

**Darrin Taylor**  
850.425.3398 direct  
dtaylor@carltonfields.com

November 20, 2012

Karl Holley, Planning Director  
Sumter County Planning Department  
7375 Powell Road, Suite 115  
Wildwood, Florida 34785

**Re:** Section 380.06(19)(e)2. Amendment to The Villages of Sumter DRI

Dear Mr. Holley:

The Villages is requesting a minor amendment to the Villages of Sumter DRI development order, specifically the solid waste provisions in Section IV.1 of the DO. This amendment meets the criteria for a minor change based on a determination by the Department of Economic Opportunity (DEO) pursuant to s.380,06(19)(e)2.1. The Department's determination letter is attached as Exhibit A to the application.

Since this amendment is an (e)2. change, then no NOPC review is required. Enclosed is our application requesting an amendment to the development order which includes the proposed development order language.

Thank you for your cooperation and assistance. If there are any questions, please call me.

Sincerely,



Darrin Taylor, AICP  
Government Consultant

DFT/bno  
Attachment

# The Villages

## **REQUEST FOR SECTION 380.06(19)(E)2.K., F.S. CHANGE FOR THE VILLAGES OF SUMTER DRI**

(7<sup>th</sup> Amendment to the 2<sup>nd</sup> Amended and Restated Development Order)



*Prepared for:*

**THE VILLAGES OF LAKE-SUMTER, INC.  
1020 LAKE SUMTER LANDING  
THE VILLAGES, FLORIDA 32162**

*Prepared by:*

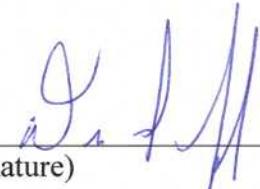
**CARLTON FIELDS, P.A.  
215 SOUTH MONROE, SUITE 500  
TALLAHASSEE, FLORIDA 32302**

**NOVEMBER, 2012**

**REQUEST FOR SECTION 380.06(19)(E)2.K., F.S. CHANGE FOR  
THE VILLAGES OF SUMTER DRI**

1. I, Darrin Taylor, the undersigned authorized representative of The Villages of Lake-Sumter, Inc., hereby gives notice of a proposed change to an approved Development of Regional Impact (DRI) in accordance with Section 380.06(19)(e)2.k., F.S. In support, I submit the following information concerning the The Villages of Sumter DRI, which information is true and correct to the best of my knowledge. As supported in this application, this change meets the criteria of Section 380.06(19)(e)2.k., F.S., thereby no NOPC review is required. A copy of the Department of Economic Opportunity's (DEO) determination letter is attached as **Exhibit A**. The local government can approve the amendment based on their local approval process. However, we are providing courtesy copies of the proposed amendment, under separate cover, to the Withlacoochee Regional Planning Council (WRPC) and the DEO. The statute does require that a copy of the adopted amendment be submitted to the WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

11/20/12  
\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
(Signature)

**2. Applicant (name, address, phone).**

The Villages of Lake Sumter, Inc.  
c/o Martin L. Dzuro, Vice President  
990 Old Mill Run  
The Villages, Florida 32162  
(352) 753-6262

**3. Authorized Agent (name, address, phone).**

Darrin Taylor, AICP  
Carlton Fields, P.A.  
215 South Monroe, Suite 500  
P.O. Drawer 190  
Tallahassee, Florida 32302  
(850) 224-1585  
dtaylor@carltonfields.com

**4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Sumter County, Township 18 South; Range 23 East Sections 13, 14, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35 and 36; and Township 19 South; Range 23 East, Sections 1, 2, 3, 4, 8, 9, 10, 11, 12, 1, 14, 16, 17, 23, and 24.

**5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**

**Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate.**

The Villages is proposing to amend the solid waste provisions, specifically Section IV.I of the Villages of Sumter DO. Currently the development order limits the Villages' authority to provide solid waste service to the buildout date of the development order. The Villages would like to remove that limitation. Attached is the current and proposed development order language as **Exhibit B**.

This development order amendment would not result in any regional impacts. Under Chapter 380.06(19)(e), F.S., changes that clearly do not create regional impacts are not substantial deviations and are eligible for approval as a s.380.06(19)(e)2. amendment. While there is no specific provision under (19)(e)2. regarding this type of change, the DEO has determined based on its statutory authority in s.380.06(19)(e)2.1. that this change meets the (e)2 criteria. The DEO's determination letter is attached as **Exhibit A**.

6. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

A complete history of the Villages of Sumter Development Orders and amendments is provided below:

Original Development Order approved by Sumter County on May 9, 2000.

The original Development Order allowed the Villages of Sumter DRI to develop not more than 11,097 conventionally constructed (no manufactured housing or mobile homes) single family dwelling units; 30 acres of institutional/educational space; 1,250,000 square feet of Gross Floor Area (GFA) of retail structures; 250,000 square feet GFA of office space; a 300 room hotel; attraction/recreation facilities and related roads, recreation and conservation areas, wetlands, buffer area, stormwater retention and open space for a total project area of 4,677 acres in three phases [Phase I (2004-2008), Phase II (2009-2013) and Phase III (2014-2018)].

NOPC approved by Sumter County on January 15, 2002.

This was the first NOPC amendment to the Villages of Sumter Development Order and moved the start of Phase I forward from 2004 to 2002. Phase II was changed to run from 2007 to 2011 and Phase III to run from 2012 to 2016. No other changes to the plan of development were made.

However there have been changes to the Development Order effectuated through preliminary development agreements (PDA). The first PDA (September 29, 1999) was to authorize construction of a Charter School in the Workplace and entrance signs for The Villages. Two amendments to the first PDA were approved to increase the number of students to be served by the Charter School. The first PDA and its amendments are described as follows:

Preliminary Development Agreement approved September 29, 1999.

This agreement was approved by the Department of Community Affairs to authorize construction of a Charter School in the Workplace to serve 250 children in pre-school through grade 5. The children to be served are dependents of employees of The Villages or subcontractors to The Villages. The PDA also authorized construction of two entrance signs to The Villages on CR-466.

Preliminary Development Agreement Amendment approved September 19, 2000.

This agreement is the first amendment to the September 29, 1999 PDA. It increased the enrollment at the Charter School from 250 to 750 children.

Preliminary Development Agreement Amendment approved November 11, 2000.

This agreement is the second amendment to the September 29, 1999 PDA. It increased the enrollment at the Charter School from 750 to 950 children. This increase resulted from the addition of Middle School grades to the Charter School.

Substantial Deviation to the DRI Development Order Application filed August 9, 2001.

An application for a Substantial Deviation to the Villages of Sumter was filed on August 9, 2001. This Substantial Deviation added 7001 acres and associated increases in residential, commercial and other entitlements. Prior to the approval of the Amended Development Order authorizing the Substantial Deviation (July 16, 2002), two PDAs were approved.

Preliminary Development Agreement approved August 14, 2001.

This was the second PDA for the Villages of Sumter. It approved:

- a. The construction of a radio tower, transmitter and emergency power supply on 13.26 acres; and
- b. A 12 bed residential hospice and administrative offices on five acres.

Preliminary Development Agreement/Subsection 380.032(3) Agreement approved February 19, 2002.

This third agreement provided for:

- a. The extension of Morse Boulevard to the "east-west collector" through the Cherry Lake Commercial area;
- b. Implementation of improvements to Cherry Lake; and
- c. Construction of the "east-west collector".

Amended and Restated Development Order Providing for the Substantial Deviation to the Villages of Sumter DRI (Sumter County Resolution dated July 16, 2002).

This Substantial Deviation involved the acquisition of an additional 7001 acres adjacent to the original DRI and revisions/additions to the development plan including 21,103 dwelling units, 2,086,500 square feet of non-residential floor area and additional recreational/cultural facilities.

Section 380.032 Agreement dated September 9, 2002.

This Agreement provided that development activities in the Environmental Resource Plan (ERP) approved by the Southwest Florida Water Management District could be carried out on some parcels covered by the Substantial Deviation prior to the time the Amended and Restated Development Order became effective. The development activities involved mass grading and development of the stormwater management system.

NOPC Providing for the 1<sup>st</sup> Amendment to the Amended and Restated Development Order (Resolution dated April 22, 2003).

This Amendment provided for the addition of 151 acres of Residential land, eight acres of Educational/Institutional land, seven additional acres for stormwater management and

37 acres (nine holes) of additional Golf Course. No increase in Residential or Institutional entitlements was requested under this NOPC.

Amended and Restated Development Order Providing for the Second Substantial Deviation to the Villages of Sumter DRI (Sumter County Resolution dated February 24, 2004).

This Amendment added approximately 1,180 acres to the DRI. Approximately 867 acres of the new land was added to golf course to accommodate an additional 135 holes. This amendment also revised the project phasing to complete development in 2014 (six years earlier than under the previous Development Order). The educational/institutional floor area was increased by 30,000 square feet to a new total of 290,000 square feet. No other entitlements were increased.

Section 380.032 Agreement dated September 1, 2004.

This Agreement provided for the recontouring of Area 6 (39.25 acres) as permitted by an Environmental Resource Permit from the Southwest Florida Water Management District prior to approval of the NOPC adding the property to the DRI that was submitted on April 29, 2004.

NOPC Providing for the 1<sup>st</sup> Amendment to the 2<sup>nd</sup> Amended and Restated Development Order (Resolution dated September 28, 2004).

This Amendment provided for the following changes in acreage:

**Summary of The Net Changes In Land Use Proposed Under The April 2004 NOPC**

(Net Changes Do Not Add to Surveyed Total Because of Rounding to Whole Numbers)

| <b>LAND USE</b>                        | <b>NET CHANGES</b> |
|--|--------------------|
| Residential                            | 245                |
| Institutional                          | -19                |
| Golf Course                            | +101               |
| Retail/Service in Mixed Use Areas      | +38                |
| Regional Recreation Centers            | +11                |
| Clubhouse/Village Recreational Centers | +2                 |
| Fire Station                           | +2                 |
| Wastewater Treatment Facility          | -3                 |
| Retention Area                         | +65                |
| <b>Total Change In Acres</b>           | <b>+441</b>        |

No increase in entitlements was requested under this NOPC.

Section 380.032 Agreement submitted January 23, 2006.

This Agreement provided for mass grading and the construction of stormwater management facilities on Areas 1 – 9 as permitted by Environmental Resource Permits from the Southwest Florida Water Management District and construction of a 68,000 s.f. office center prior to approval of the NOPC adding the property to the DRI that was submitted on January 24, 2006.

NOPC Providing for the 2<sup>nd</sup> Amendment to the 2<sup>nd</sup> Amended and Restated Development Order Submitted January 24, 2006.

This NOPC proposed to add approximately 89 acres to the Villages of Sumter DRI. This additional acreage will be used for residential units previously approved in the development plan. Further, a portion of the added land will be used for a softball field complex, as well as additions to golf course land and stormwater retention uses. Additionally, some ten acres within the approved DRI would be converted from Golf Course to Mixed Use to allow development of a professional office center.

NOPC Providing for the 3<sup>rd</sup> Amendment to the 2<sup>nd</sup> Amended and Restated Development Order Submitted July, 2006.

This Amendment added 90 acres to the DRI. The changes in land use under the July 2006 NOPC are summarized in Table 1.

**TABLE 1**  
**Summary of The Net Changes In Land Use Proposed Under The July 2006 NOPC**

(Net Changes Do Not Add to Surveyed Total Because of Rounding to Whole Numbers on Map H-1)

| <b>LAND USE</b>  | <b>NET CHANGES</b> |
|--|--------------------|
| Residential  | +54                |
| Mixed Use Areas (Retail/Service in Town/Village Centers) | +60                |
| Hospital   | +3                 |
| Regional Recreation Center                               | -24                |
| Parks/Open Space/Buffers                                 | +2                 |
| Stormwater   | -5                 |
| <b>Total Change In Acres</b>                             | <b>90</b>          |

In addition to the land use acreage changes presented above, the following adjustments to entitlements were made:

- Convert 55,392 square feet of approved commercial floor area to 71,511 square feet of office
- Add an additional 59,999 square feet of office floor area to the currently authorized 300,000 to yield new totals of 431,510 square feet of office and 3,164,608 square feet of Retail Service area
- Add 225,000 square feet of institutional use.

**Note:** The Third Substantial Deviation which created the Villages of Wildwood DRI transferred 210+ acres of the Villages of Sumter DRI into the City of Wildwood, added land within the City to the Wildwood DRI and transferred entitlements that yielded no net increase in entitlements for the combined Villages of Sumter and Villages of Wildwood DRIs. The City of Wildwood adopted a Development Order (and associated Comprehensive Plan Amendment) to reflect this on November 10, 2008. This NOPC will formally recognize the creation of the Villages of Wildwood DRI and adjust the Villages of Sumter land area and entitlements accordingly.

NOPC providing for the 4<sup>th</sup> Amendment to the 2<sup>nd</sup> Amended and Restated Development Order submitted December 5, 2008.

This amendment was composed of three general categories. The first category was changes for all five Development Orders to address the following:

1. Transportation – deletion of existing Development Order conditions requiring monitoring and modeling and replacement with conditions to reflect the transportation mitigation included in the Proportionate Share Agreement (the “PSA”) with the Florida Department of Transportation (FDOT).
2. Affordable Housing – deletion of existing affordable housing provisions and replacement with conditions recognizing that the Developer has mitigated for its cumulative impact on affordable housing.
3. Buildout Date – set a common buildout date of December 31, 2014. No amendment was required for the Villages of Sumter, its Development Order specified that the Buildout Date is December 2014.
4. Establish December 31, 2019 as the Expiration Date for all of The Villages DRI Development Orders.

The second category consisted of the transfer of land and entitlements from the Villages of Sumter DRI to the Villages of Wildwood DRI. In this amendment, the following changes were made to the Villages of Sumter DRI:

- Removed approximately 220 acres from the DRI
- Reduced Retail Service by 1,288,258 sf
- Reduced Office by 14,400 sf
- Reduced Educational/Institutional by 49,714 sf
- Reduced Hotel Rooms by 200 rooms
- Removed all 300 hospital beds
- Decreased movie theater by 8 screens

These changes were reflected in the Map H and H-1, the Master Development Plan and the accompanying Land Allocation and Phasing Tables.

The third category consisted of housekeeping changes updating the DRI Development Order to reflect the following minor revisions:

- Clarification that the requirements for annual reports cease upon reaching buildout;
- Established that the Developer would provide an annual payment to Sumter County of \$15,000 per year from 2010 to 2014 to support the County’s annual traffic monitoring program.

NOPC Providing for the 5<sup>th</sup> Amendment to the 2<sup>nd</sup> Amended and Restated Development Order Submitted August 31, 2010.

This amendment made changes to the Land Use Conversion Matrix by adding Skilled Nursing Facilities, Assisted Living Facilities and Independent Living Facilities Land Uses. The amendment also deleted the Convention/Performing Arts land use, moved 5.72 acres along CR 44A to the Villages of Wildwood DRI and added 12 acres of railroad right of way along SR 44.

NOPC Providing for the 6<sup>th</sup> Amendment to the 2<sup>nd</sup> Amended and Restated Development Order Submitted June 30, 2012.

This amendment added 353 acres to the Villages of Sumter DRI. The additional acreage was used for residential units, recreation, stormwater basins and mixed uses. Portions of previously approved entitlements were converted using the Land Use Conversion Matrix to the planned uses on this property. This ensured there were no increases in impacts.

The amendment also amended the Master Plans Map H and H-1 and the Land Use Allocation Table to reflect the changes above and the changes made by the following:

- a. Notice of Conversion of land Uses dated January 20, 2011. This Notice converted 8,440 Retail square feet to 128 Assisted Living Facility beds.
- b. Notice of Conversion of Land Uses dated March 30, 2011. This Notice converted 792 Retail square feet to 12 Assisted Living Facility beds and 27,720 Retail square feet to 315 Residential Dwelling Units.
- c. Notice of Extension pursuant to Section 54(19)(c)2. of Chapter 2011-139, F.S.. This Notice extended the Phase III and IV dates of the DRI.

None of these changes created any additional impacts or resulted in any changes to the development amounts within the development order.

7. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

No change in dates proposed.

8. **Will the proposed change require an amendment to the local government comprehensive plan?**

No.

**Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06(15) F.S., and 9J-2.025, F.A.C.:**

9. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

No Change.

10. **Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order.**

Language changes related to this proposed DO amendment are found in the proposed resolution adopting this seventh amendment to the 2<sup>nd</sup> Amended and Restated Development Order for The Villages of Sumter DRI attached as **EXHIBIT B**.

This amendment does not add or delete any land to The Villages of Sumter DRI or make any other changes.

**EXHIBITS**

**EXHIBIT A** COPY OF DEO DETERMINATION LETTER

**EXHIBIT B** PROPOSED AMENDMENT TO THE VILLAGES OF SUMTER  
DEVELOPMENT ORDER

**EXHIBIT A**

COPY OF DEO DETERMINATION LETTER

Rick Scott  
GOVERNOR



Hunting F. Deutsch  
EXECUTIVE DIRECTOR

FLORIDA DEPARTMENT of  
ECONOMIC OPPORTUNITY

November 20, 2012

Mr. Darrin Taylor, AICP  
Carlton Fields  
215 South Monroe Street, Suite 500  
Tallahassee, Florida 32302-0190

RE: The Villages of Sumter and Tri-County Villages of Sumter Developments of Regional Impact (DRI),  
File Nos. ADA-0500-007 and 06-200-007 Non-substantive Modification

Dear Mr. Taylor:

In your letter dated November 16, 2012, you requested a determination of whether a proposed change to the Villages of Sumter and the Tri-County Villages of Sumter DRIs (the Villages) may be reviewed and adopted as a non-substantive amendment to the development order without the need for submittal of a notification of proposed change pursuant to Section 380.06(19), Florida Statutes (F.S.).

The proposed amendment is to the solid waste provisions, which currently limit the Villages' authority to provide solid waste service to the buildout date of the development order. The proposed amendment to the development order would remove this limitation.

Section 380.06(19)(e)2.1, F.S., states that changes which do not create the likelihood of additional regional impacts are not substantial deviations and are eligible for approval as a Section 380.06(19)e.2, F.S., amendment. The Department concurs that the change to the solid waste provision described above is eligible for consideration as a Section 380.06(19)(e)2.1, F.S. amendment. The Department has consulted with the Withlacoochee Planning Council regarding the proposed change.

Therefore, Pursuant to sub-paragraph 380.06(19)(e)2.1, F.S., the proposed change does not require the filing of a Notice of Proposed Change. The County must render the amended Development Order to the Department once it is adopted. Thank you for the opportunity to review this proposed change, if you have any questions regarding this matter, please contact Ana Richmond at (850)717-8509.

Sincerely,

Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/ar

cc: Mr. Mike Moehlman, Executive Director, Withlacoochee Regional Planning Council  
Ms. Sue Farnsworth, County Planner, Sumter County

Florida Department of Economic Opportunity | The Caldwell Building | 107 E. Madison Street | Tallahassee, FL | 32399-4120  
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

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**EXHIBIT B**

**PROPOSED AMENDMENT TO  
THE VILLAGES OF SUMTER DEVELOPMENT ORDER**

**EXHIBIT B**

**RESOLUTION**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, ADOPTING A SEVENTH AMENDMENT TO THE SECOND AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE VILLAGES OF SUMTER DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on \_\_\_\_\_, 2012 The Villages of Lake-Sumter, Inc. submitted a request for a development order amendment pursuant to 380.06 (19), Florida Statutes (F.S.), to the Villages of Sumter Development of Regional Impact (DRI) Amended and Restated Development Order (ADO); and

**WHEREAS**, on November 20, 2012 The Florida Department of Economic Opportunity (DEO) determined that this development order amendment was not a substantial deviation and did not require the filing of a Notice of Proposed Change (NOPC) pursuant to s.380.06(19)(e)2.1.; and

**WHEREAS**, the Sumter County Board of County Commissioners has conducted an advertised public hearing on December 11, 2012 for the purpose of receiving public comment.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA:**

**SECTION 1. FINDINGS OF FACT.**

Based on the documentation and testimony received at the public hearing, the Board hereby finds as fact as follows:

1. On February 24, 2004 the Sumter County Board of County Commissioners approved a second substantial deviation to The Villages of Sumter DRI first approved in 2000. The 2004 approval was for a cumulative development total of not more than 32,200 conventionally constructed (no manufactured housing or mobile homes) residential dwelling units on 6,190 acres; 96 acres of institutional/educational space, on which the developer may construct local government and community facilities, churches and educational facilities; 3,220,000 s.f. of Gross Floor Area (GFA) of neighborhood, community or general retail structures on 498 acres; 300,000 s.f. GFA of office space on 20 acres; 400 hotel rooms on 20 acres; attraction/recreation facilities consisting of a 40,000 s.f. convention/performing arts center on 15 acres; 16 theater screens on 10 acres; six regional recreation centers on 78 acres; clubhouses and Village recreation centers on 146 acres; urban facilities and services on 38 acres; two marinas (24 slips); 396 holes of golf on 2,899 acres; a 300 bed hospital on 30 acres and 3,035

acres of related roads, recreation and conservation areas, wetlands, buffer area, stormwater retention and open space for a total development area of 13,075 acres, where average residential density shall not exceed 5.4 dwelling units per gross residential acre, located in Sumter County herein referred to as the "Development."

2. On September 28, 2004, the Sumter County Board of County Commissioners approved a first amendment to The Villages of Sumter Amended and Restated Development Order (ADO) that made the following minor changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables to add  $\pm$  441 acres total to the existing DRI which will be used to:

- a. Add 245 acres of Residential land to the development plan, but not increase existing entitlements;
- b. Increase Lakes/Retention land use by 65 acres;
- c. Add 101 acres of Golf Course;
- d. Add 38 acres to retail/service uses in mixed use areas without increasing floor area;
- e. Add 11 acres of Regional Recreation Centers;
- f. Add 2 acres to Clubhouse/Village Recreational Centers;
- g. Add 2 acres to Fire Station site;
- h. Reduce Institutional area by 19 acres and convert to Mixed Use on Map H; and
- i. Reduce area for wastewater treatment plant by 3 acres.

3. On, June 27, 2006, the Sumter County Board of County Commissioners approved a second amendment to The Villages of Sumter ADO that made the following minor changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

- a. Add  $\pm$  89 acres total to the existing DRI which will be used to:
  - 1) Add 38 acres of Residential land to the development plan, but not increase existing entitlements;
  - 2) Add 49 acres of mixed use area on CR 466, but not increase existing entitlements;
  - 3) Include a four field softball complex within the CR 466 mixed use area, and
  - 4) Add two acres to golf course on south side of CR 466A.
- b. Convert 10 acres of existing DRI golf course land use to mixed use for a professional office center without increasing entitlements.

4. On October 10, 2006, the Sumter County Board of County Commissioners approved a third amendment to The Villages of Sumter ADO that made the following minor changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

- a. Add ± 89.6 acres total to the existing DRI which will be used to:
  - 1) Add 50.8 acres of Residential land to the development plan, but not increase existing entitlements;
  - 2) Add 38.8 acres of mixed use area, but not increase existing entitlements;
- b. Change the existing Town Center Mixed Use Area that is east of Lake Deaton to Mixed Use and relocate the existing Town Center to the area South of CR 44A and West of Buena Vista Boulevard.
- c. Relocate 300,000 s.f. of Commercial from the existing Town Center Mixed Use area to the new Town Center Mixed Use Area.
- d. Relocate the existing Hospital Use to the area South of CR 44A and East of Buena Vista Boulevard.
- e. Change 12.1 acres of Residential Use that is South of Lake Deaton Eagle Protection Zone to Mixed Use.
- f. Change 9.3 acres of Residential Use North of CR 44A and West of Buena Vista Boulevard to Mixed Use.
- g. Change 2.8 acres of Storm Water Use that is North of CR 44A & East of Buena Vista Boulevard to Hospital/Fire Station/EMS.
- h. Change 1.7 acres of Storm Water Use that is North of CR 44A & East of Buena Vista Boulevard to Buffer.
- i. Change 24.3 acres of Recreation that is North of 44-A and West of Buena Vista Boulevard to Residential because of an error on Map H.
- j. Decrease the existing allocation of 3,220,000 s.f. of Retail Service (Town Center and Village Center) to 3,164,608 s.f. by converting 55,392 s.f. to Office s.f.
- k. Increase the existing allocation of 300,000 s.f. of office to 431,510 s.f. by adding 59,999 s.f. and converting 55,392 s.f. retail to 71,511 s.f. office.
- l. Increase the existing allocation of 290,000 s.f. of Institutional Use to 515,000 s.f. by adding 225,000 s.f.

5. On November 10, 2008, the City Commission of the City of Wildwood approved a development order (DO) pursuant to the approval of the substantial deviation creating The

Villages of Wildwood DRI. Under that substantial deviation portions of the Villages of Sumter were annexed and combined with property already within the City to create the Villages of Wildwood DRI consisting of approximately 391 acres. The substantial deviation also proposed the transfer of 1,288,258 square feet of retail/service floor area, 14,400 square feet of office floor area, 49,714 square feet of educational/institutional floor area, 200 hotel rooms, eight movie screens and a 300 bed hospital from the Villages of Sumter DRI to the Villages of Wildwood DRI. A provision in the Villages of Wildwood DRI DO required that entitlements equal to those in the Villages of Wildwood DRI had to be removed from the Villages of Sumter DRI prior to any vertical construction. Thus, no additional development amounts were added in the approval of the Villages of Wildwood DRI.

6. On December 5, 2008, the Sumter County Board of County Commissioners approved a fourth amendment to the Villages of Sumter DO that transferred property and entitlements from the Villages of Sumter to the Villages of Wildwood. The NOPC removed approximately 220 acres from the Villages of Sumter, reduced the entitlements in the Villages of Sumter ADO by 1,288,258 square feet of retail/service floor area, 14,400 square feet of office floor area, 49,714 square feet of educational/institutional floor area, 200 hotel rooms, eight movie screens and a 300 bed hospital, and amended Map H and H-1, the Master Development Plan, the Land Allocation and Phasing Tables and legal description to reflect the removal of property and entitlements.

Additionally, the fourth NOPC amended the Villages of Sumter ADO by:

- Establishing December 31, 2019 as the Expiration Date;
- Establishing the Developer's cumulative transportation mitigation for state and regionally significant roadways and eliminating all monitoring and modeling requirements and requirement to address the TIA results in the Annual Reports;
- Establishing full transportation mitigation for local roadways;
- Recognized that the Developer has now fully mitigated for the cumulative impacts of its development on affordable housing;
- Clarified that the requirements for annual reports cease upon reaching build out; and
- Establishing that the Developer will provide an annual payment to Sumter County of \$15,000 per year from 2010 to 2014 to support the County's annual traffic monitoring program.

7. On November 23, 2010, the Sumter County Board of County Commissioners approved a Fifth Amendment to the Villages of Sumter Development Order that made amendments to

Development Order Condition C.1, the Land Use Conversion Matrix, the legal description, and Map H and H-1 Master Plan of the Villages of Sumter DRI. Specifically the NOPC: 1) removed approximately 5.72 acres from the Villages of Sumter DRI, 2) amended the Land Use Trade-off Matrix Table 1 and 2 by adding Skilled Nursing Facilities, Assisted Nursing Facilities and Independent Nursing Facilities, 3) removed the Convention/Performing Arts Center Land Use from the DRI (Development Order Condition C.1 and Map H-1), removed the 40,000 s.f. Convention/Performing Arts Center entitlement and re-designated 15 acres on Map H-1 from Convention/ Performing Arts Center to Village Clubhouses/Recreation Centers Land Use acres, 4) changed the Village Center Retail, Service, Office Land Use on CR 466 in the northeast corner of the DRI to Village Center Mixed Use, 5) changed the Village Center Retail Service, Office Land use on the south side of CR 466A east of CR 139 to Village Center Mixed Use, 6) reconfigured the Village Center Mixed Use and Residential Land Uses in the southeast corner of the DRI north of SR 44, 7) added the Wildlife Corridor created pursuant to mitigation requirements of SWFWMD ERP number 43023491.006, 8) pursuant to the Developer's letter of notification dated May 5, 2010, revised the Land Use Allocation Table to reflect the conversion of 143,575 s.f. Retail to 1,629 d.u. Residential Land Use, 9) added the traffic circle on CR 44A at Buena Vista Boulevard, and 10) added approximately twelve (12) acres of railroad right of way property along the northerly right of way of S.R. 44 of the Villages of Sumter DRI. The Developer acquired this property after abandonment by the railroad with a Quiet Title Suit and subsequent deed. This property was added to the adjacent land uses along the southerly boundary of the Villages of Sumter DRI. Three (3) acres to Wildlife Corridor, seven (7) acres to Village Center Mixed Use, and two (2) acres to Regional Recreation Centers. No increase of impacts occurred as a result of this addition.

8. On October 9, 2012, the Sumter County Board of County Commissioners approved a Sixth Amendment to the Villages of Sumter Development Order that added 353 acres to the Villages of Sumter DRI. This additional acreage was used for residential units, recreation, stormwater basins and mixed uses. Portions of previously approved entitlements were converted using the Land Use Conversion Matrix to the planned uses on this property. This ensured that there were no increases in impacts.

The Development Order also amended the Master Plans Map H and H-1 and the Land Use Allocation Table to reflect the changes above and the changes made by the following:

- a. Notice of Conversion of land Uses dated January 20, 2011. This Notice converted 8,440 Retail square feet to 128 Assisted Living Facility beds.
- b. Notice of Conversion of Land Uses dated March 30, 2011. This Notice converted 792 Retail square feet to 12 Assisted Living Facility beds and 27,720 Retail square feet to 315 Residential Dwelling Units.
- c. Notice of Extension pursuant to Section 54(19)(c)2. of Chapter 2011-139, F.S.. This Notice extended the Phase III and IV dates of the DRI.

None of these changes will create any additional impacts or result in any changes to the development amounts within the development order.

9. Based on the documentation submitted and the testimony provided, Sumter County found the changes did not constitute a substantial deviation.

10.. On \_\_\_\_\_, 2012, the Developer submitted a s.380.06(19)(e)2.amendment to the DO to amend the solid waste provisions, specifically Subsection 3 of Section IV.I. of the Amended and Restated Development Order for Villages of Sumter Development of Regional Impact dated February 24, 2004 by restating that Subsection as follows:

3. *The Developer, or its designee, shall be the exclusive hauler of all residential solid waste collected within the Development. If a solid waste franchise ordinance is subsequently adopted within Sumter County, the Developer shall be grand-fathered in as the franchisee within the Development, subject however to the obligation of the Developer to pay all applicable franchise and other fees imposed county-wide. Notwithstanding the expiration of the Development Order this provision shall continue until December 31, 2043.*

## **SECTION 2. CONCLUSIONS OF LAW.**

Based on the Findings of Fact adopted above, Sumter County hereby adopts the following Conclusions of Law.

1. Sumter County is the governing body having jurisdiction over the review and approval of the NOPC, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this amendment to The Villages of Sumter DRI ADO.
2. The property does not lie within an Area of Critical State Concern.
3. The proposed development is consistent with the applicable local comprehensive plan as amended and is consistent with the applicable local land development regulations.
4. The proposed development is consistent with the Withlacoochee Strategic Regional Policy Plan.

5. The provisions of this amendment to the ADO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.

6. The impacts of this development, as conditioned by this Amendment to the ADO, are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the County do not constitute a substantial deviation to the ADO or subsequent amendments or create additional adverse local impacts.

7. To the extent that the Application for Development Approval (ADA) or NOPC, or any other document is inconsistent with the terms and conditions of this Amendment to the ADO, this Amendment to the ADO shall prevail.

### **SECTION 3. GENERAL CONDITIONS.**

Sumter County, having made the aforementioned Findings of Fact and Conclusions of Law, hereby approves the following proposed changes contained in the NOPC, subject to the following modifications and conditions of development set forth in this Amendment to the ADO:

Amend the solid waste provisions, specifically Subsection 3 of Section IV.I. of the Amended and Restated Development Order for Villages of Sumter Development of Regional Impact dated February 24, 2004 is amended by restating that Subsection as follows:

3. *The Developer, or its designee, shall be the exclusive hauler of all residential solid waste collected within the Development. If a solid waste franchise ordinance is subsequently adopted within Sumter County, the Developer shall be grand-fathered in as the franchisee within the Development, subject however to the obligation of the Developer to pay all applicable franchise and other fees imposed county-wide. Notwithstanding the expiration of the Development Order this provision shall continue until December 31, 2043.*

### **BE IT FURTHER RESOLVED BY THE SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS THAT THE FOLLOWING SHALL APPLY:**

1. Final Order. That this Amendment to the ADO shall constitute the final order of Sumter County in response to the DRI NOPC filed by the Developer.

2. Definitions. That the definitions found in Chapter 380, F.S. (2011) shall apply to this amendment to the ADO.

3. Assignability: Persons Bound. That this Amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest including community development districts created pursuant to Ch. 190, F.S.

4. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.
5. Recordation of Notice of Adoption. Within 15 working days of rendition of the corresponding 7<sup>th</sup> DOA by Sumter County, the Developer shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Sumter County in accordance with Section 380.06 (15), F.S., and shall provide a copy of the recorded Notice to the Sumter County, Sumter County, the WRPC, the ECFRPC and the DCA.
6. Restriction on Downzoning, Density Reduction or Intensity Reduction. That Sumter County agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless Sumter County can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by Sumter County to be essential to the public health, safety or welfare.
7. Impact Fees. That approval of this amendment to the ADO shall not exempt any portion or unit of the Villages of Sumter development from any future impact fees imposed by Sumter County. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.
8. Effective Date. That upon adoption, this Amendment to the ADO shall be transmitted to the WRPC, the FDCA and the Developer and shall become effective upon rendering of this Development Order by Sumter County.
9. Transmittal of Amendment. That copies of this Amendment to the ADO shall be transmitted immediately by certified mail to the WRPC, FDCA and the Developer, by Sumter County.

**ADOPTED**, in Regular Session this December 11, 2012, by the Sumter County Board of County Commissioners.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
OF SUMTER COUNTY, FLORIDA**

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CLERK AND AUDITOR

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CHAIRMAN

**EXHIBITS**

**Exhibit 1**

Legal Description of the Villages of Sumter DRI

**EXHIBIT 1**

REVISED LEGAL DESCRIPTION  
OF THE  
VILLAGES OF SUMTER DRI

**EXHIBIT 1**

**LEGAL DESCRIPTION OF  
THE VILLAGES OF SUMTER DEVELOPMENT  
REGIONAL IMPACT**

**SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE WEST 272.25 FEET OF THE NORTH 850.00 FEET THEREOF AND LESS THE RIGHT-OF-WAY FOR C.R. 466; AND

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13 LYING SOUTH OF C.R. 466; AND

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE PROCEED N88°57'36" EAST ALONG THE SOUTH LINE OF SECTION 13, A DISTANCE OF 170.90 FEET, THEN NORTH 54°00'17" WEST, PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 466, A DISTANCE OF 211.18 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, THENCE SOUTH 00°00'25" WEST ALONG SAID EAST LINE A DISTANCE OF 127.22 FEET TO THE POINT OF BEGINNING; AND

**SECTION 14, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE SOUTH 1/4 OF SAID SECTION 14 LYING SOUTH OF C.R. 466; AND

**SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF COUNTY ROAD 466; THE SOUTHWEST 1/4, LESS RIGHT-OF-WAY FOR COUNTY ROAD 466; THAT PART OF THE SOUTHEAST 1/4 LYING SOUTH OF COUNTY ROAD 466; AND

**SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE RIGHT-OF-WAY FOR C.R. 466; LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, WITH THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 466 SAID RIGHT-OF-WAY BEING 50 FEET FROM THE CENTERLINE THEREOF) AND RUN S00°34'19"W ALONG WEST LINE 410.00 FEET; THENCE S89°11'15"E PARALLEL WITH SAID RIGHT-OF-WAY A DISTANCE OF 1319.43 FEET TO THE EAST LINE OF THE SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N00°31'04"E ALONG SAID EAST LINE 410.00 FEET TO THE

SOUTH RIGHT-OF-WAY OF COUNTY ROAD 466; THENCE N89°11'15"W ALONG SAID RIGHT-OF-WAY 1319.04 FEET TO THE POINT OF BEGINNING; AND  
**SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE SOUTH 3/4 OF THE EAST 1/2 OF SAID SECTION 17; LESS RIGHT-OF-WAY FOR COUNTY ROAD 466; AND

THE EAST 348.23 FEET OF BLOCKS H AND I, IN THE TOWN OF OXFORD AND THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; AND

LESS ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:  
BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E ALONG SAID EAST LINE, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING; ALSO, LESS RIGHT-OF-WAY FOR COUNTY ROAD 466; AND

**SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20; AND

**SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE NORTH 1/2 OF SAID SECTION 21, LESS RIGHT-OF-WAY FOR C.R. 472; ALSO LESS THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ; AND

GOVERNMENT LOT 1, LESS THE EAST 750.00 FEET, ALL OF GOVERNMENT LOT 2, AND THE EAST 330.00 FEET OF GOVERNMENT LOT 3, LESS RIGHT OF WAY FOR COUNTY ROAD 472, ALL IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; AND

**SECTION 22, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF FRACTIONAL SECTION; AND

**SECTION 23, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF FRACTIONAL SECTION; AND

**SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 296.00 FEET OF THE EAST 296.00 FEET THEREOF; THE WEST 1/2 OF SAID SECTION 24; AND

**SECTION 25, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE NORTH 540 FEET OF THE EAST 965 FEET OF THE SOUTHEAST 1/4 THEREOF AND LESS THE EAST 25 FEET THEREOF FOR COUNTY ROAD; AND

**SECTION 26, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF FRACTIONAL SECTION 26; AND

**SECTION 27, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF FRACTIONAL SECTION 27; AND

**SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

GOVERNMENT LOT 1 AND THE SOUTH 1/4 OF FRACTIONAL SECTION 28, LESS RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE WEST SIDE THEREOF; AND

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 28 LYING EASTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 88, THE FAIRWAYS AT ROLLING HILLS, FIRST ADDITION, AS RECORDED IN PLAT BOOK 4, PAGES 126 AND 126-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF AFORESAID NORTH 1/2 OF SOUTH 1/2, RUN N89°57'01"E, 70.00 FEET TO THE POINT OF BEGINNING; THENCE N46°03'58"E, 185.55 FEET; THENCE N07°00'05"E, 90.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 87 OF AFORESAID PLAT OF THE FAIRWAYS AT ROLLING HILLS, FIRST ADDITION; THENCE ALONG SAID PLATTED BOUNDARY WITH THE FOLLOWING COURSES: N07°00'05"E, 122.81 FEET; THENCE N09°52'33"E, 212.94 FEET; THENCE N12°06'54"E, 94.30 FEET; THENCE N19°58'25"E, 95.90 FEET; THENCE N22°49'24"E, 100.04 FEET; THENCE N36°40'10"E, 92.46 FEET TO THE MOST EASTERLY CORNER OF LOT 81 OF THE FAIRWAYS AT ROLLING HILLS, FIRST ADDITION; THENCE DEPARTING SAID PLATTED BOUNDARY, RUN N47°44'56"E, 170.00 FEET; THENCE N00°04'19"W, 310.00 FEET TO THE NORTH LINE OF AFORESAID NORTH 1/2 OF SECTION 28 TO END OF DESCRIPTION LINE, LESS THAT PORTION LYING WITHIN THE NORTH TEN (10) FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 28; AND

THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 (ALSO REFERRED TO AS THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28); THENCE N00°00'52"W ALONG THE EAST LINE THEREOF 661.98 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 397, PAGE 152, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA,

AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN ALONG THE BOUNDARY OF THOSE LANDS DESCRIBED AS PARCEL 2 IN SAID OFFICIAL RECORDS BOOK 397, PAGE 152, THE FOLLOWING (5) FIVE COURSES: (1) THENCE S89°55'20"W FOR 375.24 FEET; (2) THENCE N38°08'20"W FOR 522.75 FEET; (3) THENCE N64°39'00"W FOR 653.77 FEET; (4) THENCE S89°55'40"W FOR 137.86 FEET; (5) THENCE S00°04'20"E FOR 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 122 AS DESCRIBED IN OFFICIAL RECORDS BOOK 84, PAGE 690, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°55'40"W ALONG SAID NORTH RIGHT-OF-WAY LINE 160.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE LANE AS RECORDED IN OFFICIAL RECORDS BOOK 132, PAGE 549, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE THE NEXT (2) TWO COURSES, (1) N14°15'00"W FOR 207.74 FEET (2) N52°34'00"W FOR 16.40 FEET TO THE SOUTHWEST CORNER OF LOT 82, ROLLING HILL MANOR (AN UNRECORDED SUBDIVISION) AS DESCRIBED IN OFFICIAL RECORDS BOOK 275, PAGE 472, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N79°10'00"E ALONG THE SOUTH BOUNDARY OF SAID LOT 82 FOR 61.27 FEET; THENCE N05°32'35"W ALONG THE EAST BOUNDARY OF SAID LOT 82 FOR 146.48 FEET; THENCE S79°10'00"W ALONG THE NORTH BOUNDARY OF SAID LOT 82 FOR 19.88 FEET; THENCE DEPARTING SAID NORTH LINE N06°31'14"W FOR 50.14 FEET TO THE SOUTHEAST CORNER OF LOT 81 OF SAID ROLLING HILLS MANOR AS RECORDED IN OFFICIAL RECORDS BOOK 150, PAGE 371, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N12°30'00"W ALONG THE EAST LINE OF SAID LOT 81 TO A POINT OF INTERSECTION WITH THE SOUTHERLY WATERS OF A CANAL, SAID POINT HEREINAFTER KNOWN AS POINT "A" AND THE POINT OF TERMINUS OF THIS LINE; THENCE FROM THE ABOVE DESCRIBED POINT OF BEGINNING; RUN N00°00'52"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 ALSO BEING THE EAST LINE OF THE WEST 1/2, OF THE NORTHEAST 1/4 OF SAID SECTION 28 FOR 1425.00 FEET, MORE OR LESS TO THE SOUTHERN WATERS OF LAKE MIONA; THENCE WESTERLY, NORTHWESTERLY, AND SOUTHWESTERLY ALONG THE WATERS OF SAID LAKE MIONA AND A SOUTHWESTERLY EXTENSION THEREOF TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 6, OF SAID ROLLING HILLS MANOR AS DESCRIBED IN OFFICIAL RECORDS BOOK 144, PAGE 45, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND THE SOUTHWESTERLY WATERS OF A CANAL; THENCE SOUTHEASTERLY ALONG SAID WATERS AND A SOUTHEASTERLY EXTENSION THEREOF TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF WEST LINE OF SAID LOT 81, AND THE SOUTHERLY WATERS OF A CANAL; THENCE EASTERLY ALONG SAID WATERS TO THE ABOVE DESCRIBED POINT A TO CLOSE; AND

**SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

COMMENCE AT THE NW CORNER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND PROCEED SOUTH 900 FEET, EAST 210 FEET, SOUTH 210 FEET, EAST 210 FEET FOR THE POINT OF BEGINNING, CONTINUE EAST 480 FEET, NORTH 420 FEET, EAST 420', NORTH 690 FEET, WEST 690 FEET, MORE OR LESS TO BROWN'S LOT, SOUTH 630 FEET, WEST 210 FEET, SOUTH APPROXIMATELY 480 FEET TO THE POINT OF BEGINNING; AND

THE EAST 3/4 OF THE NORTH 1/2; THE SOUTHEAST 1/4; THE EAST 1092.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 33 AND THAT PORTION OF THE SOUTH 775.00

FEET OF THE SOUTHWEST 1/4 OF SECTION 33 LYING SOUTH OF AN EXISTING IMPROVED ROAD, LESS THE EAST 1092.00 FEET THEREOF AND LESS RIGHT-OF-WAY FOR C.R. 462; AND

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 630 FEET; THENCE WEST 420 FEET; THENCE SOUTH 420 FEET; THENCE WEST 568.5 FEET MORE OR LESS TO A POINT 336 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH ALONG A LINE PARALLEL WITH AND 336 FEET EAST OF SAID WEST LINE 210 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE 988.5 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND

**SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 34; AND

**SECTION 35, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 35; AND

**SECTION 36, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF, ALSO LESS THE FOLLOWING DESCRIBED TRACT OF LAND: BEGIN 16.95 FEET SOUTH OF THE NORTHEAST CORNER OF THE SECTION, RUN THENCE SOUTH 89°35'30" WEST 1464.00 FEET; THENCE SOUTH 00°52'00" WEST 643.25 FEET; THENCE SOUTH 00°54'40" EAST 665.55 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SECTION, THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, AND ALSO LESS THE RIGHT-OF-WAY FOR COUNTY ROAD, IF ANY.

**SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23, EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 1, LESS RIGHT-OF-WAY FOR COUNTY ROAD 466A; AND

**SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 2, LESS RIGHT-OF-WAY FOR COUNTY ROAD 466A; AND

**SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THAT PART OF THE NORTH 1/2 OF THE EAST 3/4 OF SECTION 3, LYING NORTH OF COUNTY ROAD 466-A; AND

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND

THE SOUTH 1/2 OF SAID SECTION 3; LESS RIGHT-OF-WAY FOR C.R. 466A; AND

**SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND

THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; LESS RIGHT-OF-WAY FOR C.R. 466A;

THE N1/2 OF THE SW 1/4, LESS R/W ON N SIDE FOR CR 466-A AND LESS R/W ON WEST SIDE FOR CR 139 AND LESS S 15 FT OF W 789 FT OF N1/2 OF SW1/4; AND LESS: THE NORTH 466.70 FEET OF THE SOUTH 481.70 FEET OF WEST 490.70 FEET OF NORTH 1/2 OF SAID SW 1/4; AND LESS THE FOLLOWING DESCRIBED LAND:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4 RUN S00°22'17"W, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 466A AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE S89°30'00"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 2208.01 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S00°29'59"W, 294.99 FEET; THENCE S11°45'51"W, 115.75 FEET; THENCE S03°11'42"E, 88.78 FEET; THENCE S20°58'27"E, 62.51 FEET; THENCE S26°51'45"E, 59.88 FEET; THENCE S39°43'42"E, 51.33 FEET; THENCE S72°01'33"W, 298.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,572.15 FEET AND A CHORD BEARING AND DISTANCE OF S21°25'12"E, 351.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 249.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF N26°31'56"W, 303.33 FEET TO WHICH A RADIAL LINE BEARS S53°23'12"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 126°17'27", AN ARC DISTANCE OF 374.71 FEET TO THE POINT OF TANGENCY; THENCE N89°40'39"W, 166.79 FEET; THENCE S00°19'21"W, 269.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 521.40 FEET TO A POINT ON THE EAST LINE OF THE WEST 789.00 FEET OF SAID SOUTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 15.00 FEET OF THE WEST 789.00 FEET OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 298.30 FEET TO A POINT ON THE EAST LINE OF WEST 490.70 FEET OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID

NORTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 466.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 481.70 FEET OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 490.70 FEET TO A POINT ON SAID WEST LINE THE SOUTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID WEST LINE A DISTANCE OF 794.16 FEET TO THE POINT OF BEGINNING; AND

**SECTION 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE EAST 1/2 OF SECTION 9, LESS THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTH 3/4 OF THE NORTHWEST 1/4; THE WEST 1/2 OF THE SOUTHWEST 1/4, LYING NORTH OF COUNTY ROAD NO. 44A; THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 LYING NORTH OF COUNTY ROAD 44A; AND

BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 440.00 FEET, EAST 396.00 FEET, NORTH 440.00 FEET, WEST 396.00 FEET TO THE POINT OF BEGINNING; AND

**SECTION 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 10; AND

**SECTION 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 11; AND

**SECTION 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 12; AND

**SECTION 13, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

ALL OF SECTION 13; AND

**SECTION 14, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE WEST 1/2 OF THE NORTHWEST 1/4; THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THE EAST 1/2 OF THE SOUTHEAST 1/4; THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4;  
AND

**SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THAT PORTION OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTHERLY OF COUNTY ROAD 44-A AND COUNTY ROAD 143, AND LYING NORTHWESTERLY OF LANDS DESCRIBED IN O.R. BOOK 534, PAGE

656; TOGETHER WITH THAT PORTION OF RAILROAD RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 2234, PAGE 809, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING-DESCRIBED PARCELS:

THE E1/2 OF THE E1/2 OF THE E1/2 OF THE NE1/4 OF SECTION 15 AND LESS THOSE PROPERTIES DESCRIBED IN O.R. BOOK 1106, PAGE 60; O.R. BOOK 1106, PAGE 84; O.R. BOOK 450, PAGE 628; AND O.R. BOOK 735, PAGE 794, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND LESS A FIVE (5)-ACRE PARCEL BEING BOUNDED ON THE SOUTHERLY SIDE BY COUNTY ROAD 44-A, ON THE EASTERLY SIDE BY PROPERTY DESCRIBED IN O.R. BOOK 450, PAGE 628 AND ON THE WESTERLY SIDE BY PROPERTY DESCRIBED IN O.R. BOOK 1106, PAGE 84, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF THE NW1/4 OF SECTION 15 RUN SOUTH A DISTANCE OF 152.83 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF PROPERTY DESCRIBED IN O.R. BOOK 1106, PAGE 60, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN EAST ALONG AFORESAID NORTH LINE AND ALONG THE NORTH LINE OF PROPERTY DESCRIBED IN O.R. BOOK 1106, PAGE 84, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 839.75 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF AFORESAID PROPERTY IN O.R. BOOK 1106, PAGE 84; THENCE ALONG THE EASTERLY LINE OF AFORESAID PROPERTY RUN  $S26^{\circ}26'40''W$  A DISTANCE OF 608.08 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LINE RUN  $S52^{\circ}10'43''E$  A DISTANCE OF 601.12 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 450, PAGE 628, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE RUN SOUTHWESTERLY TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44-A; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN NORTHWESTERLY TO A POINT THAT BEARS  $S26^{\circ}26'40''W$  OF THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE AFORESAID EASTERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1106, PAGE 84; THENCE ALONG SAID EASTERLY LINE RUN  $N26^{\circ}26'40''E$  TO THE POINT OF BEGINNING.

AND

COMMENCE AT 4" CONCRETE MONUMENT, THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE SOUTH ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 876.29 FEET TO THE CENTERLINE OF OLD SEABOARD COASTLINE RAILROAD; THENCE  $S52^{\circ}08'08''E$  ALONG SAID CENTERLINE A DISTANCE OF 1367.08 FEET; THENCE  $N37^{\circ}51'52''E$  A DISTANCE OF 85.0 FEET TO A 4" CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C-44-A, THE POINT OF BEGINNING OF THIS DESCRIPTION; 1) FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE  $N37^{\circ}51'52''E$  A DISTANCE OF 1037.14 FEET TO A 4" CONCRETE MONUMENT; 2)

THENCE RUN S 37°51'52" E. A DISTANCE OF 420.0 FEET TO A 4" CONCRETE MONUMENT; 3) THENCE RUN S 37°51'52" W. A DISTANCE OF 1037.14 FEET TO A 4" CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C44-A; 4) THENCE RUN N 52°08'08" W. ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 420.0 FEET TO THE POINT OF BEGINNING TO CLOSE.

AND

COMMENCE AT A 4" CONCRETE MONUMENT, THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 876.29 FEET TO THE CENTERLINE OF OLD SEABOARD COASTLINE RAILROAD; THENCE SOUTH 52°08'08" EAST ALONG SAID CENTERLINE A DISTANCE OF 947.08 FEET; THENCE NORTH 37°51'52" EAST A DISTANCE OF 85.0 FEET TO A 4" CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C-44-A, THEN POINT OF BEGINNING OF THIS DESCRIPTION: 1) FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE A DISTANCE OF NORTH 37°51'52" EAST A DISTANCE OF 1037.14 FEET TO A 4" CONCRETE MONUMENT; 2) THENCE RUN SOUTH 37°51'52" EAST A DISTANCE OF 420.0 FEET TO A 4" CONCRETE MONUMENT; 3) THENCE RUN SOUTH 37°51'52" WEST A DISTANCE OF 1037.14 FEET TO A 4" CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C-44-A; 4) THENCE RUN NORTH 52°08'08" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 420.0 FEET TO THE POINT OF BEGINNING TO CLOSE.

AND

THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

**SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING NORTH AND EAST OF THE RAILROAD RIGHT-OF-WAY, LESS TERMINAL LANDS; LESS ANY PORTIONS THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD 44-A; AND

**SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD; AND

**SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:**

THAT PART OF THE WEST 3/4 OF SAID SECTION 24 LYING NORTH OF THE RAILROAD RIGHT-OF-WAY; AND THAT PORTION OF THE FORMER C.S.X. RAILROAD RIGHT-OF-WAY LYING SECTIONS 23 AND 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 23 AND BOUNDED

ON THE EAST BY THE EAST LINE OF THE WEST  $\frac{3}{4}$  OF SAID SECTION 24, LESS RIGHT OF WAY FOR STATE ROAD 44.

LESS ANY PORTIONS OF SAID SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

THAT LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 8 RUN N89°25'10"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 661.60 FEET TO THE NORTHWEST CORNER OF THE EAST  $\frac{1}{2}$  OF THE SOUTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 8 AND THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1054, PAGE 164, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES: S00°27'52"W, 4.79 FEET; THENCE S38°40'24"W, 35.13 FEET; THENCE S69°50'11"W, 1.95 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY OF C-44A AS RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, HEREAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2133, PAGE 557, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA THE FOLLOWING COURSES: N00°29'25"E, ALONG THE WEST LINE OF SAID SECTION 9 A DISTANCE OF 663.13 FEET; THENCE CONTINUE ALONG SAID WEST LINE, N00°27'24"E, 1,404.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF CR-139 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2136, PAGE 408, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,579.55 FEET AND A CHORD BEARING AND DISTANCE OF N07°28'27"E, 409.27 FEET; THENCE DEPARTING SAID WEST LINE, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°53'15", A DISTANCE OF 410.42 FEET; THENCE N00°27'24"E, 193.66 FEET TO THE NORTH LINE OF THE SOUTH  $\frac{3}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 9; THENCE ALONG SAID NORTH LINE, S89°35'22"E, 20.00 FEET; THENCE DEPARTING SAID NORTH LINE, S00°27'24"W, 193.60 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,599.55 FEET AND A CHORD BEARING AND DISTANCE OF S05°21'49"W, 297.20 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°39'40", A DISTANCE OF 297.63 FEET; THENCE S00°25'07"W, 1,511.83 FEET; THENCE S00°57'59"W, 1,031.09 FEET, MORE OR LESS, TO SAID NORTHEASTERLY RIGHT-OF-WAY OF C-44A; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY 795.00 FEET MORE OR LESS TO POINT "A" AND TO CLOSE.