERED FOR OFFICIAL ACTION

REZONING

PRESENT FUTURE

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

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

REQUESTED ACTION:

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](mailto:PZ@SUMTERCOUNTYFL.GOV)

CASE NUMBER:

ZON26-000012

PLANNER:

Jared Oberholtzer

Sumter County Planning & Floodplain Division  
7375 Powell Road, Suite 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: 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](mailto: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)

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

REQUESTED ACTION: 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](mailto: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)

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

REQUESTED ACTION: 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](mailto: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

## 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:** qw417ILCS9f7jHbalxn4

**NOTICE NAME:** ZON26-000012 City of Webster

**Publication Fee:** \$423.00

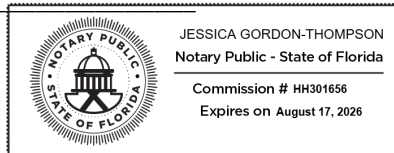
Affiant further says that the Sumter Sun Times newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Florida  
County of Orange



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

*J. Gordon-Thompson*

\_\_\_\_\_  
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-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

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.

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.

**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.

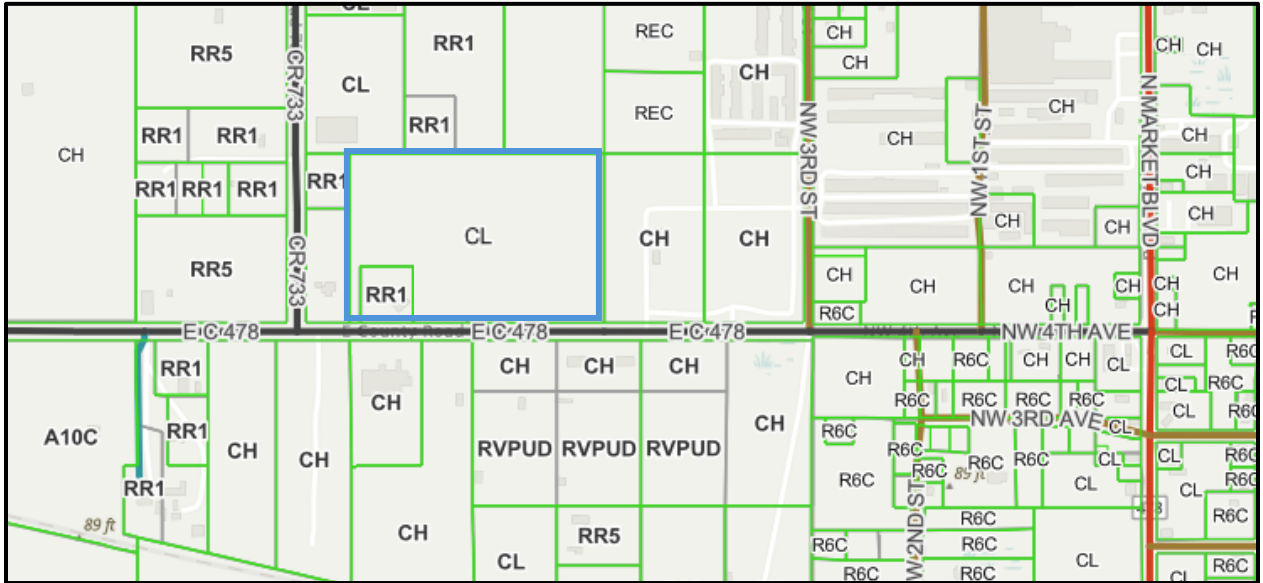
6. Minimal adjustments, as defined by Sec. 13-322(d)(1), may be approved by the City Manager or designee, including:
  - a. Lots, internal roadways, and drainage ponds may be rearranged in compliance with State and regional agency permits.
  - b. Minor buffer and landscaping modifications.
  - c. Substitution 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

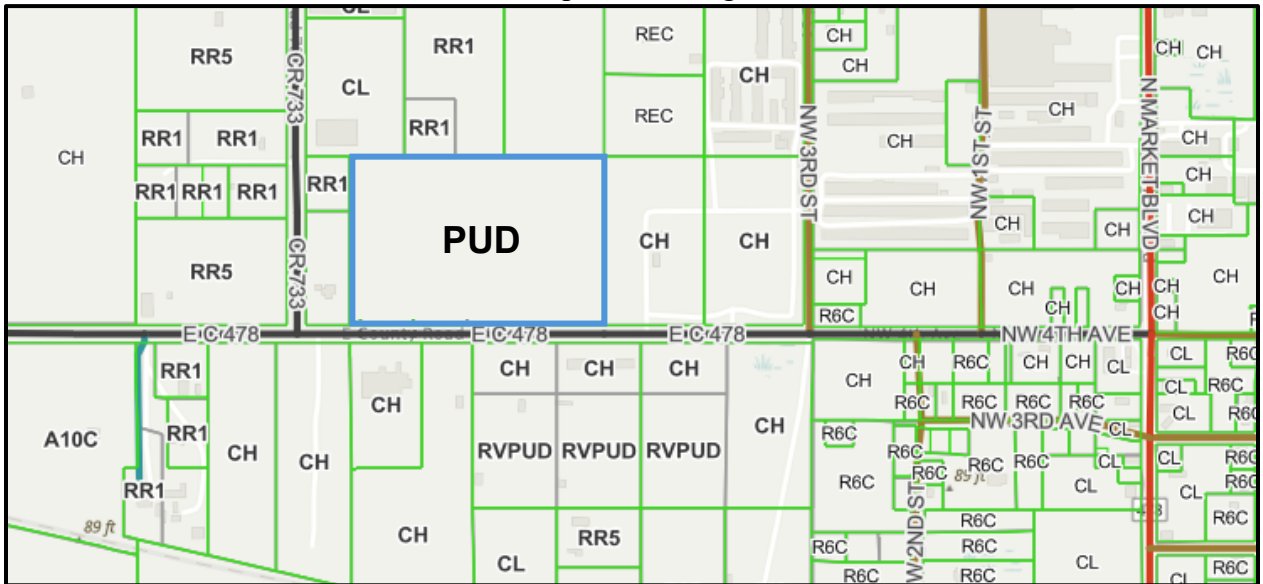
**Placard Posted at Property:** 5/21/2026

# Map 1 Surrounding Area with Proposed Changes

## Current Zoning



## Proposed Zoning



**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-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

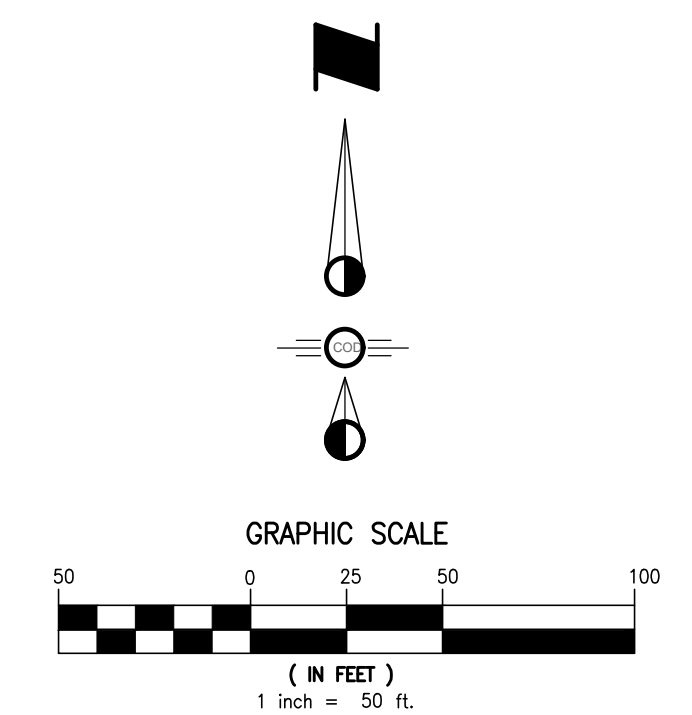
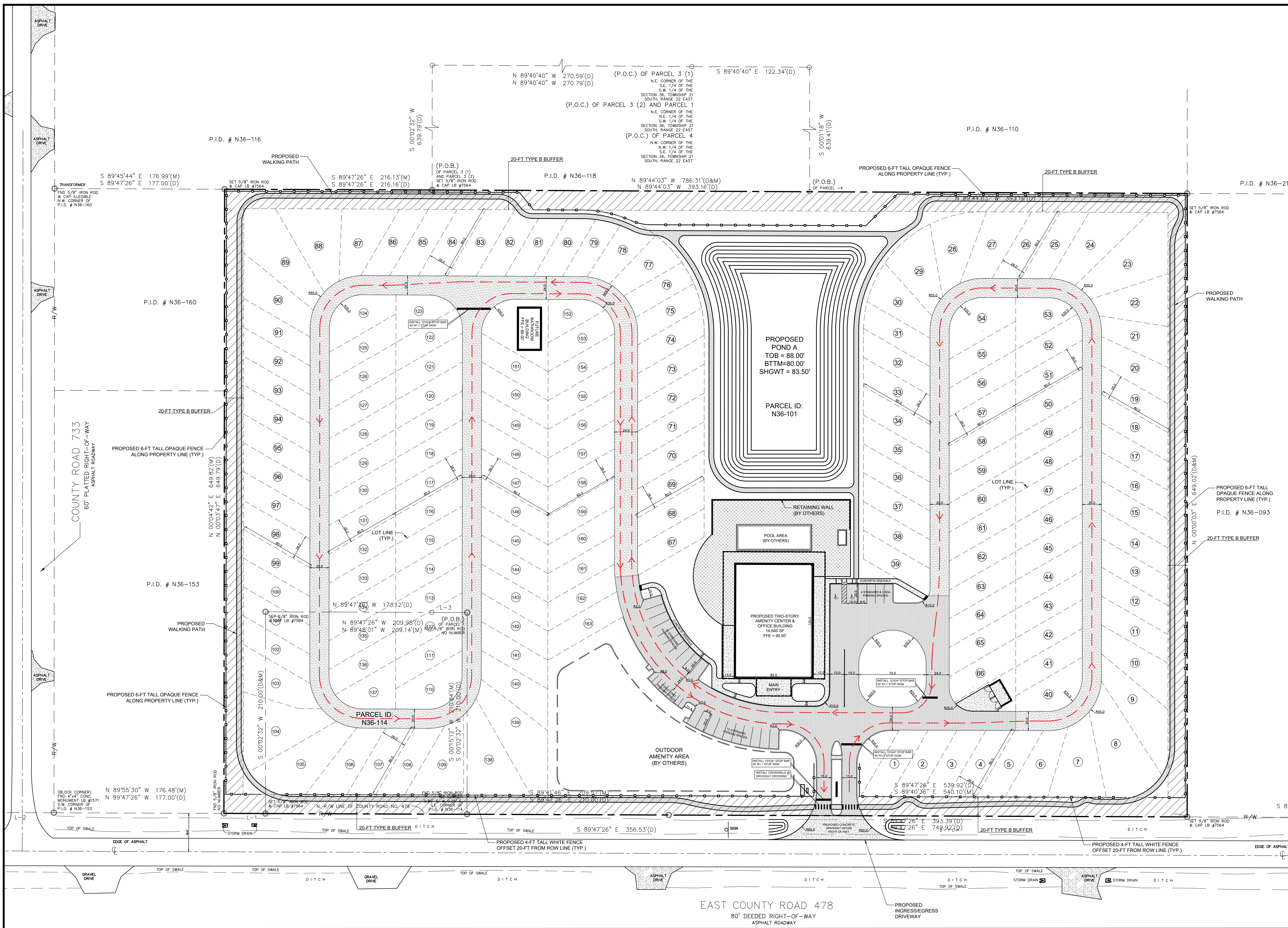
A PORTION OF TRACT 24 OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°40'40" 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.

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.



### 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 SOUTH 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, 38.86 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 LINE OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" WEST, 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°02'32" WEST, 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, 38.86 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, 386.53 FEET; THENCE NORTH 00°01'18" EAST, 648.61 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 SOUTHWEST 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 SECTION 36, 122.34 FEET; THENCE SOUTH 00°01'18" WEST 639.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00°01'18" WEST 648.41 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 00°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 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 SECTION 36, 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°01'03" 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 A FORESAID 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, 692.20 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 00°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 LINE OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET; RUN THENCE NORTH 00°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 00°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 38.86 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  
DBERG@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.

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All questions or requests for additional information should be directed to:

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Founder, Farmer & CEO  
rayjrose@icloud.com  
813 245 1069

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



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.



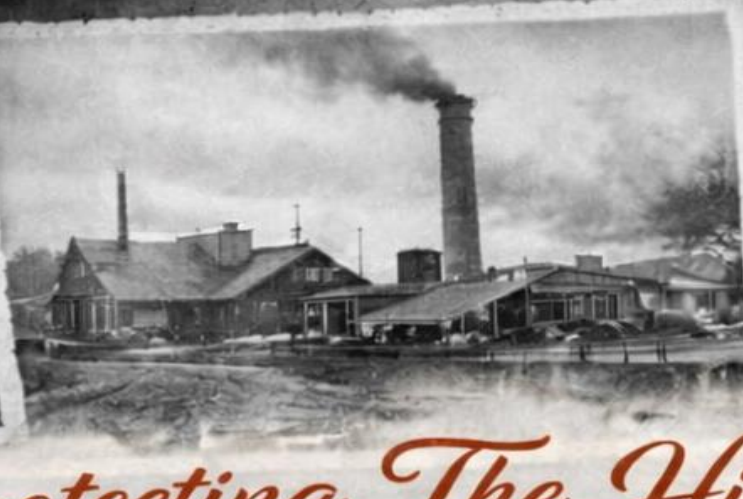
## ROOTED IN NATURE. FOCUSED ON PEOPLE. COMMITTED FOR THE FUTURE.

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



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



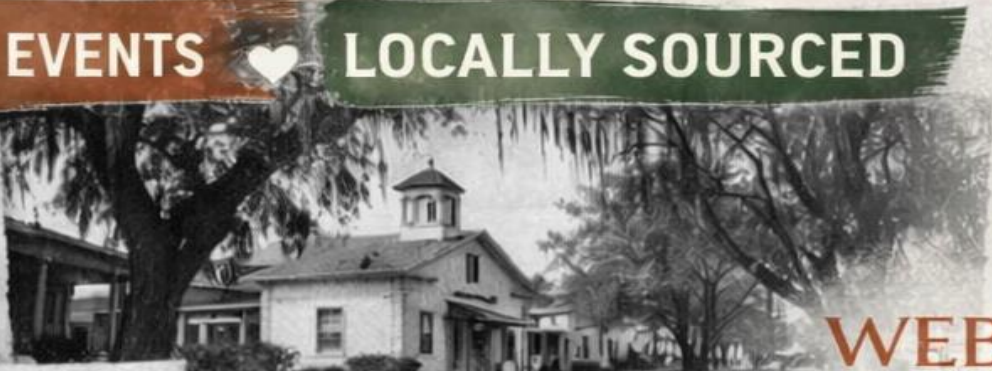


*Protecting The History of*  
**WEBSTER, FL**



**COMMUNITY EVENTS** ♥

**LOCALLY SOURCED**



**WEBSTER GARDENS**  
RETREATS



# Site Plan Overview

[https://drive.google.com/drive/u/folders/1HQUHAF3-TQ3PSkrOUkoUBBLA4G5JER\\_L](https://drive.google.com/drive/u/folders/1HQUHAF3-TQ3PSkrOUkoUBBLA4G5JER_L)





# WEBSTER GARDENS

RETREATS

*A Farmhouse Inspired, Eco Conscious Destination*



**COMING SOON • A RESORT INSPIRED FUTURE**



*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**

- LUXURY LIVING, AFFORDABLE PRICES
- UTILIZE AS A PRIVATE RETREAT OR A RENTAL INVESTEMENT OPPORTUNITY

**INQUIRE NOW**

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



## This message needs your attention

- No employee in your company has ever replied to this person.
- This is a personal email address.

Report this Email or Mark as Safe

Powered by Mimecast

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

## #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



**This message needs your attention**

- No employee in your company has ever replied to this person.
- This is a personal email address.

Report this Email or Mark as Safe

Powered by Mimecast

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!!

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.

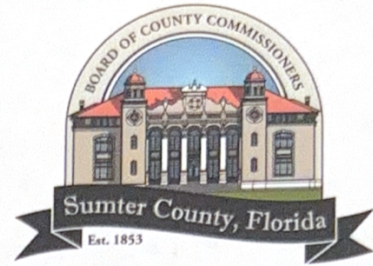
For these reasons, I respectfully request denial of the rezoning application or, at minimum, postponement until additional studies and community input are completed.

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](mailto: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  
2<sup>nd</sup> 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

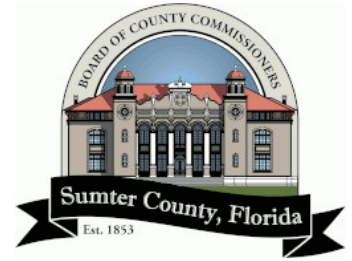
Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

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](http://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,

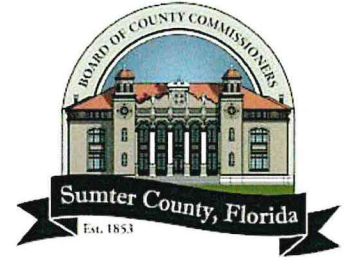
Sumter County Administration

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

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Website: [www.sumtercountyfl.gov](http://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) - 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.

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,

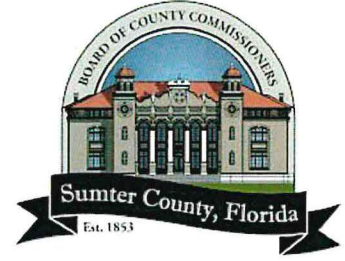
Sumter County Administration

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.

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Website: [www.sumtercountyfl.gov](http://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 thereof, 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.

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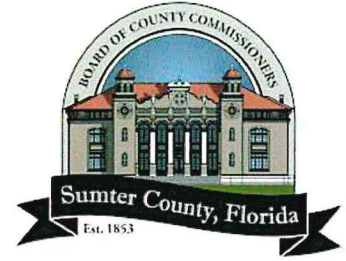
SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

## **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

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Website: [www.sumtercountyfl.gov](http://www.sumtercountyfl.gov)



COUNTY OF SUMTER (Petitioner)

File #: 24-005626

vs.

RUNCK CRAIG A & BRANDON M (JT) (Respondent)

## 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



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

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

### Recipient Signature

Signature of Recipient:	<table border="1"><tr><td colspan="2">Delivery Section</td></tr><tr><td>Signature</td><td></td></tr><tr><td>Printed Name</td><td>Chris Runch</td></tr></table>	Delivery Section		Signature		Printed Name	Chris Runch
Delivery Section							
Signature							
Printed Name	Chris Runch						
Address of Recipient:	<table border="1"><tr><td>Delivery Address</td><td>3730 163rd AVE SE</td></tr></table>	Delivery Address	3730 163rd AVE SE				
Delivery Address	3730 163rd AVE SE						

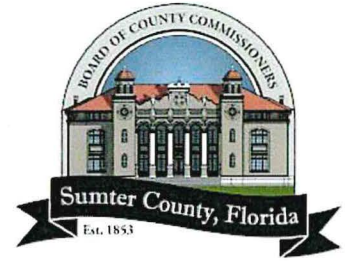
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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](http://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

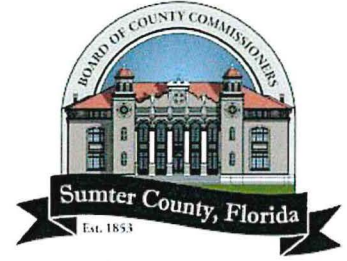
9489 0090 0027 6658 4771 39

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](http://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 thereof, 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

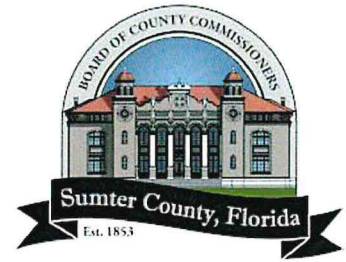
9489 0090 0027 6658 4300 35

## 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](http://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



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.**



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

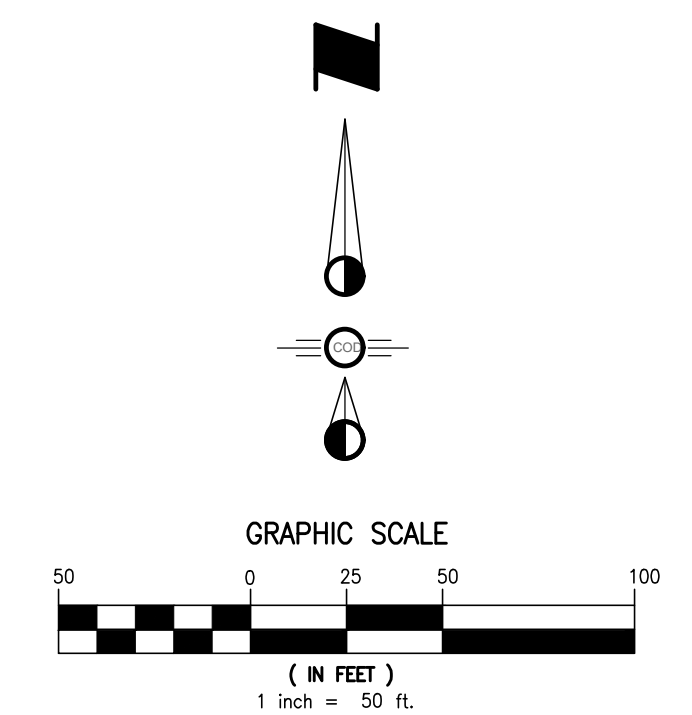
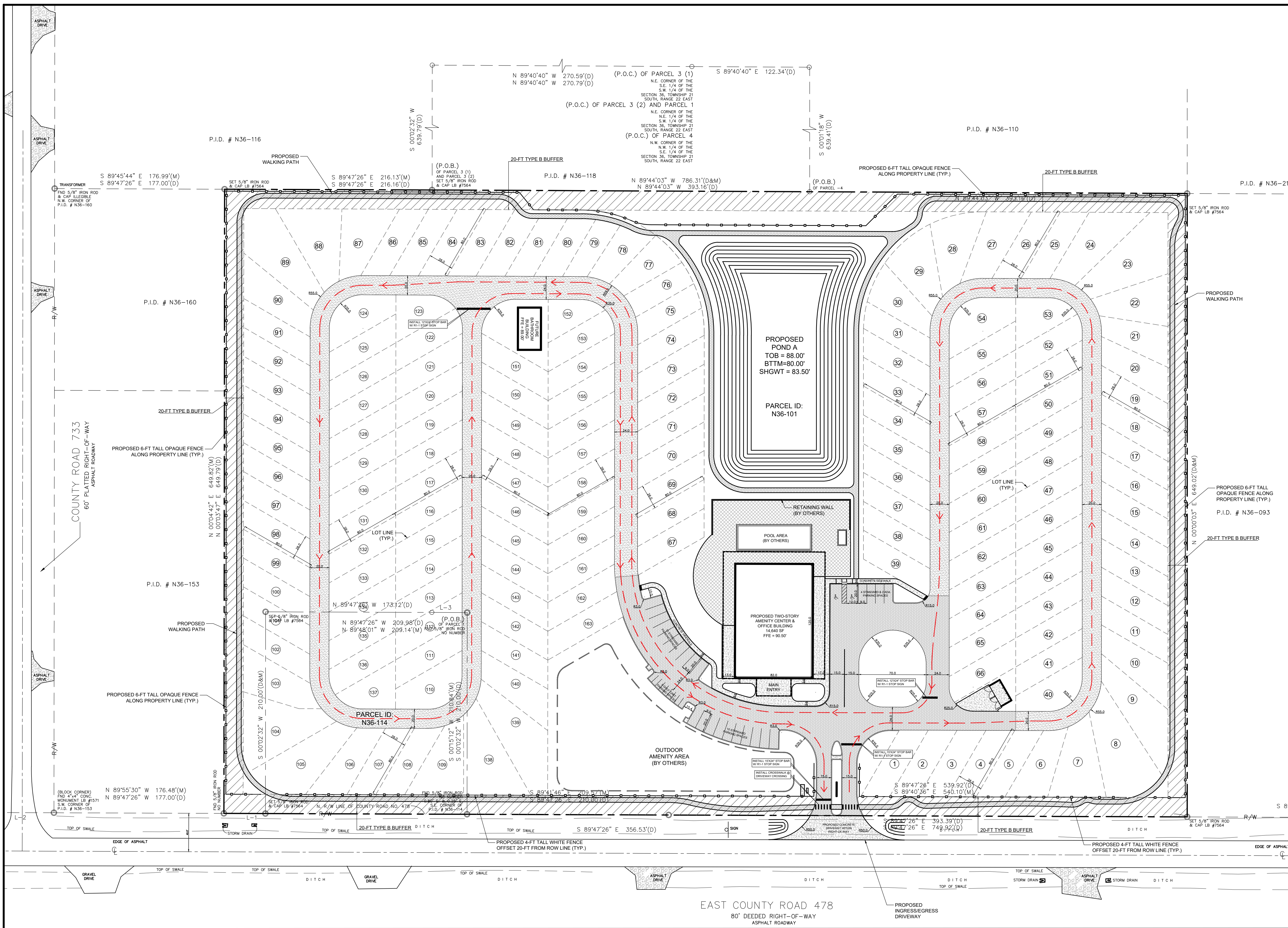


Signature of Recipient:	
Address of Recipient:	701 S HOWARD AVE, TAMPA, FL 33606

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



### 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 SOUTH 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, 38.86 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 LINE OF COUNTY ROAD 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY, 210.00 FEET; THENCE NORTH 00°02'32" WEST, 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°02'32" WEST, 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, 38.86 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, 395.53 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 SOUTHWEST 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 THE SOUTHWEST 1/4, 122.34 FEET; THENCE SOUTH 00°02'32" WEST, 639.79 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00°02'32" WEST, 210.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CR 478; THENCE SOUTH 89°47'26" EAST ALONG SAID RIGHT-OF-WAY LINE, 210.00 FEET; THENCE NORTH 00°02'32" WEST, 210.00 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 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 THE SOUTHWEST 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°01'03" 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 A FORESAID 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, 692.20 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 00°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 LINE OF SAID COUNTY ROAD NO. 478 A DISTANCE OF 173.14 FEET; RUN THENCE NORTH 00°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 00°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 38.86 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  
 DBERG@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 163<sup>rd</sup> 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:***

**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 Recreation        |  County Rural Residential |
|  Webster Urban Residential |  County Commercial        |
|  Webster Commercial        |  |
|  Unassigned                |  |

**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 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 2026-07  
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 Ist \_\_\_\_\_  
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  
Signature

4/10/26  
Date

Craig Runck  
Print Name

N/A  
Signature

N/A  
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

1.00xname  
35.50  
    .70 Doc  
-----  
37.20

RETURN TO:

CRAIG A. RUNCK  
3730 163<sup>RD</sup> AVENUE SE  
MAPLETON, ND 58059

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 11<sup>th</sup> 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 163<sup>RD</sup> 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:

Melissa Fuller  
WITNESS #1: Melissa Fuller

Clayton Runck  
CLAYTON RUNCK

Elaine Chin-Shue  
WITNESS #2: Elaine Chin-Shue

STATE OF FLORIDA

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

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 DiversiGo identification.

NOTARY PUBLIC

My Commission Expires:  
10.11.19

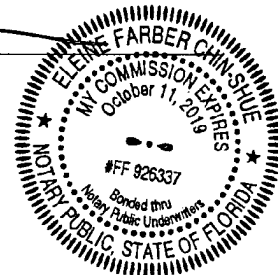


EXHIBIT "A"

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 PARTICULARLY 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 DISTANCE 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

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AWAY LINE OF SAID COUNTY ROAD 478, RUN THENCE NORTH  
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36.86 FEET TO THE POINT OF BEGINNING.

██████████ 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**

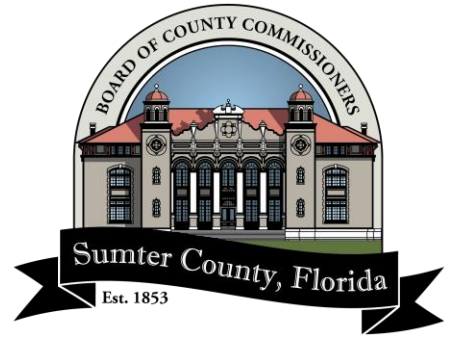
Parcel Numbers: N36-114

## **PARCEL ID: N36-114**

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# 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):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Rezoning                     | <input type="checkbox"/> Operating Permit  |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Use Permit                      | <input checked="" type="checkbox"/> Site Development                                 |
| <input type="checkbox"/> Temporary Use Permit                    | <input checked="" type="checkbox"/> Other <u>Land Use Amendment &amp; Annexation</u> |
| <input type="checkbox"/> Conditional Use Permit                  |  |

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

Legal Description (provide below or attach)

See attached.

Signature

Craig 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

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

Agent Contact Information

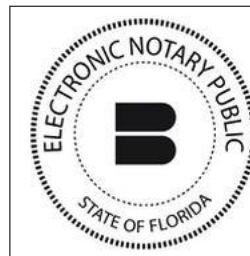
Phone No. 813-245-1069

Email rayjrose@icloud.com

Brandon Runck  
Signature

Brandon Runck

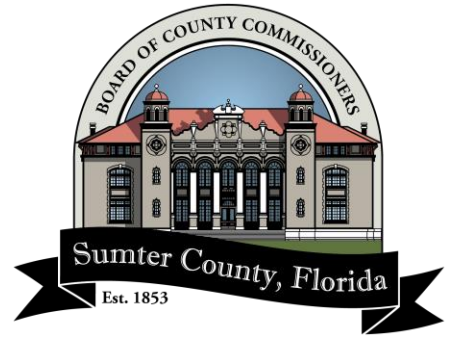
Printed Name



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

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Notary Signature Melanie Gonzalez

Notary Public, State of Florida

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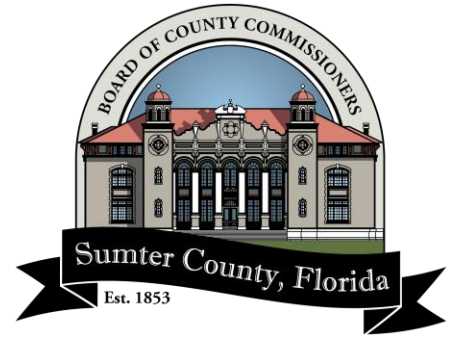
Phone No. 813-245-1069

Email rayjrose@icloud.com



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

Notary Signature Melanie Gonzalez

Notary Public, State of Florida

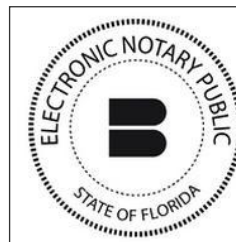
My Commission expires 06/02/2029

Agent Contact Information

Phone No. 813-280-9941

Email permitting@ondemandFL.com

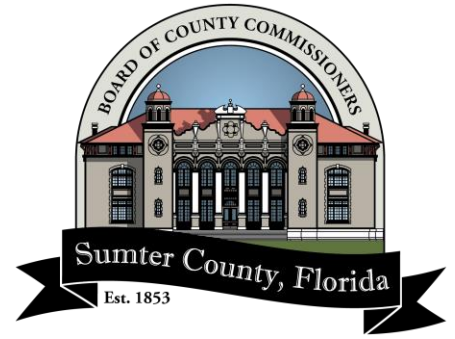
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Melanie Gonzalez  
Electronic Notary Public  
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Phone No. 813-280-9941

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](mailto: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

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PLANNER: Jared Oberholtzer

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

## 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**

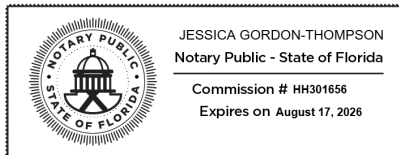
State of Florida  
County of Orange

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

*J. Ra*

\_\_\_\_\_  
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



# Attachment 1 Future Land Use Maps







## Current Future Land Use Map



## Proposed Future Land Use Map



### Legend

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

**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 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 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 163<sup>rd</sup> 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.

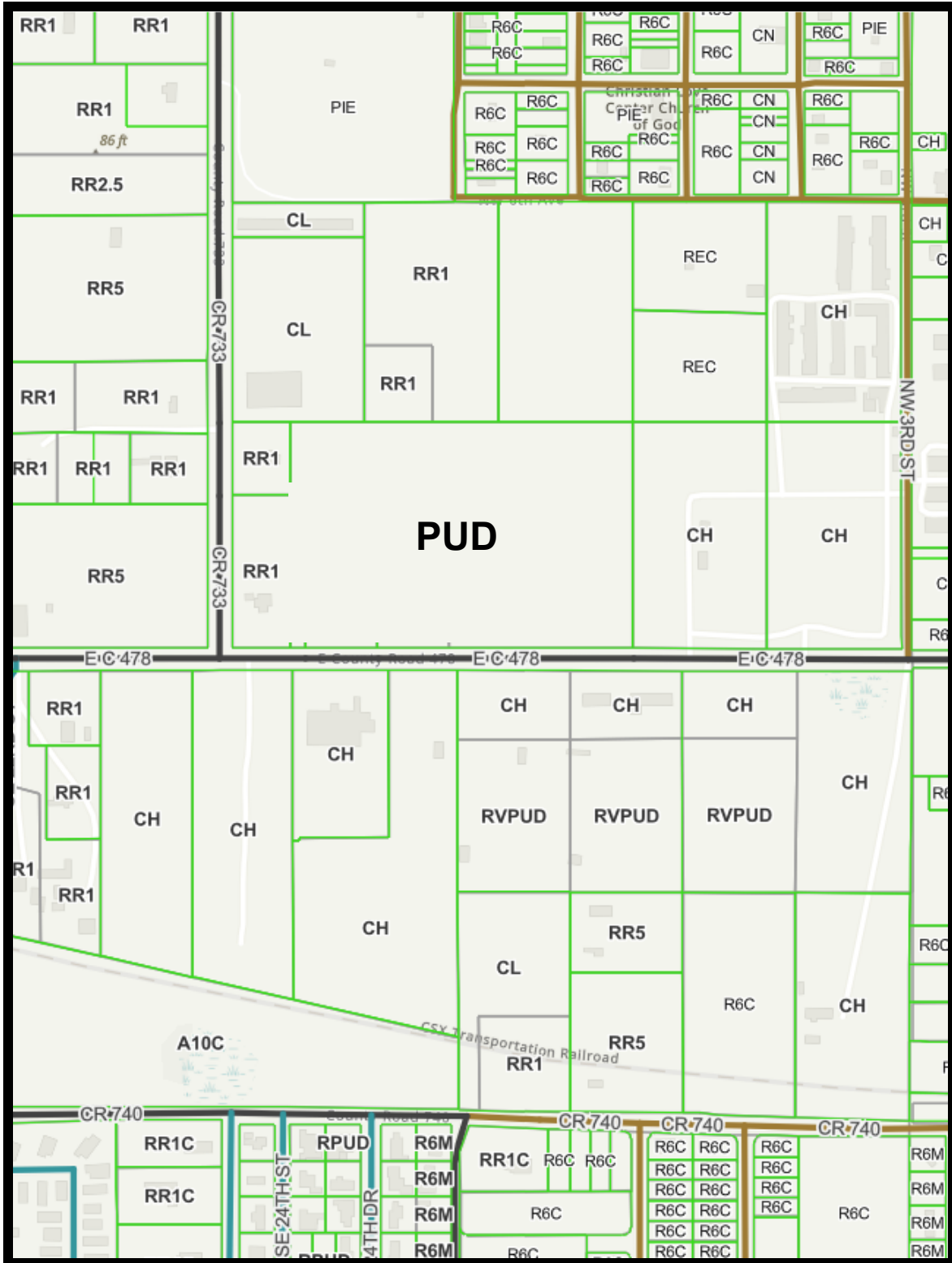
AND

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.