

Amended: Restated Development Order
For The Villages of Sumter Development of Regional Impact
2/24/2004

1 O. Transportation/Mass Transit

2
3 1. The Developer shall be fully responsible for funding the improvements for site
4 access on C.R. 466, C.R. 466A, C.R. 44-A and S.R. 44.

5
6 2. The Developer shall also have the option of vacating C.R. 135, C.R. 137 and C.R.
7 132 without having to amend this Development Order pursuant to Section 380.06(19) F.S.

8
9 * 3. The Developer shall be fully responsible for the funding, design, and construction *
10 of Buena Vista Boulevard and Morse Boulevard, both 4-lane divided boulevards extending south
11 from C.R. 466 to C.R. 44-A and S.R. 44 respectively, all in Sumter County. The Developer shall
12 dedicate Buena Vista Boulevard and Morse Boulevard to Sumter County for public access and use
13 of these roadways, which shall not be gated access controlled roadways. Sumter County shall
14 provide for maintenance of Buena Vista and Morse Boulevards. All other roadways built to
15 Sumter County standards that are dedicated to and accepted by Sumter County shall be maintained
16 by Sumter County. Maintenance of non-publicly dedicated roads and the multi-modal
17 transportation trails shall be the responsibility of the Developer.

18
19 4. The Developer shall complete and submit an annual Traffic Impact Analysis (TIA),
20 consistent with the following requirements:

- 21
22 a. Each TIA shall conform to professional standards, including
23 monitoring/modeling and analysis of the cumulative traffic impacts of the
24 Development, the Tri-County Villages DRI and The Villages of Marion and
25 serve to update the TIA submitted as the Response to Question 21 of the
26 Application;
- 27
28 b. Each annual TIA shall be prepared using the most recent traffic data available
29 including the Development and surrounding area traffic counts collected in
30 the month of February (peak month) and be submitted to Sumter County,
31 DCA, WRPC, Marion County, Ocala/Marion County Metropolitan Planning
32 Organization (MPO), Lake-Sumter MPO, East Central Florida Regional
33 Planning Council (ECFRPC), Florida Department of Transportation (FDOT),
34 Town of Lady Lake and Lake County by May 1 of each year;
- 35
36 c. The Developer shall be responsible for updating and revising the TIA
37 annually during February and submitting the completed TIA to the reviewing
38 agencies as listed in Paragraph IV.O.4.b. above by May 1 of each year;
- 39
40 d. The Developer shall continue the annual TIAs for the duration of the
41 Development's construction, with the final annual TIA being completed no
42 later than eighteen (18) months after obtaining the final Certificate of
43 Occupancy for the final residential unit and non-residential portion of the
44 Development;

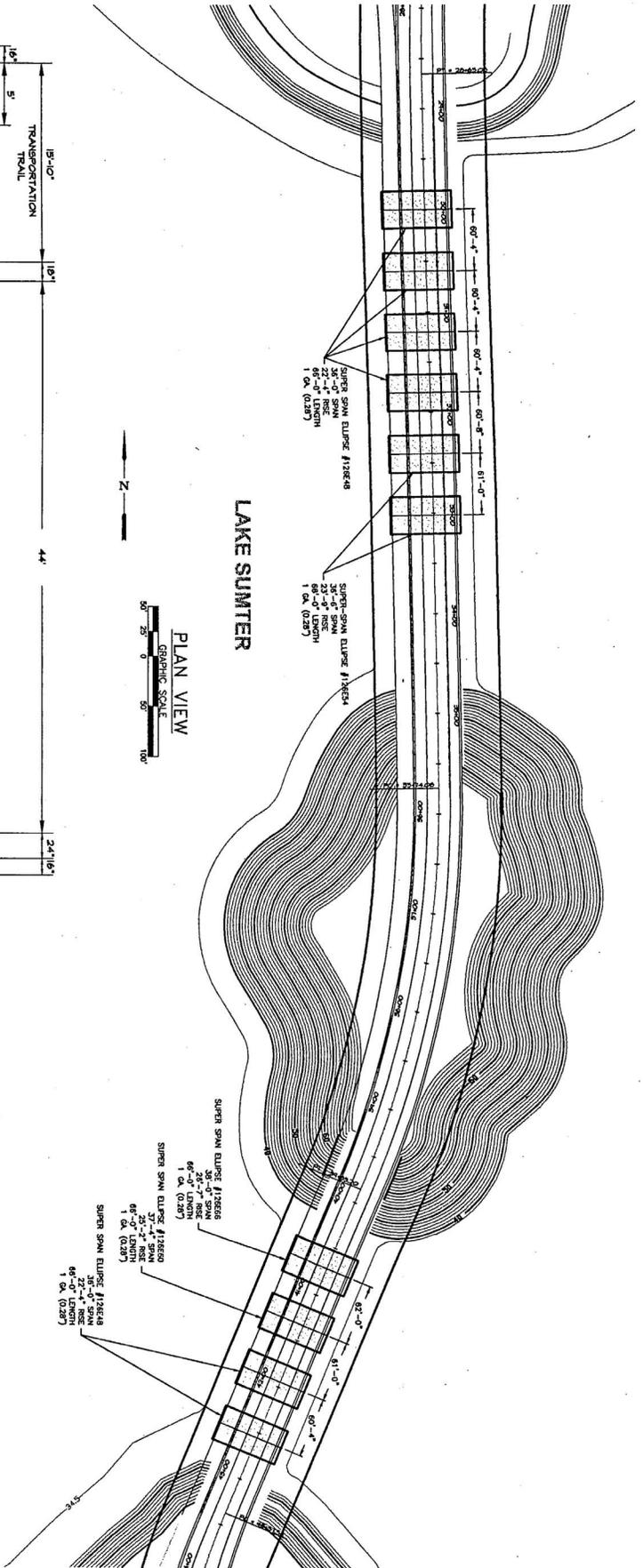
1 mitigation measures/improvements consistent with Rule 9J-2.045(7)1., 2.,
2 3., F.A.C. Mitigation measures/improvements shall be included in the
3 Development Order by the filing and processing of a Notice of Proposed
4 Change for a Development Order amendment pursuant to Subsection
5 380.06(19), F.S.
6

7 If the Sumter County Comprehensive Plan is in compliance with Chapter
8 163, Part II, F.S., and the Plan includes a transportation concurrency
9 management system that recognizes improvements scheduled within the first
10 three years of the capital improvements schedule (pursuant to Rule 9J-
11 5.0055(2)(c), F.A.C.), then those improvements may be counted as
12 committed. For transportation facilities designated as part of the Florida
13 Intrastate Highway System (FIHS), improvements scheduled for
14 construction on the current FDOT improvements program no more than five
15 years after issuance of a certificate of occupancy may be counted as
16 committed. For non-FIHS transportation facilities, improvements scheduled
17 for construction on the current FDOT improvements program or in place no
18 more than three years after issuance of a certificate of occupancy by Sumter
19 County may be counted as committed. If the local comprehensive plan is not
20 in compliance, or does not include a transportation concurrency management
21 system that recognizes improvements scheduled within the first three years
22 of the capital improvements schedule, then only improvements scheduled
23 for construction within the first three years of the current FDOT
24 improvements program or within the first year of the Sumter County 5-year
25 Transportation Improvement Program may be counted as committed;
26

27 1. The design and location of all traffic improvements shall be subject to the
28 approval of Sumter, Marion or Lake Counties, the Town of Lady Lake
29 and/or the FDOT, depending upon jurisdiction, and completed in accordance
30 with the corresponding agency guidelines and access management standards;
31

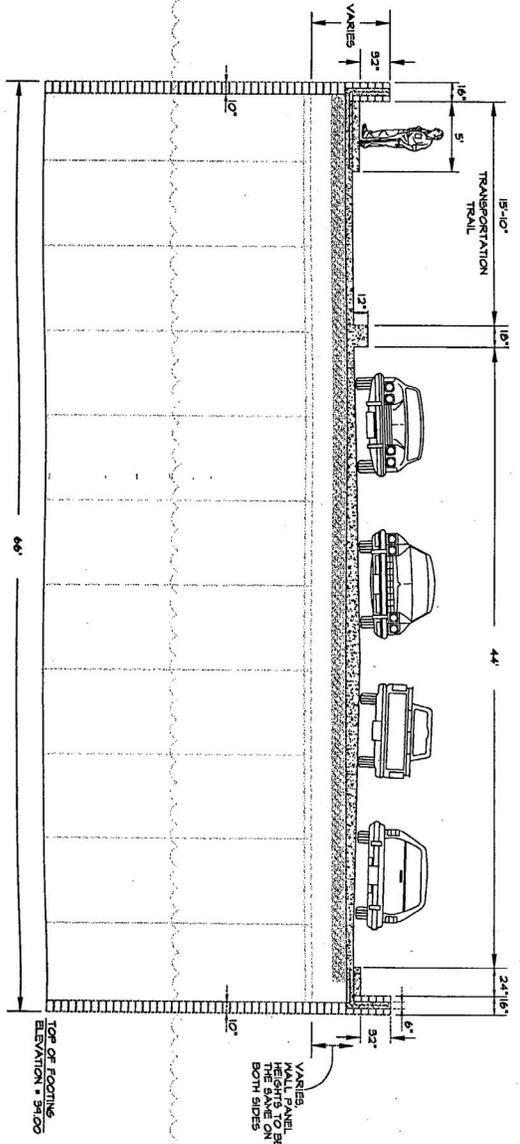
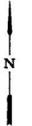
32 * m. The Developer shall provide pedestrian and non-automotive conveyance *
33 routes as listed in the Application and described as follows:
34

35 1). Paralleling the north-south collector roads (Buena Vista and Morse
36 Boulevards), the Developer will provide and maintain a primary multi-
37 modal transportation trail which will serve as centralized routes for
38 non-automotive traffic within the Development. These trails will
39 consist of a minimum 12 foot wide paved path, within a landscaped
40 tract or easement. This transportation trail will include facilities for
41 pedestrians as well as golf carts, skaters, and cyclists, and will connect
42 to the existing system of multi-modal trails throughout the Tri-County
43 Villages DRI; and
44



LAKE SUMTER

PLAN VIEW



PROFILE VIEW (LOOKING NORTH)



DEC 06 2002

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PLAN & PROFILE VIEWS	
DRAWN BY: 081312C CHECKED BY: DAN MORSE DATE: 12/06/02	PROJECT: 080-0048 SHEET: 48 OF 56