

Sumter County Planning and Zoning Special Master

PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785 (352) 689-4400 at least two days before the meeting.

February 3, 2020, 6 P.M
Everglades Recreation Center, 5497 Marsh Bend Trail., The Villages, FL

T2019-0023 Whicker

Requested Action:

Temporary Use permit to allow the continued use of a mobile home as a medical care receiver residence.

Documents:

[T2019-0023 Application.pdf](#)
[T2019-0023 Whicker staff report.pdf](#)

SS2020-0001 Reggie Caruthers for George and Kathy Howton

Requested Action:

Recommendation to the BOCC on changing the future land use assignment on 2 acres MOL from Agriculture to Rural Residential.

Documents:

[SS2020-0001 Application.pdf](#)
[SS2020-0001 Howton staff report_ADA.pdf](#)

SS2020-0002 Roger Strcula of Upham Inc.

Requested Action:

Recommendation to the BOCC on changing the future land use assignment on 1 acre MOL from Urban Residential to Commercial

Documents:

[SS2020-0002 _ Village Park Center - staff report_ADA.pdf](#)
[SS2020-0002 and R2020-0001 Combined applications_cover letter_cert of title_ADA.pdf](#)
[SS2020-0002 R2020-0001 public input combined_ADA.pdf](#)

R2020-0001 Roger Strcula of Upham Inc.

Requested Action:

Recommendation to the BOCC on rezoning 6.7 acres MOL from RPUD to Heavy commercial in conjunction with SS2020-0002

Documents:

[SS2020-0002 and R2020-0001 Combined applications_cover letter_cert of title_ADA.pdf](#)
[R2020-0001 _ Village Park Center - staff report ADA.pdf](#)
[SS2020-0002 R2020-0001 public input combined_ADA.pdf](#)

CP2020-0001 Michael Wood for AAMW Enterprises, LLC

Requested Action:

Recommendation to the BOCC on changing the future land use assignment on 21 acre MOL from Agricultural to **Commercial**

Documents:

[CP2020-0001 R2020-0002 Application.pdf](#)
[CP2020-0001 _ Wildwood Village RV Park - staff report_ADA.pdf](#)

R2020-0002 Michael Wood for AAMW Enterprises, LLC

Requested Action:

Recommendation to the BOCC on rezoning 33.5 acre MOL from A10C to RVPUD and adopt a new master plan of development in conjunction with CP2020-0001.

Documents:

[CP2020-0001 R2020-0002 Application.pdf](#)
[R2020-0002 _ Wildwood Village RV Park - staff report2.pdf](#)

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

PZSM - Feb 3, 2020

Project # T2019-0023
Date Recv'd: 1-3-2020
Planner: SUR

6 pm
Everglades Rec Center,
The Villages

MEDICAL HARDSHIP TEMPORARY USE PERMIT APPLICATION

Request: (Additional information may be attached)

Renew medical hardship for 3 yrs allowing
a medical care receiver mobile home

Dates of Use: _____

Applicant Information:

Name of Petitioner(s):

Tammy P. WHICKER

Mailing Address: 4205 CR 314

Bushnell FL 33513

Phone: 352-303-5212

Email: Gma07²³¹⁴+423@gmail.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

see deed.

Street Address: _____

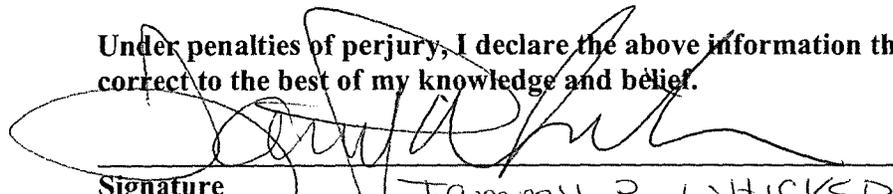
Parcel # M 11-034

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Site plan/sketch (showing boundaries of intended use and RV/mobile home placement)
- Signed letter from Florida licensed MD or DO

As the owner/agent, I understand any action on my application will be governed by Sumter County'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 Tammy P. WHICKER Date 12-16-2019
Tammy P. WHICKER
Print Name

Building permits may be required for installation or use of the temporary structure following approval.

**MEDICAL STATEMENT FOR CONSIDERATION OF
CARE GIVER OR CARE RECEIVER ASSISTANCE**

Date: Dec 24 2019

Patient's Name: Odessa D. Parsons

The above named patient has requested a temporary use permit to allow a second residence on the property because of extreme medical hardship. Generally, this is requested when, due to illness or other infirmity, on-site assistance is required for the patient's health and well being.

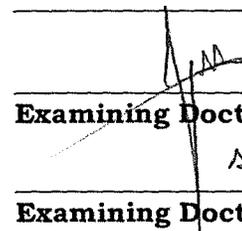
Please affirm that due to medical concerns, your patient requires continuous necessary medical care and oversight that requires an on-site caregiver.

I CERTIFY THAT THE ABOVE IS TRUE AND CORRECT.

PHYSICIAN'S NAME & ADDRESS

(Please type or print)

LESTER V. NEGRIN M.D.


Examining Doctor's Signature

DCM NSG # 1558301273
Examining Doctor's State Medical License Number

**This document must be signed by a Medical Doctor (MD) or
Doctor of Osteopathy (DO).**

**SUMTER COUNTY
PLANNING AND ZONING SPECIAL MASTER MEETING
February 3, 2020**

CASE NO. T2019-0023

APPLICANT: Tammy Whicker

REQUESTED ACTION: Renew a Temporary Use Permit to allow the continued use of a mobile home for a medical care receiver residence.

PARCEL NUMBER: M11-034

LEGAL DESCRIPTION: E1/2 OF SW1/4 OF NW1/4 OF SE1/4 OF SE1/4LESS THE E 30 FT THEREOF & LESS THE N 25 FT FOR RD R/W, ALL BEING IN SEC 11, TWP 21 N, RNG 21 E.

EXISTING ZONING: R2C

FUTURE LAND USE: Agricultural

EXISTING USE: Residential

PARCEL SIZE: 0.95 acres MOL

LOCATION: Bushnell area – Located on the south side of CR 316, 1000-ft west of CR 317.

CASE SUMMARY:

The request is to renew a Temporary Use Permit (TUP) to allow use of a mobile home as a medical care receiver unit for three years. The mobile home is being provided for mother of the landowner. The applicant supplied a letter, dated December 24, 2019, from Dr. Ayala, M.D., stating that Ms. Parsons requires medical care from an on-site caregiver.

This medical hardship TUP was originally approved on December 2, 2013 as T2013-0009. The mobile home was lawfully installed onsite with the required building permits. Staff has not received any code complaints regarding this use.

The application site is located in a rural residential area with homes on acreage (see location map).

CASE ANALYSIS:

Section 13-621(c), Sumter County Land Development Code, allows the temporary use of a RV or mobile home to provide housing for a medical care receiver or medical caregiver. The initial approval is for a one-year, and may be renewed by the PZSM. The temporary structure must be removed after the TUP approval expires or the medical need no longer exists.

The granting of the TUP will not adversely affect the surrounding properties, environment, or public safety and welfare as long as the TUP is maintained consistent with Sec. 13-621 (c) Sumter County Land Development Code.

Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for special, conditional and temporary land use permits:

- a) Community need, or lack of community need.
The medical care receiver residence serves a community need by allowing for temporary housing during a medical hardship situation..
- b) Adverse impacts on the community.
The medical care receiver residence has created no complaints from residents and does not appear to be having any adverse impact on the community.
- c) Benefits to the community.
Medical hardship TUPs benefit the community by providing for safe housing options for the medically needy.
- d) The rights of private property owners.
The medical care receiver residence has not impinged on the rights of adjacent property owners.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval subject to the following conditions:

- 1. The caregiver and care receiver must reside on the property on a full-time basis during the period prescribed herein. Occupants of the second principal residence shall be restricted to the caregiver or care receiver, the caregiver's or care receiver's spouse or partner, and the minor children of the caregiver or care receiver's spouse or partner.
- 2. T2019-0023 shall expire February 3, 2023.
- 3. The mobile home must be removed within 90 days of the TUP expiration date or if the medical care receiver no longer resides on the property.

Notices Sent: 23 (In objection) 0 (In favor)

**T2019-0023
Location**



Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # SS2020-0001

Date Rec'd: 1-8-2020

Planner: Sue

ZAB 2/3/2020 6pm

Everglades Rec
Ctr.

BOCC 2/11/2020 5:30pm Everglades Rec
Ctr.

LAND USE AMENDMENT AND/OR REZONING APPLICATION



Rezoning



Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): George D. & Kathy L. Howton

Address: 5122 NE 81st Blvd., P.O. Box 737

Wildwood, FL 34785

Owner Phone: 352-603-4466 Email: ghowton@embargmail.com

Name of Agent: Reggie Caruthers

Address: 11262 N US 301, OXFORD, FL 34484

Agent Phone: 352-748-1182 Email: Reggie@OXFORDLAND.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

Street Address: 5122 NE 81st Blvd., Wildwood, FL 34785

Parcels # D33-012 Current Use: Residential RRIC

Current Future Land Use: Ag Current Zoning: RRIC

Requested Future Land Use RR Requested Zoning: NA

Acreage requested: 2.12 acres

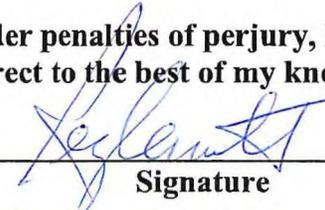
Reason for the request:

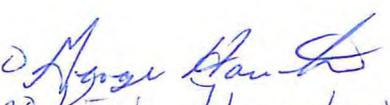
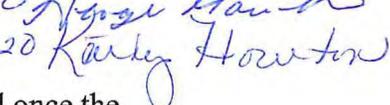
Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County'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.

 1/7/20
Signature Date

REGGIE CARROLLS 1/8/20 
Print Name 1/8/2020 

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

SMALL SCALE FUTURE LAND USE AMENDMENT

SUMTER COUNTY PLANNING AND ZONING SPECIAL MASTER

February 3, 2020

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS

February 11, 2020

CASE NUMBER: SS2020-0001

LANDOWNER: George and Kathy Howton

REPRESENTATIVE: Reggie Caruthers

REQUEST: Change the Future Land Use Designation on 2.12 acres MOL from Agricultural to Rural Residential consistent with the provisions of the City of Wildwood Joint Planning Area Agreement.

PARCEL NUMBER: D33-012

LOCATION: Wildwood area - 600-ft east of C-462 and 800-ft north of NE 81st Blvd.

LEGAL DESCRIPTION: THE W 200 FT OF N 462 FT OF W ½ OF SE ¼ OF NW ¼ OF SW ¼ OF SEC 33, TWP 18S, RNG 23E

GENERAL DESCRIPTION AND BACKGROUND

The subject property is located on the east side of C-462 between the City of Wildwood and The Villages (Map 1). It is located within the City of Wildwood-Sumter County Joint Planning Area (JPA) where it is designated for Low Density Residential use. The applicant is requesting a Comprehensive Plan Amendment from Agricultural to Rural Residential (Map 2).

SURROUNDING LAND USE AND ZONING

The property is located within 1000-foot of The Villages in a narrow strip between the large development and the City of Wildwood. The surrounding area is transitioning from agricultural in nature to homes on large lots and acreage. Adjacent properties are designated Agricultural on the Unified Comprehensive Plan Future Land Use Map. There is Low Density Residential and Mixed Use Future Land Use designations within 1000-foot of the subject site. Surrounding zoning is a mixture of rural residential designations. The property is developed with a single family residence.

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 of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attached).

Environmental Resources

The property is currently vacant and does not contain significant natural resources.

Historic Resources

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

Population and Housing

The proposed amendment will not significantly impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

The project area is served by the City of Wildwood’s utilities. The City of Wildwood may require connection at the time of construction. The proposed land use amendment will not affect the availability of these utilities.

Stormwater Drainage

All development must conform to County and South West Florida Water Management District regulations for stormwater systems.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

This proposed amendment does not affect the Capital Improvements program as outlined in the Sumter County Comprehensive Plan.

CONCLUSIONS

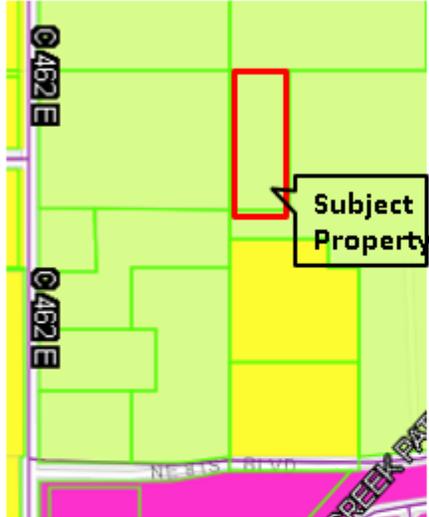
The proposed amendment is consistent with the applicable policies of the Sumter County Comprehensive Plan and the City of Wildwood/Sumter County Joint Planning Area Agreement Map. Staff recommends approval.

Notices Sent: 9 (Support/No Objection) 0 (Objection) 0

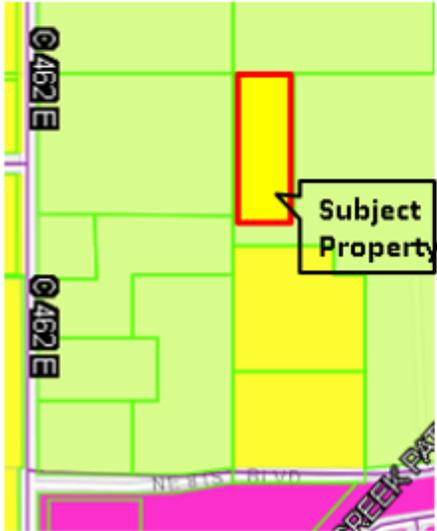
Map 1
General Location of SS2020-0001



**Map 2
Future Land Use Map
SS2020-0001**



Existing Future Land Use Designations



Proposed Future Land Use Designations

-  Agricultural
-  Rural Residential
-  Mixed Use

Attachment
URBAN SPRAWL ANALYSIS

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments 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 substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The proposed amendment affects 2.12 acres, an insubstantial area of the jurisdiction.**
- 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 within the Urban Development Boundary.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The subject property is not isolated or in an area of strip development.**
- 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. **There are no wetlands, flood zone or environmentally sensitive areas on the site.**
- 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 project will not have an adverse impact on agricultural activities.**
- VI. Fails to maximize use of existing public facilities and services. **Existing public facilities and services are near the property.**
- VII. Fails to maximize use of future public facilities and services. **The subject property will utilize public facilities when required.**
- 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 use of the site will 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 does not discourage or inhibit infill activities.**
- X. Fails to encourage a functional mix of uses. **The proposed use at the subject property will contribute to the 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 subject property does not impact functional open space.**

Further, a future land use amendment is required to meet four or more criteria listed in F.S. 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 subject property does not contain significant native vegetation or wetlands. This application directs development to an area that does not have an adverse impact on natural resources.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The proposed amendment will not require additional public infrastructure.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit. **The proposed amendment will not affect housing options or transit.**
- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The proposed project will not significantly affect the mixture of land uses in the County.**

**Sumter County Planning and Zoning Special Master
February 3, 2020**

**Board of Sumter County Commissioners
February 11, 2020**

CASE NO.: SS2020-0002

APPLICANT: L & N Land Investments, Inc

REPRESENTATIVE: Roger W. Strcula, PE / Upham, Inc.

REQUESTED ACTION: Change Future Land Use on 1.087 acres
MOL from Urban Residential to
Commercial.

PARCEL NUMBER: D15F013G

LEGAL DESCRIPTION: Attached

EXISTING ZONING: RPUD

EXISTING USE: Vacant

FUTURE LAND USE: Commercial, Urban Residential

PARCEL SIZE: 4.55 acres

GENERAL LOCATION: C-466, The Villages

COMMISSIONER DISTRICT: 3

SURROUNDING LAND USE:

NORTH: Urban Residential

SOUTH: Commercial

EAST: Urban Residential

WEST: High Density Residential

SURROUNDING ZONING:

NORTH: RPUD

SOUTH: CH

EAST: RPUD

WEST: HDR

CASE SUMMARY:

The applicant desires to change the Future Land Use Designation on approximately 1 acre from Urban Residential to Commercial. The subject parcel is approximately 4.5 acres and has both Commercial and Urban Residential Future Land Uses. The applicant desires to amend the entire parcel to Commercial. This request is associated with Case R2020-0001 which requests rezoning to Heavy Commercial to construct a climate-controlled storage facility. The Land Use change is necessary for compatibility with the Heavy Commercial zoning.

CASE ANALYSIS:

The subject property was approved in 2005 for 117,488 square feet of commercial and residential development. This entitlement remains in place. Due to changes in market demand and the development of surrounding properties, the applicant believes that the proposed climate-controlled storage facility will maximize the value of the property.

The requested Land Use change will eliminate the residential entitlement and provide for exclusively commercial use of the property. The request meets the requirements of Unified Comprehensive Plan Policy 1.3.8, Compatibility for Rezoning and Amendments, which requires that “proposed rezonings and future land use amendments shall be compatible with adjacent land uses and community character.” The surrounding area is a mixture of commercial and residential uses built at a high density and intensity. The property has access to a major arterial roadway that is a principle commercial corridor in the County.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

The staff recommends approval of the application.

Notices Sent: 13 (In objection) 3 (In favor) 2

Planning and Zoning Special Master Recommendation:

SS2020-0002
Location Map



SS2020-0002
Current Land Use



SS2020-0002
Proposed Land Use



-  Agriculture
-  Conservation
-  Recreation
-  Commercial
-  Industrial
-  Public/ Institutional
-  Municipality
-  Mixed Use
-  High Density Residential
-  Urban Residential
-  Rural Residential



January 9, 2020

Mr. Karl Holley, AICP, CFM
Director of Development Services
Sumter County
7375 Powell Road, Suite 115
Wildwood, FL 34785

Re: Tracts G, P and N of Village Park Center per PB 10, Pages 23 and 23A
Land Use Amendment and Rezoning Applications
Parcels D15F013G, D15F013C, Portion of D15F013M and
Portion of D15F01P (7.099± Acres)

Mr. Holley:

As authorized Agent for the landowners, submitted are four separate applications of the referenced parcels for the requested small-scale land use and rezoning actions as indicated below based on the preapplication meeting with you on January 7:

A Portion of Parcel D15F013G (1.087± Acres)

- Requested Future Land Use to "Commercial"
- Requested Rezoning to "Commercial Heavy"

A Portion of Parcel D15F013C and Parcel D15F013G (4.760± Acres)

- Requested Rezoning to "Commercial Heavy"

A Portion of Parcel D15F013M (0.087± Acres)

- Requested Rezoning to "Commercial Heavy"

Parcel D15F013P (1.165± Acres)

- Requested Rezoning to "Commercial Heavy"

The requested actions are intended for the land use of the small 1.087-acre portion of Tract G to be consistent with the remainder of Tract G and all of Tract P for "Commercial" land use and for Tracts G, P and N to have the "Commercial Heavy" zoning to be consistent with Tract F. This will better allow for the development of the Tracts for the permitted uses under the CH zoning.

An application fee of \$1,700.00 (Upham Check #15624) is provided together with the following documents for each respective parcel application:

- Executed Land Use and/or Rezoning Application
- Executed and Notarized Landowner Authorization Form
- Sketch and Legal Description Exhibit
- Warranty Deed

Tracts G, P and N of Village Park Center per PB 10, Pages 23 and 23A
Land Use Amendment and Rezoning Applications
January 9, 2020
Page Two

As part of the consideration for the requested actions, it is also requested the following condition be incorporated for consideration of approval:

A reduction to Section 13-563, Table 13-563B for the front buffer design standards (Type B 20 ft) for CH zoning across the Property Owners Association right-of-way to the adjacent RPUD zoned property Tract E.

Reduce the width of the front buffer setback along the private non-County maintained NE 62nd Terrace to no less than 5' for a 15' reduction. The private right-of-way width is 70 ft. (35' half-width – 14' pavement width) provides an effective open space width of 21' to the boundary line in addition to the 5' requested buffer. Install the plantings for the Type A screening only along the frontage that is across the RPUD Tract E.

It is understood the applications can be considered at the February 3 Special Master hearing and subsequent February 11 Board of County Commissioners hearing for consideration.

Should there be any questions, please contact me.

Sincerely:

A handwritten signature in blue ink that reads "Roger W Strcula". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Roger W. Strcula, PE, CPESC
President

Cc: L&N Investments, Inc.
VIPACE, LLC
VPC POA

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): L & N Land Investments, Inc. / Nancy Steinmetz

Address: PO Box 250 Lady Lake, FL 32158

Owner Phone: 352.267.7850 Email: Nancy.Roach@ymail.com

Name of Agent: Roger W. Strcula, PE / Upham, Inc.

Address: 265 Kenilworth Ave

Ormond Beach, FL 32174

Agent Phone: 386.672.9515 X203 Email: rwstrcula@uphaminc.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached Upham Exhibit #1

Street Address: _____

Parcels # A portion of D15F013G Current Use: Stormwater Pond

Current Future Land Use: Urban Res Current Zoning: RPUD

Requested Future Land Use Comm Requested Zoning: CH

Acreage requested: 1.087+/-

Reason for the request:

To provide the easterly portion of the platted Tract G to be consistent with the existing Commercial land use and to rezone the easterly portion to CH for a unified land use and zoning over the entire Tract. The westerly remainder of Tract G is being requested to

rezone from RPUD to CH under this same application

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission 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. (Sumter County Land Development Code Sec. 13-315(a)(2)).

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.

Roger W Strcula JAN 9, 2020
Signature Date

Roger w. Strcula, PE, President, Upham, Inc.

Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): L & N Land Investments, Inc.

Address: PO Box 250 Lady Lake, FL 32158

Owner Phone: 352.267.7850 Email: Nancy.Roach@ymail.com

Name of Agent: Roger W. Strcula, PE / Upham, Inc.

Address: 265 Kenilworth Ave

Ormond Beach, FL 32174

Agent Phone: 386.672.9515 X203 Email: rwstrcula@uphaminc.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached Upham Exhibits #3 and #4

Street Address: _____

Parcels # D15F013C and D15F013G Current Use: Undeveloped and Storm Pond

Current Future Land Use: C Current Zoning: RPUD

Requested Future Land Use N/A Requested Zoning: CH

Acreage requested: 4.760+/-

Reason for the request:

To rezone the parcels to be consistent with the existing Commercial land use

to allow for potential uses that are permitted within the CH zoning district

and to provide for the same contiguous zoning of the other parcels under

Please Provide: this same zoning application

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission 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. (Sumter County Land Development Code Sec. 13-315(a)(2)).

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.

 JAN 9, 2020
Signature Date

Roger w. Strcula, PE, President, Upham, Inc.

Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): VIPACE, LLC

Address: 15595 SE 80th Ave, Summerfield, FL 32158

Owner Phone: 352.245.7101 Email: ron@characteroaksrealestate.com

Name of Agent: Roger W. Strcula, PE / Upham, Inc.

Address: 265 Kenilworth Ave

Ormond Beach, FL 32174

Agent Phone: 386.672.9515 X203 Email: rwstrcula@uphaminc.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached Upham Exhibit #2

Street Address: _____

Parcels # D15F013P Current Use: Undeveloped

Current Future Land Use: C Current Zoning: RPUD

Requested Future Land Use N/A Requested Zoning: CH

Acreage requested: 1.165+/-

Reason for the request:

To rezone the parcel to be consistent with the existing Commercial land use
that will allow for potential uses that are permitted within the CH zoning district
and to provide the same contiguous zoning with Tract F and the requested

Please Provide: rezoning of Tracts G and P to CH under this same application

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission 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. (Sumter County Land Development Code Sec. 13-315(a)(2)).

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.

Roger W Strcula JAN 9, 2020
Signature Date

Roger w. Strcula, PE, President, Upham, Inc.

Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): Village Park Center Property Owner's Assoc, Inc.

Address: 15595 SE 80th Ave, Summerfield, FL 32158

Owner Phone: 352.245.7101 Email: ron@characteroaksrealestate.com

Name of Agent: Roger W. Strcula, PE / Upham, Inc.

Address: 265 Kenilworth Ave

Ormond Beach, FL 32174

Agent Phone: 386.672.9515 X203 Email: rwstrcula@uphaminc.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached Upham Exhibit #5

Tract N of Village Park Center per PB 10, Pgs 23 and 23A

Street Address: _____

Parcels # D15F013M Current Use: Undeveloped

Current Future Land Use: C Current Zoning: RPUD

Requested Future Land Use N/A Requested Zoning: CH

Acreage requested: 0.087+/-

Reason for the request:

To rezone the parcel to be consistent with the existing Commercial land use
that will allow for potential uses that are permitted within the CH zoning district
and to provide the same contiguous zoning with the rezoning of Tract P to CH

under this same application

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission 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. (Sumter County Land Development Code Sec. 13-315(a)(2).

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.

Roger W Strcula JAN 9, 2020
Signature Date

Roger w. Strcula, PE, President, Upham, Inc.

Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

100-

Inst 201360003710 Date 1/31/2013 Time 1 04 PM
Doc Stamp-Deed 0 70
DC Gloria R Hayward Sumter County Page 1 of 5 B 2558 P 476

IN THE CIRCUIT COURT OF THE FIFTH
JUDICIAL CIRCUIT IN AND FOR
SUMTER COUNTY, FLORIDA

CASE NO 2009-CA-001070

L & N LAND INVESTMENTS, INC , a
Florida corporation and NANCY P
STEINMETZ, individually

Plaintiffs,

v

J P DEVELOPERS, LLC, et al ,

Defendants

FILED IN THE OFFICE OF
CLERK OF CIRCUIT COURT
SUMTER COUNTY FLA
2013 JAN 30 AM 9:19
GLORIA R HAYWARD
CLERK OF CIRCUIT COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that ^{she} he executed and filed a Certificate of Sale
in this action on the 17th day of January, 2013, for the property described herein
and that no objections to the sale have been filed within the time allowed for filing objections The
following properties in Sumter County, Florida

TRACT C, VILLAGE PARK CENTER

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18
SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN N 89 DEGREES 59' 25" W ALONG
THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 658 54 FEET TO THE
POINT OF BEGINNING, THENCE RUN S 10 DEGREES 23' 46" E A DISTANCE OF 96 84 FEET, THENCE
RUN S 45 DEGREES 33' 49" E , A DISTANCE OF 34 02 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50 50 FEET AND A CENTRAL ANGLE OF 44
DEGREES 26' 11", THENCE RUN ALONG THE ARC OF SAID CURVE 39 17 FEET, SAID ARC HAVING A
CHORD BEARING OF S 22 DEGREES 13' 05" W , AND A CHORD DISTANCE OF 38 19 FEET, THENCE
RUN S 00 DEGREES 00' 00" E A DISTANCE OF 42 84 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50 50 FEET AND A CENTRAL ANGLE OF 25
DEGREES 00' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 22 03 FEET, SAID ARC HAVING A
CHORD BEARING OF S 12 DEGREES 30' 00" E , AND A CHORD DISTANCE OF 21 86 FEET, THENCE
RUN S 25 DEGREES 00' 00" E A DISTANCE OF 284 39 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 12 50 FEET AND A CENTRAL ANGLE OF 25
DEGREES 00' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 5 45 FEET, SAID ARC HAVING A
CHORD BEARING OF S 12 DEGREES 30' 00" E , AND A CHORD DISTANCE OF 5 41 FEET, THENCE RUN
S 00 DEGREES 00' 00" W A DISTANCE OF 46 89 FEET, THENCE RUN N 89 DEGREES 59' 26" W A
DISTANCE OF 118 94 FEET, THENCE RUN N 00 DEGREES 00' 34" E A DISTANCE OF 64 07 FEET,
THENCE RUN N 89 DEGREES 59' 26" W A DISTANCE OF 164 24 FEET, THENCE RUN S 00 DEGREES,00'
00" W A DISTANCE OF 26 11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
NORTHWESTERLY HAVING A RADIUS OF 12 50 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00' 00",

Inst 201360003710 Date 1/31/2013 Time 1 04 PM
Doc Stamp-Deed 0 70
DC Gloria R Hayward Sumter County Page 2 of 5 B 2558 P 477

THENCE RUN ALONG THE ARC OF SAID CURVE 19 63 FEET, SAID ARC HAVING A CHORD BEARING OF S 45 DEGREES 00' 00" W , AND A CHORD DISTANCE OF 17 68 FEET, THENCE RUN N 90 DEGREES 00' 00" W A DISTANCE OF 127 46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 34 50 FEET AND A CENTRAL ANGLE OF 30 DEGREES 02' 54", THENCE RUN ALONG THE ARC OF SAID CURVE 18 09 FEET, SAID ARC HAVING A CHORD BEARING OF N 74 DEGREES 58' 33" W , AND A CHORD DISTANCE OF 17 89 FEET, THENCE RUN N 59 DEGREES 57' 06" W A DISTANCE OF 137 95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 34 50 FEET AND A CENTRAL ANGLE OF 59 DEGREES 57' 06", THENCE RUN ALONG THE ARC OF SAID CURVE 36 10 FEET, SAID ARC HAVING A CHORD BEARING OF N 29 DEGREES 58' 33" W , AND A CHORD DISTANCE OF 34 47 FEET, THENCE RUN N 00 DEGREES 00' 35" E A DISTANCE OF 65 18 FEET, THENCE RUN N 89 DEGREES 59' 25" W A DISTANCE OF 65 18 FEET, THENCE RUN N 89 DEGREES 59' 25" W A DISTANCE OF 35 00 FEET, THENCE RUN N 00 DEGREES 00' 35" E A DISTANCE OF 334 31 FEET, THENCE RUN S 89 DEGREES 59' 25" E , A DISTANCE OF 458 58 FEET TO THE POINT OF BEGINNING

AND THAT PART OF TRACT P, VILLAGE PARK CENTER, DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 89 DEGREES 55' 20" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 695 00 FEET, THENCE RUN N 00 DEGREES 04' 40" W A DISTANCE OF 177 15 FEET, THENCE RUN N 66 DEGREES 24' 00" W , 77 69 FEET, THENCE RUN N 06 DEGREES 41' 37" W , 375 70 FEET TO THE POINT OF BEGINNING, THENCE RUN N 90 DEGREES 00' 00" W , 371 70 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 225 00 FEET AND A CENTRAL ANGLE OF 73 DEGREES 54' 53", THENCE RUN ALONG THE ARC OF SAID CURVE 290 26 FEET, SAID ARC HAVING A CHORD BEARING OF N 53 DEGREES 03' 08" E , THENCE RUN S 89 DEGREES 59' 26" E , 166 81 FEET, THENCE RUN S 00 DEGREES 14' 31" E , 72 47 FEET, THENCE RUN N 89 DEGREES 45' 29" E , 43 15 FEET, THENCE RUN S 11 DEGREES 30' 34" W , 92 16 FEET, THENCE RUN N 90 DEGREES 00' 00" W , 36 40 FEET TO THE POINT OF BEGINNING

ALSO KNOWN AS RESIDENTIAL CONDOMINIUM TRACT, VILLAGE PARK CENTER

COMMENCE AT A POINT 1142 39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 00 DEGREES 01' 25" W , 387 53 FEET TO THE POINT OF BEGINNING, THENCE RUN N 89 DEGREES 56' 26" W , 385 21 FEET, THENCE RUN S 00 DEGREES 00' 35" W , 11 36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 69 50 FEET AND A CENTRAL ANGLE OF 59 DEGREES 57' 42", THENCE RUN ALONG THE ARC OF SAID CURVE 72 73 FEET, THENCE RUN S 59 DEGREES 57' 06" E , 115 46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 12 50 FEET AND A CENTRAL ANGLE OF 128 DEGREES 16' 10", THENCE RUN ALONG THE ARC OF SAID CURVE 27 98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 295 00 FEET AND A CENTRAL ANGLE OF 68 DEGREES 19' 03", THENCE RUN ALONG THE ARC OF SAID CURVE 351 75 FEET, THENCE RUN S 00 DEGREES 00' 00" E , 188 52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 165 00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 36' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 67 96 FEET, THENCE RUN S 23 DEGREES 36' 00" W , 52 05 FEET, THENCE RUN S 89 DEGREES 56' 51" E , 297 86 FEET, THENCE RUN N 00 DEGREES 01' 25" W , 729 13 FEET TO THE POINT OF BEGINNING

TRACT G, VILLAGE PARK CENTER

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 89 DEGREES 55' 20" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 577 99 FEET, THENCE RUN N 00 DEGREES 04' 40" W A DISTANCE

Inst 201360003710 Date 1/31/2013 Time 1:04 PM
Doc Stamp-Deed 0.70
DC Gloria R. Hayward Sumter County Page 3 of 5 B 2558 P 478

OF 178 67 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 12 50 FEET AND A CENTRAL ANGLE OF 30 DEGREES 00' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 6 54 FEET, SAID ARC HAVING A CHORD BEARING OF S 75 DEGREES 00' 00" W , AND A CHORD DISTANCE OF 6 47 FEET, THENCE RUN S 90 DEGREES 00' 00" W A DISTANCE OF 110 76 FEET, THENCE RUN N 66 DEGREES 24' 00" W A DISTANCE OF 77 69 FEET, THENCE RUN N 06 DEGREES 41' 37" E A DISTANCE OF 375 70 FEET, THENCE RUN N 90 DEGREES 00' 00" E A DISTANCE OF 36 40 FEET, THENCE RUN N 11 DEGREES 30' 34" E A DISTANCE OF 74 08 FEET, THENCE RUN S 89 DEGREES 59' 26" E A DISTANCE OF 137 68 FEET, THENCE RUN S 00 DEGREES 07' 39" E A DISTANCE OF 328 96 FEET, THENCE RUN S 60 DEGREES 00' 00" W A DISTANCE OF 79 71 FEET, THENCE RUN S 12 DEGREES 38' 51" E A DISTANCE OF 108 96 FEET TO THE POINT OF BEGINNING

SUBJECT TO DRAINAGE EASEMENT RECORDED IN ORB 1272 PG 809

TRACT P, VILLAGE PARK CENTER

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 89 DEGREES 55' 20" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 695 00 FEET, THENCE RUN N 00 DEGREES 04' 40" W A DISTANCE OF 177 15 FEET TO THE POINT OF BEGINNING, THENCE RUN S 33 DEGREES 21' 07" W , 130 99 FEET, THENCE RUN N 66 DEGREES 24' 00" W , 393 35 FEET, THENCE RUN N 23 DEGREES 36' 00" E , 12 22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 235 00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 36' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 96 80 FEET, THENCE RUN N 00 DEGREES 00' 00" W , 188 52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 225 00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00' 34", THENCE RUN ALONG THE ARC OF SAID CURVE 353 47 FEET, THENCE RUN S 89 DEGREES 59' 26" E , 166 81 FEET, THENCE RUN S 00 DEGREES 14' 31" E , 72 47 FEET, THENCE RUN N 89 DEGREES 45' 29" E , 43 15 FEET, THENCE RUN S 11 DEGREES 30' 34" W , 92 16 FEET, THENCE RUN N 90 DEGREES 00' 00" W , 36 40 FEET, THENCE RUN S 06 DEGREES 41' 37" W , 375 70 FEET, THENCE RUN S 66 DEGREES 24' 00" E , 77 69 FEET TO THE POINT OF BEGINNING

SUBJECT TO DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1272 PAGE 809

LESS THAT PART OF TRACT P, VILLAGE PARK CENTER, DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 89 DEGREES 55' 20" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 695 00 FEET, THENCE RUN N 00 DEGREES 04' 40" W A DISTANCE OF 177 15 FEET, THENCE RUN N 66 DEGREES 24' 00" W , 77 69 FEET, THENCE RUN N 06 DEGREES 41' 37" W , 375 70 FEET TO THE POINT OF BEGINNING, THENCE RUN N 90 DEGREES 00' 00" W , 371 70 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 225 00 FEET AND A CENTRAL ANGLE OF 73 DEGREES 54' 53", THENCE RUN ALONG THE ARC OF SAID CURVE 290 26 FEET, SAID ARC HAVING A CHORD BEARING OF N 53 DEGREES 03' 08" E , THENCE RUN S 89 DEGREES 59' 26" E 166 81 FEET, THENCE RUN S 00 DEGREES 14' 31" E , 72 47 FEET, THENCE RUN N 89 DEGREES 45' 29" E , 43 15 FEET, THENCE RUN S 11 DEGREES 30' 34" W , 92 16 FEET, THENCE RUN N 90 DEGREES 00' 00" W , 36 40 FEET TO THE POINT OF BEGINNING

ALSO KNOWN AS RESIDENTIAL CONDOMINIUM TRACT, VILLAGE PARK CENTER

TRACT F, VILLAGE PARK CENTER

COMMENCE 1142 39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN S 00 DEGREES 01' 25" W , 1411 10 FEET TO

THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C-466 SAID POINT BEING ON A CURVE
CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1960 08 FEET AND A CENTRAL ANGLE OF 07
DEGREES 47' 39", THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY
266 64 FEET SAID ARC HAVING A CHORD BEARING OF S 68 DEGREES 34' 40" E , AND A CHORD
DISTANCE OF 266 43 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID ARC AND
SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 08 DEGREES 28' 41" AN ARC DISTANCE OF
290 03 FEET, SAID ARC HAVING A CHORD BEARING OF S 60 DEGREES 26' 28" E , AND A CHORD
DISTANCE OF 289 77 FEET, THENCE RUN N 34 DEGREES 36' 28" E , 293 15 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70 00 FEET AND A CENTRAL
ANGLE OF 18 DEGREES 17' 33", THENCE RUN ALONG THE ARC OF SAID CURVE 22 35 FEET, THENCE
RUN N 16 DEGREES 18' 54" E , 56 03 FEET, THENCE RUN N 33 DEGREES 21' 07" E , 84 80 FEET, THENCE
RUN N 66 DEGREES 24' 00" W , 393 35 FEET, THENCE RUN S 23 DEGREES 36' 00" W , 197 86 FEET,
THENCE RUN S 66 DEGREES 24' 00" E , 15 00 FEET, THENCE RUN S 23 DEGREES 36' 00" W , 194 23 FEET
TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 27 00 FEET
AND A CENTRAL ANGLE OF 88 DEGREES 16' 49", THENCE RUN ALONG THE ARC OF SAID CURVE
41 60 FEET TO THE POINT OF BEGINNING

LESS TRACT T, VILLAGE PARK CENTER (FOR SIGN),

COMMENCE 1142 39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN S 00 DEGREES 01' 25" W , 1411 10 FEET TO
THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466, THENCE RUN S 76 DEGREES 57' 17" E ,
261 46 FEET TO THE POINT OF BEGINNING, THENCE RUN N 25 DEGREES 05' 41" W , 5 00 FEET, THENCE
RUN S 64 DEGREES 54' 19" E , 5 00 FEET, THENCE RUN S 25 DEGREES 05' 41" W , 5 00 FEET, THENCE
RUN N 64 DEGREES 54' 19" W , 5 00 FEET TO THE POINT OF BEGINNING

SUBJECT TO AIR RIGHTS EASEMENT AND EASEMENT FOR INGRESS AND EGRESS

COMMENCE 1142 39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN S 00 DEGREES 01' 25" W , 1411 10 FEET TO
THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466, THENCE RUN S 82 DEGREES 22' 43" E ,
249 72 FEET TO THE POINT OF BEGINNING, THENCE RUN S 64 DEGREES 54' 19" E , 40 00 FEET, THENCE
RUN S 41 DEGREES 26' 23" W , 42 64 FEET, THENCE RUN N 64 DEGREES 54' 19" W , 16 00 FEET,
THENCE RUN N 08 DEGREES 44' 58" E , 42 64 FEET TO THE POINT OF BEGINNING

was sold to L & N Land Investments Inc

Witness my hand and seal of this Court on this 30th day of January, 2013



GLORIA R. HAYWARD

Clerk of the Circuit Court
Sumter County, Florida

By Kathy Wells
Deputy Clerk

Inst 201360003710 Date 1/31/2013 Time 1 04 PM
Doc Stamp-Deed 0.70
DC Gloria R. Hayward Sumter County Page 4 of 5 B 2558 P 479

CERTIFICATE OF SERVICE

30th I HEREBY CERTIFY that a copy of the foregoing has been furnished by U S Mail this
day of January, 2013, to the following

Ronald L Miller, Esquire,
Ansel & Miller, LLC
601 South Ocean Drive
Hollywood, FL 33019

Brian P Yates, Esquire
SAPURSTEIN & BLOCH, P A
9700 South Dixie Highway, Suite 1000
Miami, FL 33156

Philip S Kinney, Esquire
Philip S Kinney, P A
11512 Lake Mead Avenue, Suite 801
Jacksonville, Florida 32256

L K Edwards, III
Diversified Land and Timber Co
19314 S CR 325
Cross Creek, FL 32640-8408

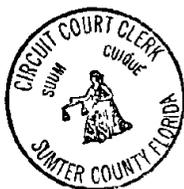
Inst 201360003710 Date 1/31/2013 Time 1 04 PM
Doc Stamp-Deed 0 70
DC Gloria R Hayward Sumter County Page 5 of 5 B 2558 P 480

Michael W Garone
11625 Vista Forest Drive
Alpharetta, GA 30005

Patrick I McLaughlin, Esquire
Dean & Dean LLP
230 NE 25th Avenue, Suite 100
Ocala, Florida 34470

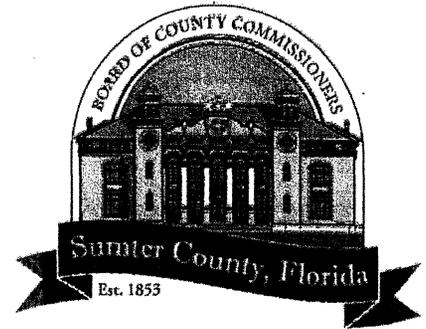
GLORIA R HAYWARD
CLERK OF THE CIRCUIT COURT

Kathryn Wells
Deputy Clerk



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>



January 17, 2020

GLEN HOLLOW HOMEOWNERS ASSOCIA
1020 LAKE SUMTER LANDING
THE VILLAGES, FL 32162

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property within Village Park Center (see map on reverse). The property is being considered at a public hearing for a future land use change and rezoning.

CASE# SS2020-0002 - Roger Strcula of Upham Inc. -Change the future land use assignment on 1 acre MOL from Urban Residential to Commercial

CASE# R2020-0001 - Roger Strcula of Upham Inc. -Rezone 6.7 acres MOL from RPUD to Heavy Commercial in conjunction with SS2020-0002 and consistent with the Future Land Use Map.

The properties are owned by multiple owners. All are located on the north side of C-466 between NE 62nd Ter and NE 63rd Dr.

A **public hearing** before the Planning and Zoning Special Master will be held at **The Everglades Recreation Center, 5497 Marsh Bend Trail, The Villages, FL on February 3, 2020, at 6:00 p.m.**

The recommendation of the Planning and Zoning Special Master on the Future Land Use amendment will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **February 11, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning 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 refer to accompanying letter. Thank you

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice 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

January 27, 2020

Response from:

Glen Hollow Homeowners Association
1020 Lake Sumter Landing
The Villages, FL 32162

RE: Case #SS2020-0002& R2020-0001

THE GLEN HOLLOW HOMEOWNER'S ASSOCIATION AND ITS MEMBERS AS INDIVIDUAL LAND OWNERS ARE OPPOSED TO THIS REZONING. THE HEAVY COMMERCIAL ZONING DISTRICT BEING PROPOSED ON THIS PROPERTY IS NOT COMPATIBLE OR CONSISTENT WITH THE SURROUNDING ZONING DISTRICTS OR USES. BY YOUR OWN ZONING CODE, HEAVY COMMERCIAL ZONING DISTRICTS ARE DESCRIBED AS HAVING PRINCIPAL ACTIVITIES THAT ARE CONDUCTED BOTH INSIDE AND OUTSIDE OF A STRUCTURE. USES IN HEAVY COMMERCIAL DISTRICTS TYPICALLY REQUIRE OUTDOOR STORAGE OR ACTIVITIES, HAVE HIGHER TRAFFIC RATES, OR HAVE THE POTENTIAL FOR GREATER NUISANCE EFFECT ON ADJACENT PROPERTIES DUE TO NOISE, LIGHT AND GLARE, OR TYPICAL HOURS OF OPERATION, THAN NEIGHBORHOOD OR LIGHT COMMERCIAL USES. THIS, AS I SAID, IS FROM YOUR OWN CODE.

SOME OF THE USES ALLOWED IN HEAVY COMMERCIAL DISTRICTS ARE:

- FLEA MARKETS
- LUMBER YARDS
- CABINET, CARPENTRY & SHEET METAL SHOPS
- MOBILE HOME AND RV SALES
- NIGHT CLUBS
- OUTDOOR STORAGE
- TRUCK STOPS OR TERMINALS
- HEADSTONE, MONUMENT & VAULT SALES

SO YOU CAN SEE HOW INCOMPATIBLE THIS ZONING DISTRICT IS TO THIS AREA.

WE RESPECTFULLY REQUEST THAT YOU DO NOT MAKE A FAVORABLE RECOMMENDATION TO THE COUNTY COMMISSION FOR APPROVAL OF THIS REZONING REQUEST.

NOTE: BOARD MAY COUNTER WITH, "THE APPLICANT IS ONLY PROPOSING A SHOPPING CENTER." NO, THE APPLICANT IS PROPOSING HEAVY COMMERCIAL ZONING. THAT DOES NOT MAKE THE APPLICANT DEVELOP A SHOPPING CENTER.

Sincerely,

Glen Hollow Homeowners Association

Farnsworth, Sue

From: McDonough, Tommy <Tommy.McDonough@thevillages.com>
Sent: Monday, January 27, 2020 9:29 AM
To: Farnsworth, Sue
Subject: Village Park Center/ Case # SS2020-0002/ Case # R2020-0001

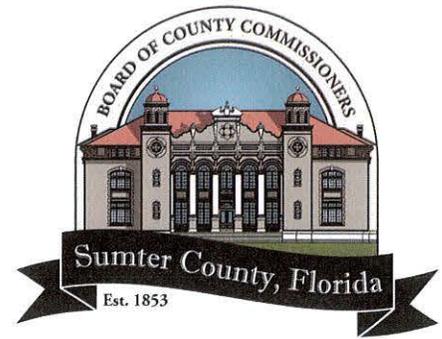
Follow Up Flag: Follow up
Flag Status: Flagged

Susan Myself and wife Laurie reside @ 2846 Carriage Court, The Villages Fl. 32162 adjacent to this property. We would request to be put on record that we DO NOT SUPPORT the proposed change to this parcel. We had supported the zoning as it is now and would request that it remain as is, Thanks and if you could please let me know that you have received

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Board of County Commissioners Sumter County, Florida

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



January 17, 2020

VIPACE LLC
15595 SE 80TH AVE
SUMMERFIELD, FL 34491

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property within Village Park Center (see map on reverse). The property is being considered at a public hearing for a future land use change and rezoning.

CASE# SS2020-0002 - Roger Strcula of Upham Inc. –Change the future land use assignment on 1 acre MOL from Urban Residential to Commercial

CASE# R2020-0001 - Roger Strcula of Upham Inc. –Rezone 6.7 acres MOL from RPUD to Heavy Commercial in conjunction with SS2020-0002 and consistent with the Future Land Use Map.

The properties are owned by multiple owners. All are located on the north side of C-466 between NE 62nd Ter and NE 63rd Dr.

A **public hearing** before the Planning and Zoning Special Master will be held at **The Everglades Recreation Center, 5497 Marsh Bend Trail, The Villages, FL on February 3, 2020, at 6:00 p.m.**

The recommendation of the Planning and Zoning Special Master on the Future Land Use amendment will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **February 11, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning 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): _____

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice 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

Farnsworth, Sue

From: Fuchs, Gary <gary.fuchs@pltitle.com>
Sent: Friday, January 24, 2020 5:04 PM
To: Farnsworth, Sue
Subject: case# SS2020-0002 & R2020-0001
Attachments: 20200124_165146.pdf

Good afternoon,

We are residents of Glen Hollow Farms and we are objecting to and oppose this proposed rezoning. This proposed rezoning to heavy commercial is not compatible or consistent with the surrounding property and was one of the reasons the zoning was original changed to RPUD to be consistent with the surrounding properties. To the east there is nothing but larger tract homesites and open spaces and the north it is mainly open and recreational spaces. To the immediate south is similar RPUD zoning with some light commercial uses for offices consistent with the subject property's current RPUD zoning. The closest thing to what they are proposing is approximately a mile the west. However, to the immediate west it is golf course followed by residential homes. Also, if the proposes change to heavy commercial is approved then there is not guarantee what is being proposed will be built, but instead anything from lumber yard to a night club could be built in this residential area. Further being at a lower elevation to the east we have major concern of run off impacting our property as more impervious surfaces are built than was originally planned for the RPUD zoning.

Thank you for taking the time to read this and we respectfully request that you do not make a recommendation of approval to the County Commission.

Thanks,

Gary and Jessica Fuchs



Gary Fuchs, President

950 Lakeshore Drive | Suite 200 | The Villages, Florida 32162

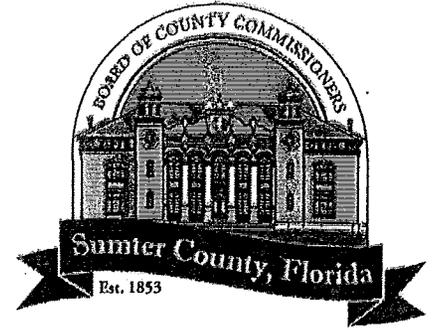
Direct: 352-259-5015 | Fax: 352-753-0496

Gary.Fuchs@PLTitle.com | www.PLTitle.com

PLEASE KNOW THAT FRAUDULENT ACTIVITY INVOLVING ELECTRONIC COMMUNICATIONS HAS BECOME MORE PREVALENT. IF YOU ARE WIRING FUNDS FOR CLOSING MAKE NOTE THAT OUR ESCROW ACCOUNT IS WITH CITIZENS FIRST BANK IN THE VILLAGES. IF YOU RECEIVE ANY WIRING INSTRUCTIONS TO SEND YOUR WIRE TO ANY OTHER BANK OR NAMING MORE THAN ONE BANK, IT COULD BE THE RESULT OF FRAUD. IN

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>



January 17, 2020

GLEN HOLLOW HOMEOWNERS ASSOCIA
1020 LAKE SUMTER LANDING
THE VILLAGES, FL 32162

*Gary Fuchs
2701 Glen Hollow Way
The Villages, FL 32162*

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property within Village Park Center (see map on reverse). The property is being considered at a public hearing for a future land use change and rezoning.

CASE# SS2020-0002 - Roger Strcula of Upham Inc. -Change the future land use assignment on 1 acre MOL from Urban Residential to Commercial

CASE# R2020-0001 - Roger Strcula of Upham Inc. -Rezone 6.7 acres MOL from RPUD to Heavy Commercial in conjunction with SS2020-0002 and consistent with the Future Land Use Map.

The properties are owned by multiple owners. All are located on the north side of C-466 between NE 62nd Ter and NE 63rd Dr.

A public hearing before the Planning and Zoning Special Master will be held at **The Everglades Recreation Center, 5497 Marsh Bend Trail, The Villages, FL on February 3, 2020, at 6:00 p.m.**

The recommendation of the Planning and Zoning Special Master on the Future Land Use amendment will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **February 11, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning 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): I live in Glen Hollow Farms

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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

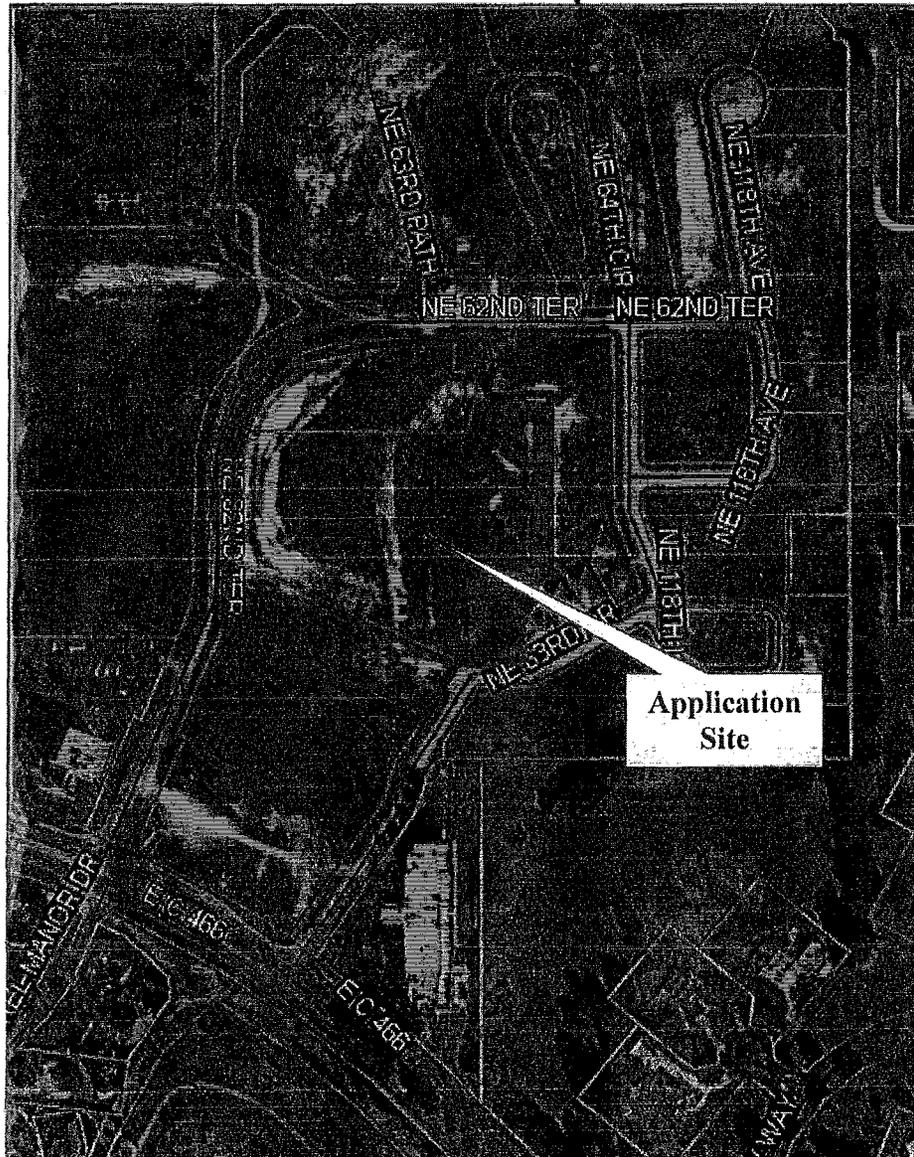
Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

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

and we have already objected to this application site being changed to heavy commercial and my reasons are the same that I provided at a public meeting and the letter I sent in for zoning case R2018-0010

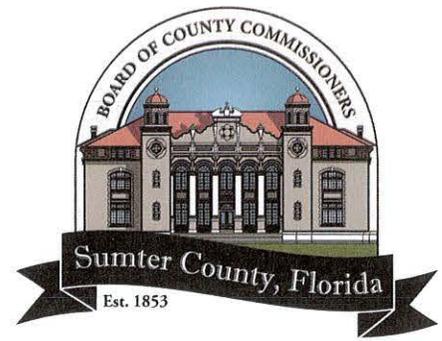
Please return no later than January 27, 2020 CASE# SS2020-0002& R2020-0001

Location Map



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>



January 17, 2020

L & N LAND INVESTMENTS INC
PO BOX 250
LADY LAKE, FL 32158

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property within Village Park Center (see map on reverse). The property is being considered at a public hearing for a future land use change and rezoning.

CASE# SS2020-0002 - Roger Strcula of Upham Inc. –Change the future land use assignment on 1 acre MOL from Urban Residential to Commercial

CASE# R2020-0001 - Roger Strcula of Upham Inc. –Rezone 6.7 acres MOL from RPUD to Heavy Commercial in conjunction with SS2020-0002 and consistent with the Future Land Use Map.

The properties are owned by multiple owners. All are located on the north side of C-466 between NE 62nd Ter and NE 63rd Dr.

A **public hearing** before the Planning and Zoning Special Master will be held at **The Everglades Recreation Center, 5497 Marsh Bend Trail, The Villages, FL on February 3, 2020, at 6:00 p.m.**

The recommendation of the Planning and Zoning Special Master on the Future Land Use amendment will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **February 11, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning 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): _____

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice 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



January 9, 2020

Mr. Karl Holley, AICP, CFM
Director of Development Services
Sumter County
7375 Powell Road, Suite 115
Wildwood, FL 34785

Re: Tracts G, P and N of Village Park Center per PB 10, Pages 23 and 23A
Land Use Amendment and Rezoning Applications
Parcels D15F013G, D15F013C, Portion of D15F013M and
Portion of D15F01P (7.099± Acres)

Mr. Holley:

As authorized Agent for the landowners, submitted are four separate applications of the referenced parcels for the requested small-scale land use and rezoning actions as indicated below based on the preapplication meeting with you on January 7:

A Portion of Parcel D15F013G (1.087± Acres)

- Requested Future Land Use to “Commercial”
- Requested Rezoning to “Commercial Heavy”

A Portion of Parcel D15F013C and Parcel D15F013G (4.760± Acres)

- Requested Rezoning to “Commercial Heavy”

A Portion of Parcel D15F013M (0.087± Acres)

- Requested Rezoning to “Commercial Heavy”

Parcel D15F013P (1.165± Acres)

- Requested Rezoning to “Commercial Heavy”

The requested actions are intended for the land use of the small 1.087-acre portion of Tract G to be consistent with the remainder of Tract G and all of Tract P for “Commercial” land use and for Tracts G, P and N to have the “Commercial Heavy” zoning to be consistent with Tract F. This will better allow for the development of the Tracts for the permitted uses under the CH zoning.

An application fee of \$1,700.00 (Upham Check #15624) is provided together with the following documents for each respective parcel application:

- Executed Land Use and/or Rezoning Application
- Executed and Notarized Landowner Authorization Form
- Sketch and Legal Description Exhibit
- Warranty Deed

Tracts G, P and N of Village Park Center per PB 10, Pages 23 and 23A
Land Use Amendment and Rezoning Applications
January 9, 2020
Page Two

As part of the consideration for the requested actions, it is also requested the following condition be incorporated for consideration of approval:

A reduction to Section 13-563, Table 13-563B for the front buffer design standards (Type B 20 ft) for CH zoning across the Property Owners Association right-of-way to the adjacent RPUD zoned property Tract E.

Reduce the width of the front buffer setback along the private non-County maintained NE 62nd Terrace to no less than 5' for a 15' reduction. The private right-of-way width is 70 ft. (35' half-width – 14' pavement width) provides an effective open space width of 21' to the boundary line in addition to the 5' requested buffer. Install the plantings for the Type A screening only along the frontage that is across the RPUD Tract E.

It is understood the applications can be considered at the February 3 Special Master hearing and subsequent February 11 Board of County Commissioners hearing for consideration.

Should there be any questions, please contact me.

Sincerely:

A handwritten signature in blue ink that reads "Roger W Strcula". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Roger W. Strcula, PE, CPESC
President

Cc: L&N Investments, Inc.
VIPACE, LLC
VPC POA

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): L & N Land Investments, Inc. / Nancy Steinmetz

Address: PO Box 250 Lady Lake, FL 32158

Owner Phone: 352.267.7850 Email: Nancy.Roach@ymail.com

Name of Agent: Roger W. Strcula, PE / Upham, Inc.

Address: 265 Kenilworth Ave

Ormond Beach, FL 32174

Agent Phone: 386.672.9515 X203 Email: rwstrcula@uphaminc.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached Upham Exhibit #1

Street Address: _____

Parcels # A portion of D15F013G Current Use: Stormwater Pond

Current Future Land Use: Urban Res Current Zoning: RPUD

Requested Future Land Use Comm Requested Zoning: CH

Acreage requested: 1.087+/-

Reason for the request:

To provide the easterly portion of the platted Tract G to be consistent with the existing Commercial land use and to rezone the easterly portion to CH for a unified land use and zoning over the entire Tract. The westerly remainder of Tract G is being requested to

rezone from RPUD to CH under this same application

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission 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. (Sumter County Land Development Code Sec. 13-315(a)(2)).

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.

Roger W Strcula JAN 9, 2020
Signature Date

Roger w. Strcula, PE, President, Upham, Inc.

Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): L & N Land Investments, Inc.

Address: PO Box 250 Lady Lake, FL 32158

Owner Phone: 352.267.7850 Email: Nancy.Roach@ymail.com

Name of Agent: Roger W. Strcula, PE / Upham, Inc.

Address: 265 Kenilworth Ave

Ormond Beach, FL 32174

Agent Phone: 386.672.9515 X203 Email: rwstrcula@uphaminc.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached Upham Exhibits #3 and #4

Street Address: _____

Parcels # D15F013C and D15F013G Current Use: Undeveloped and Storm Pond

Current Future Land Use: C Current Zoning: RPUD

Requested Future Land Use N/A Requested Zoning: CH

Acreage requested: 4.760+/-

Reason for the request:

To rezone the parcels to be consistent with the existing Commercial land use

to allow for potential uses that are permitted within the CH zoning district

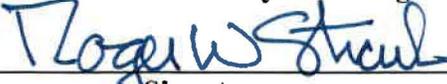
and to provide for the same contiguous zoning of the other parcels under

Please Provide: this same zoning application

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission 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. (Sumter County Land Development Code Sec. 13-315(a)(2).

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.

 JAN 9, 2020
Signature Date

Roger w. Strcula, PE, President, Upham, Inc.

Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): VIPACE, LLC

Address: 15595 SE 80th Ave, Summerfield, FL 32158

Owner Phone: 352.245.7101 Email: ron@characteroaksrealestate.com

Name of Agent: Roger W. Strcula, PE / Upham, Inc.

Address: 265 Kenilworth Ave

Ormond Beach, FL 32174

Agent Phone: 386.672.9515 X203 Email: rwstrcula@uphaminc.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached Upham Exhibit #2

Street Address: _____

Parcels # D15F013P Current Use: Undeveloped

Current Future Land Use: C Current Zoning: RPUD

Requested Future Land Use N/A Requested Zoning: CH

Acreage requested: 1.165+/-

Reason for the request:

To rezone the parcel to be consistent with the existing Commercial land use
that will allow for potential uses that are permitted within the CH zoning district
and to provide the same contiguous zoning with Tract F and the requested

Please Provide: rezoning of Tracts G and P to CH under this same application

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission 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. (Sumter County Land Development Code Sec. 13-315(a)(2)).

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.

Roger W Strcula JAN 9, 2020
Signature Date

Roger w. Strcula, PE, President, Upham, Inc.

Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): Village Park Center Property Owner's Assoc, Inc.

Address: 15595 SE 80th Ave, Summerfield, FL 32158

Owner Phone: 352.245.7101 Email: ron@characteroaksrealestate.com

Name of Agent: Roger W. Strcula, PE / Upham, Inc.

Address: 265 Kenilworth Ave

Ormond Beach, FL 32174

Agent Phone: 386.672.9515 X203 Email: rwstrcula@uphaminc.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached Upham Exhibit #5

Tract N of Village Park Center per PB 10, Pgs 23 and 23A

Street Address: _____

Parcels # D15F013M Current Use: Undeveloped

Current Future Land Use: C Current Zoning: RPUD

Inst 201360003710 Date 1/31/2013 Time 1 04 PM
Doc Stamp-Deed 0 70
DC Gloria R Hayward Sumter County Page 1 of 5 B 2558 P 476

IN THE CIRCUIT COURT OF THE FIFTH
JUDICIAL CIRCUIT IN AND FOR
SUMTER COUNTY, FLORIDA

CASE NO 2009-CA-001070

L & N LAND INVESTMENTS, INC , a
Florida corporation and NANCY P
STEINMETZ, individually

Plaintiffs,

v

J P DEVELOPERS, LLC, et al ,

Defendants

FILED IN THE OFFICE OF
CLERK OF CIRCUIT COURT
SUMTER COUNTY FLA
2013 JAN 30 AM 9:19
GLORIA R HAYWARD
CLERK OF CIRCUIT COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that ^{she} he executed and filed a Certificate of Sale
in this action on the 17th day of January, 2013, for the property described herein
and that no objections to the sale have been filed within the time allowed for filing objections The
following properties in Sumter County, Florida

TRACT C, VILLAGE PARK CENTER

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN N 89 DEGREES 59' 25" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 658 54 FEET TO THE POINT OF BEGINNING, THENCE RUN S 10 DEGREES 23' 46" E A DISTANCE OF 96 84 FEET, THENCE RUN S 45 DEGREES 33' 49" E , A DISTANCE OF 34 02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50 50 FEET AND A CENTRAL ANGLE OF 44 DEGREES 26' 11", THENCE RUN ALONG THE ARC OF SAID CURVE 39 17 FEET, SAID ARC HAVING A CHORD BEARING OF S 22 DEGREES 13' 05" W , AND A CHORD DISTANCE OF 38 19 FEET, THENCE RUN S 00 DEGREES 00' 00" E A DISTANCE OF 42 84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50 50 FEET AND A CENTRAL ANGLE OF 25 DEGREES 00' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 22 03 FEET, SAID ARC HAVING A CHORD BEARING OF S 12 DEGREES 30' 00" E , AND A CHORD DISTANCE OF 21 86 FEET, THENCE RUN S 25 DEGREES 00' 00" E A DISTANCE OF 284 39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 12 50 FEET AND A CENTRAL ANGLE OF 25 DEGREES 00' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 5 45 FEET, SAID ARC HAVING A CHORD BEARING OF S 12 DEGREES 30' 00" E , AND A CHORD DISTANCE OF 5 41 FEET, THENCE RUN S 00 DEGREES 00' 00" W A DISTANCE OF 46 89 FEET, THENCE RUN N 89 DEGREES 59' 26" W A DISTANCE OF 118 94 FEET, THENCE RUN N 00 DEGREES 00' 34" E A DISTANCE OF 64 07 FEET, THENCE RUN N 89 DEGREES 59' 26" W A DISTANCE OF 164 24 FEET, THENCE RUN S 00 DEGREES,00' 00" W A DISTANCE OF 26 11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 12 50 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00' 00",

Inst 201360003710 Date 1/31/2013 Time 1 04 PM
Doc Stamp-Deed 0 70
DC Gloria R Hayward Sumter County Page 2 of 5 B 2558 P 477

THENCE RUN ALONG THE ARC OF SAID CURVE 19 63 FEET, SAID ARC HAVING A CHORD BEARING OF S 45 DEGREES 00' 00" W , AND A CHORD DISTANCE OF 17 68 FEET, THENCE RUN N 90 DEGREES 00' 00" W A DISTANCE OF 127 46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 34 50 FEET AND A CENTRAL ANGLE OF 30 DEGREES 02' 54", THENCE RUN ALONG THE ARC OF SAID CURVE 18 09 FEET, SAID ARC HAVING A CHORD BEARING OF N 74 DEGREES 58' 33" W , AND A CHORD DISTANCE OF 17 89 FEET, THENCE RUN N 59 DEGREES 57' 06" W A DISTANCE OF 137 95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 34 50 FEET AND A CENTRAL ANGLE OF 59 DEGREES 57' 06", THENCE RUN ALONG THE ARC OF SAID CURVE 36 10 FEET, SAID ARC HAVING A CHORD BEARING OF N 29 DEGREES 58' 33" W , AND A CHORD DISTANCE OF 34 47 FEET, THENCE RUN N 00 DEGREES 00' 35" E A DISTANCE OF 65 18 FEET, THENCE RUN N 89 DEGREES 59' 25" W A DISTANCE OF 65 18 FEET, THENCE RUN N 89 DEGREES 59' 25" W A DISTANCE OF 35 00 FEET, THENCE RUN N 00 DEGREES 00' 35" E A DISTANCE OF 334 31 FEET, THENCE RUN S 89 DEGREES 59' 25" E , A DISTANCE OF 458 58 FEET TO THE POINT OF BEGINNING

AND THAT PART OF TRACT P, VILLAGE PARK CENTER, DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 89 DEGREES 55' 20" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 695 00 FEET, THENCE RUN N 00 DEGREES 04' 40" W A DISTANCE OF 177 15 FEET, THENCE RUN N 66 DEGREES 24' 00" W , 77 69 FEET, THENCE RUN N 06 DEGREES 41' 37" W , 375 70 FEET TO THE POINT OF BEGINNING, THENCE RUN N 90 DEGREES 00' 00" W , 371 70 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 225 00 FEET AND A CENTRAL ANGLE OF 73 DEGREES 54' 53", THENCE RUN ALONG THE ARC OF SAID CURVE 290 26 FEET, SAID ARC HAVING A CHORD BEARING OF N 53 DEGREES 03' 08" E , THENCE RUN S 89 DEGREES 59' 26" E , 166 81 FEET, THENCE RUN S 00 DEGREES 14' 31" E , 72 47 FEET, THENCE RUN N 89 DEGREES 45' 29" E , 43 15 FEET, THENCE RUN S 11 DEGREES 30' 34" W , 92 16 FEET, THENCE RUN N 90 DEGREES 00' 00" W , 36 40 FEET TO THE POINT OF BEGINNING

ALSO KNOWN AS RESIDENTIAL CONDOMINIUM TRACT, VILLAGE PARK CENTER

COMMENCE AT A POINT 1142 39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 00 DEGREES 01' 25" W , 387 53 FEET TO THE POINT OF BEGINNING, THENCE RUN N 89 DEGREES 56' 26" W , 385 21 FEET, THENCE RUN S 00 DEGREES 00' 35" W , 11 36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 69 50 FEET AND A CENTRAL ANGLE OF 59 DEGREES 57' 42", THENCE RUN ALONG THE ARC OF SAID CURVE 72 73 FEET, THENCE RUN S 59 DEGREES 57' 06" E , 115 46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 12 50 FEET AND A CENTRAL ANGLE OF 128 DEGREES 16' 10", THENCE RUN ALONG THE ARC OF SAID CURVE 27 98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 295 00 FEET AND A CENTRAL ANGLE OF 68 DEGREES 19' 03", THENCE RUN ALONG THE ARC OF SAID CURVE 351 75 FEET, THENCE RUN S 00 DEGREES 00' 00" E , 188 52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 165 00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 36' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 67 96 FEET, THENCE RUN S 23 DEGREES 36' 00" W , 52 05 FEET, THENCE RUN S 89 DEGREES 56' 51" E , 297 86 FEET, THENCE RUN N 00 DEGREES 01' 25" W , 729 13 FEET TO THE POINT OF BEGINNING

TRACT G, VILLAGE PARK CENTER

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 89 DEGREES 55' 20" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 577 99 FEET, THENCE RUN N 00 DEGREES 04' 40" W A DISTANCE

OF 178 67 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 12 50 FEET AND A CENTRAL ANGLE OF 30 DEGREES 00' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 6 54 FEET, SAID ARC HAVING A CHORD BEARING OF S 75 DEGREES 00' 00" W , AND A CHORD DISTANCE OF 6 47 FEET, THENCE RUN S 90 DEGREES 00' 00" W A DISTANCE OF 110 76 FEET, THENCE RUN N 66 DEGREES 24' 00" W A DISTANCE OF 77 69 FEET, THENCE RUN N 06 DEGREES 41' 37" E A DISTANCE OF 375 70 FEET, THENCE RUN N 90 DEGREES 00' 00" E A DISTANCE OF 36 40 FEET, THENCE RUN N 11 DEGREES 30' 34" E A DISTANCE OF 74 08 FEET, THENCE RUN S 89 DEGREES 59' 26" E A DISTANCE OF 137 68 FEET, THENCE RUN S 00 DEGREES 07' 39" E A DISTANCE OF 328 96 FEET, THENCE RUN S 60 DEGREES 00' 00" W A DISTANCE OF 79 71 FEET, THENCE RUN S 12 DEGREES 38' 51" E A DISTANCE OF 108 96 FEET TO THE POINT OF BEGINNING

SUBJECT TO DRAINAGE EASEMENT RECORDED IN ORB 1272 PG 809

TRACT P, VILLAGE PARK CENTER

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 89 DEGREES 55' 20" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 695 00 FEET, THENCE RUN N 00 DEGREES 04' 40" W A DISTANCE OF 177 15 FEET TO THE POINT OF BEGINNING, THENCE RUN S 33 DEGREES 21' 07" W , 130 99 FEET, THENCE RUN N 66 DEGREES 24' 00" W , 393 35 FEET, THENCE RUN N 23 DEGREES 36' 00" E , 12 22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 235 00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 36' 00", THENCE RUN ALONG THE ARC OF SAID CURVE 96 80 FEET, THENCE RUN N 00 DEGREES 00' 00" W , 188 52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 225 00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00' 34", THENCE RUN ALONG THE ARC OF SAID CURVE 353 47 FEET, THENCE RUN S 89 DEGREES 59' 26" E , 166 81 FEET, THENCE RUN S 00 DEGREES 14' 31" E , 72 47 FEET, THENCE RUN N 89 DEGREES 45' 29" E , 43 15 FEET, THENCE RUN S 11 DEGREES 30' 34" W , 92 16 FEET, THENCE RUN N 90 DEGREES 00' 00" W , 36 40 FEET, THENCE RUN S 06 DEGREES 41' 37" W , 375 70 FEET, THENCE RUN S 66 DEGREES 24' 00" E , 77 69 FEET TO THE POINT OF BEGINNING

SUBJECT TO DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1272 PAGE 809

LESS THAT PART OF TRACT P, VILLAGE PARK CENTER, DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 89 DEGREES 55' 20" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 695 00 FEET, THENCE RUN N 00 DEGREES 04' 40" W A DISTANCE OF 177 15 FEET, THENCE RUN N 66 DEGREES 24' 00" W , 77 69 FEET, THENCE RUN N 06 DEGREES 41' 37" W , 375 70 FEET TO THE POINT OF BEGINNING, THENCE RUN N 90 DEGREES 00' 00" W , 371 70 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 225 00 FEET AND A CENTRAL ANGLE OF 73 DEGREES 54' 53", THENCE RUN ALONG THE ARC OF SAID CURVE 290 26 FEET, SAID ARC HAVING A CHORD BEARING OF N 53 DEGREES 03' 08" E , THENCE RUN S 89 DEGREES 59' 26" E 166 81 FEET, THENCE RUN S 00 DEGREES 14' 31" E , 72 47 FEET, THENCE RUN N 89 DEGREES 45' 29" E , 43 15 FEET, THENCE RUN S 11 DEGREES 30' 34" W , 92 16 FEET, THENCE RUN N 90 DEGREES 00' 00" W , 36 40 FEET TO THE POINT OF BEGINNING

ALSO KNOWN AS RESIDENTIAL CONDOMINIUM TRACT, VILLAGE PARK CENTER

TRACT F, VILLAGE PARK CENTER

COMMENCE 1142 39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN S 00 DEGREES 01' 25" W , 1411 10 FEET TO

THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C-466 SAID POINT BEING ON A CURVE
CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1960 08 FEET AND A CENTRAL ANGLE OF 07
DEGREES 47' 39", THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY
266 64 FEET SAID ARC HAVING A CHORD BEARING OF S 68 DEGREES 34' 40" E , AND A CHORD
DISTANCE OF 266 43 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID ARC AND
SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 08 DEGREES 28' 41" AN ARC DISTANCE OF
290 03 FEET, SAID ARC HAVING A CHORD BEARING OF S 60 DEGREES 26' 28" E , AND A CHORD
DISTANCE OF 289 77 FEET, THENCE RUN N 34 DEGREES 36' 28" E , 293 15 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70 00 FEET AND A CENTRAL
ANGLE OF 18 DEGREES 17' 33", THENCE RUN ALONG THE ARC OF SAID CURVE 22 35 FEET, THENCE
RUN N 16 DEGREES 18' 54" E , 56 03 FEET, THENCE RUN N 33 DEGREES 21' 07" E , 84 80 FEET, THENCE
RUN N 66 DEGREES 24' 00" W , 393 35 FEET, THENCE RUN S 23 DEGREES 36' 00" W , 197 86 FEET,
THENCE RUN S 66 DEGREES 24' 00" E , 15 00 FEET, THENCE RUN S 23 DEGREES 36' 00" W , 194 23 FEET
TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 27 00 FEET
AND A CENTRAL ANGLE OF 88 DEGREES 16' 49", THENCE RUN ALONG THE ARC OF SAID CURVE
41 60 FEET TO THE POINT OF BEGINNING

LESS TRACT T, VILLAGE PARK CENTER (FOR SIGN),

COMMENCE 1142 39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN S 00 DEGREES 01' 25" W , 1411 10 FEET TO
THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466, THENCE RUN S 76 DEGREES 57' 17" E ,
261 46 FEET TO THE POINT OF BEGINNING, THENCE RUN N 25 DEGREES 05' 41" W , 5 00 FEET, THENCE
RUN S 64 DEGREES 54' 19" E , 5 00 FEET, THENCE RUN S 25 DEGREES 05' 41" W , 5 00 FEET, THENCE
RUN N 64 DEGREES 54' 19" W , 5 00 FEET TO THE POINT OF BEGINNING

SUBJECT TO AIR RIGHTS EASEMENT AND EASEMENT FOR INGRESS AND EGRESS

COMMENCE 1142 39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN S 00 DEGREES 01' 25" W , 1411 10 FEET TO
THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466, THENCE RUN S 82 DEGREES 22' 43" E ,
249 72 FEET TO THE POINT OF BEGINNING, THENCE RUN S 64 DEGREES 54' 19" E , 40 00 FEET, THENCE
RUN S 41 DEGREES 26' 23" W , 42 64 FEET, THENCE RUN N 64 DEGREES 54' 19" W , 16 00 FEET,
THENCE RUN N 08 DEGREES 44' 58" E , 42 64 FEET TO THE POINT OF BEGINNING

was sold to L & N Land Investments Inc

Witness my hand and seal of this Court on this 30th day of January, 2013



GLORIA R. HAYWARD

Clerk of the Circuit Court
Sumter County, Florida

By Kathy Wells
Deputy Clerk

Inst 201360003710 Date 1/31/2013 Time 1 04 PM
Doc Stamp-Deed 0.70
DC Gloria R. Hayward Sumter County Page 4 of 5 B 2558 P 479

CERTIFICATE OF SERVICE

30th I HEREBY CERTIFY that a copy of the foregoing has been furnished by U S Mail this
day of January, 2013, to the following

Ronald L Miller, Esquire,
Ansel & Miller, LLC
601 South Ocean Drive
Hollywood, FL 33019

Brian P Yates, Esquire
SAPURSTEIN & BLOCH, P A
9700 South Dixie Highway, Suite 1000
Miami, FL 33156

Philip S Kinney, Esquire
Philip S Kinney, P A
11512 Lake Mead Avenue, Suite 801
Jacksonville, Florida 32256

L K Edwards, III
Diversified Land and Timber Co
19314 S CR 325
Cross Creek, FL 32640-8408

Inst 201360003710 Date 1/31/2013 Time 1 04 PM
Doc Stamp-Deed 0 70
DC Gloria R Hayward Sumter County Page 5 of 5 B 2558 P 480

Michael W Garone
11625 Vista Forest Drive
Alpharetta, GA 30005

Patrick I McLaughlin, Esquire
Dean & Dean LLP
230 NE 25th Avenue, Suite 100
Ocala, Florida 34470

GLORIA R HAYWARD
CLERK OF THE CIRCUIT COURT

Kathryn Wells
Deputy Clerk



**Sumter County Planning and Zoning Special Master
February 3, 2020**

**Board of Sumter County Commissioners
February 11, 2020**

CASE NO.: R2020-0001

APPLICANT: VIPACE, LLC, Village Park Center
Property Owners Association Inc., and L &
N Land Investments, Inc

REPRESENTATIVE: Roger W. Strcula, PE / Upham, Inc.

REQUESTED ACTION: Rezone 7.099 acres MOL from RPUD to
CH.

PARCEL NUMBERS: D15F013P, D15F013G, D15F013C,
D15F013M

LEGAL DESCRIPTION: Attached

EXISTING ZONING: RPUD

EXISTING USE: Vacant

FUTURE LAND USE: Commercial, Urban Residential

PARCEL SIZE: 7.099 acres

GENERAL LOCATION: C-466, The Villages

COMMISSIONER DISTRICT: 3

SURROUNDING LAND USE:

NORTH: Urban Residential

SOUTH: Commercial

EAST: Urban Residential

WEST: High Density Residential

SURROUNDING ZONING:

NORTH: RPUD

SOUTH: CH

EAST: RPUD

WEST: HDR

CASE SUMMARY:

In July of 2005, the Sumter County Board of County Commissioners (BOCC) rezoned the subject property as part of a Residential Planned Unit Development (RPUD). This approval included a Memorandum of Agreement which provided a number of requirements and restrictions associated with the development and use of the property. Subsequent to this approval, the property was platted and a general plan of development was submitted and approved.

In December of 2009, the property owners and the BOCC entered into a Development Agreement adopted under the provisions of Section 163.3220 F.S. that further established and formalized restrictions on the development and use of the subject property. In November of 2011, this Development Agreement was terminated by the BOCC for noncompliance with several of the terms of the agreement on the part of the property owner/developer. In 2015 the County initiated rezoning of the property from RPUD to RPUD with Conditions to carry forward the restrictions from the rescinded development agreement.

Since this time, there has been recent single-family residential development activity to the east of the subject property in accordance with the existing planned development approval and a rezoning to High Density residential to the west of the site top allow an independent living facility.

CASE ANALYSIS:

The subject property was approved in 2005 for 117,488 square feet of commercial and residential development. This entitlement remains in place. Due to changes in market demand and the development of surrounding properties, the applicant believes that the proposed climate-controlled storage facility will maximize the value of the property.

For these reasons, the applicant has requested to rezone the subject property from RPUD to CH. This application is associated with the request to amend the Future Land Use from Urban Residential to Commercial on a portion of the tract. In order to maintain the integrity of the planned development master plan and to provide for binding and enforceable conditions of zoning that preserve the rights and entitlements of the other ownership parties within the balance of the RPUD, staff is recommending conditions previously applied to the existing RPUD development plan.

The application is consistent with the general plan of development of the previously approved RPUD for the site and also comports with the standards of Objective 1.4 of the Unified Comprehensive Plan which specifies that “Innovative Development promote flexible and innovative land development techniques through the use of Planned Unit Developments and Mixed-Use Developments.” The requested zoning reflects that the project is no longer under unified ownership as it was at the time of the RPUD approval, but the mixture of commercial and residential uses is maintained and the climate controlled-storage serves as an amenity to the residential elements of the project.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

The staff recommends approval of the application with the following conditions:

- 1) Potable water and sanitary sewer services for the Property shall be provided by private entity utilities. Sumter County shall have no obligation to manage, maintain, repair, or operate utilities services on the property. Sanitary sewer and potable water services for the property shall be provided by an on-site wastewater treatment plant and an on-site central water system. All sanitary sewer and potable water services shall be provided in accordance with any applicable rules and regulations of Sumter County or any other governmental authority having jurisdiction over such services.
- 2) No publicly dedicated roadways shall be constructed on the property. The roads located within the boundaries of the property and providing access to the individual tracts and lots shall be owned and maintained by the Board of the Property Owners' Association or similar agency. Sumter County shall be provided in form and content acceptable to the County a non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress for the purposes of access for governmental and public entities (including but not limited to law enforcement, fire, emergency services, building permit, and code enforcement activities). Sumter County shall have no obligation for the construction, improvement, maintenance or repair of any roadways on the property.
- 3) Storm water drainage, runoff and retention shall be pursuant to development orders or permits issued by the Southwest Florida Water Management District and as required by Sumter County's development regulations. Sumter County shall have no obligation for the construction or maintenance of storm water management systems or facilities.
- 4) The property may be developed as a single lot or as multiple lots or parcels, and shall adhere to the following development standards:
 - a. The maximum impervious surface ratio (which includes building coverage) shall be eighty percent (80%). Individual site plans with an impervious surface ratio in excess of eighty percent (80%) may be approved provided that the ratio, when considering all of the property, shall not exceed eighty percent (80%). Individual site plans submitted shall document that the aggregate of all the property previously developed and the proposed site plan when considered in aggregate will not exceed the eighty percent (80%) impervious surface ratio for the project.

- b. The maximum building height for any building located on the property shall be thirty-five feet (35') except that the maximum building height for any multi-family building located on the property shall be fifty feet (50'), and non-residential buildings which are fully sprinkled may have a maximum height of fifty feet (50'). Application of these design criteria for building heights shall not include uninhabitable architectural or mechanical building features.
- c. No minimum lot size shall be required.
- d. No minimum lot width is required.
- e. Setbacks for individual lot or tracts in the property shall be consistent with the approved RPUD Site Plan approved in 2005.
- f. There shall be constructed and maintained a thirty foot (30') irrigated landscape buffer and stack block wall along the eastern boundary of the property as depicted on Sheet No. 45 of the Construction Plans for The Village Park Center Downtown & Residential prepared for the Village Park Investors LLC, as produced by Springstead Engineering, Inc. under Job Number 031001.007 and approved by the Sumter County on December 29, 2009. Installation of the buffer and stack block wall must be completed prior to the issuance of any Certificate of Occupancy for any structure on the subject property. An irrigation system shall be provided for all shrubs and trees in the buffer designed to deliver adequate water on a regular basis throughout the natural life of the landscaping. The system shall be designed, installed, operated, and maintained in accordance with the Florida Irrigation Society's Standards and Specifications for Landscape Irrigation Systems, current edition. The irrigated landscape buffer shall be maintained in perpetuity to achieve and preserve the intended dense screen of healthy shrubs and trees, and aided by such maintenance to thrive and grow to their full mature and natural form and habit. This perpetual maintenance shall include:
 - 1. Provision and replenishment of pine straw mulch around all shrubs and trees to maintain soil moisture and minimize competing weed growth.
 - 2. Regular removal and treatment for weeds in the turf and planted areas.
 - 3. Regular mowing of turf to maintain a neat, pasture-like appearance.
 - 4. Line trimming and edging of turf at bed lines, walls, and fence lines for all areas visible from Glen Hollow Farms.
 - 5. Fertilization of trees, shrubs, and turf using appropriately formulated slow-release fertilizer, at a rate of three (3) times a year for a minimum period of four (4) years, to achieve the required mature growth and opacity of foliage.
- g. The Property Owners' Association or similar agency shall be responsible for the inspection, maintenance, repair and replacement (as required) of the irrigated landscape buffer, stacked block wall and irrigation systems previously described, whether or not such agency is the owner of the

parcel or lot upon which the improvement(s) are located. The Property Owners' Association's right and responsibility to inspect, maintain, repair and replace these improvements shall be established and filed with the title of each lot or parcel and recorded in the Sumter County Public Records.

- h. Architectural design of the project shall be consistent with the quality and aesthetics of the balance of the Village Park Center project. Building elevations shall be submitted to County staff for review as part of the building permitting process.

Notices Sent: 0 (In objection) 0 (In favor) 0

Planning and Zoning Special Master Recommendation:

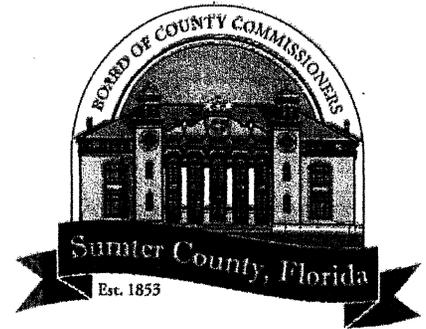
Board of County Commissioners:

**R2020-0001
Location Map**



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>



January 17, 2020

GLEN HOLLOW HOMEOWNERS ASSOCIA
1020 LAKE SUMTER LANDING
THE VILLAGES, FL 32162

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property within Village Park Center (see map on reverse). The property is being considered at a public hearing for a future land use change and rezoning.

CASE# SS2020-0002 - Roger Strcula of Upham Inc. -Change the future land use assignment on 1 acre MOL from Urban Residential to Commercial

CASE# R2020-0001 - Roger Strcula of Upham Inc. -Rezone 6.7 acres MOL from RPUD to Heavy Commercial in conjunction with SS2020-0002 and consistent with the Future Land Use Map.

The properties are owned by multiple owners. All are located on the north side of C-466 between NE 62nd Ter and NE 63rd Dr.

A **public hearing** before the Planning and Zoning Special Master will be held at **The Everglades Recreation Center, 5497 Marsh Bend Trail, The Villages, FL on February 3, 2020, at 6:00 p.m.**

The recommendation of the Planning and Zoning Special Master on the Future Land Use amendment will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **February 11, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning 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 refer to accompanying letter. Thank you

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice 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

January 27, 2020

Response from:

Glen Hollow Homeowners Association
1020 Lake Sumter Landing
The Villages, FL 32162

RE: Case #SS2020-0002& R2020-0001

THE GLEN HOLLOW HOMEOWNER'S ASSOCIATION AND ITS MEMBERS AS INDIVIDUAL LAND OWNERS ARE OPPOSED TO THIS REZONING. THE HEAVY COMMERCIAL ZONING DISTRICT BEING PROPOSED ON THIS PROPERTY IS NOT COMPATIBLE OR CONSISTENT WITH THE SURROUNDING ZONING DISTRICTS OR USES. BY YOUR OWN ZONING CODE, HEAVY COMMERCIAL ZONING DISTRICTS ARE DESCRIBED AS HAVING PRINCIPAL ACTIVITIES THAT ARE CONDUCTED BOTH INSIDE AND OUTSIDE OF A STRUCTURE. USES IN HEAVY COMMERCIAL DISTRICTS TYPICALLY REQUIRE OUTDOOR STORAGE OR ACTIVITIES, HAVE HIGHER TRAFFIC RATES, OR HAVE THE POTENTIAL FOR GREATER NUISANCE EFFECT ON ADJACENT PROPERTIES DUE TO NOISE, LIGHT AND GLARE, OR TYPICAL HOURS OF OPERATION, THAN NEIGHBORHOOD OR LIGHT COMMERCIAL USES. THIS, AS I SAID, IS FROM YOUR OWN CODE.

SOME OF THE USES ALLOWED IN HEAVY COMMERCIAL DISTRICTS ARE:

- FLEA MARKETS
- LUMBER YARDS
- CABINET, CARPENTRY & SHEET METAL SHOPS
- MOBILE HOME AND RV SALES
- NIGHT CLUBS
- OUTDOOR STORAGE
- TRUCK STOPS OR TERMINALS
- HEADSTONE, MONUMENT & VAULT SALES

SO YOU CAN SEE HOW INCOMPATIBLE THIS ZONING DISTRICT IS TO THIS AREA.

WE RESPECTFULLY REQUEST THAT YOU DO NOT MAKE A FAVORABLE RECOMMENDATION TO THE COUNTY COMMISSION FOR APPROVAL OF THIS REZONING REQUEST.

NOTE: BOARD MAY COUNTER WITH, "THE APPLICANT IS ONLY PROPOSING A SHOPPING CENTER." NO, THE APPLICANT IS PROPOSING HEAVY COMMERCIAL ZONING. THAT DOES NOT MAKE THE APPLICANT DEVELOP A SHOPPING CENTER.

Sincerely,

Glen Hollow Homeowners Association

Farnsworth, Sue

From: McDonough, Tommy <Tommy.McDonough@thevillages.com>
Sent: Monday, January 27, 2020 9:29 AM
To: Farnsworth, Sue
Subject: Village Park Center/ Case # SS2020-0002/ Case # R2020-0001

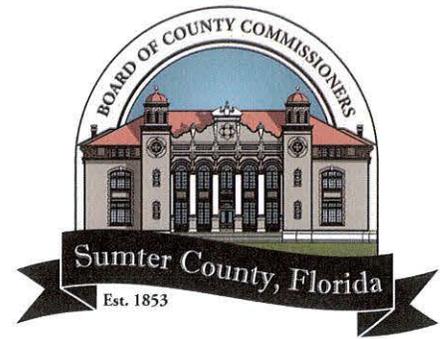
Follow Up Flag: Follow up
Flag Status: Flagged

Susan Myself and wife Laurie reside @ 2846 Carriage Court, The Villages Fl. 32162 adjacent to this property. We would request to be put on record that we DO NOT SUPPORT the proposed change to this parcel. We had supported the zoning as it is now and would request that it remain as is, Thanks and if you could please let me know that you have received

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Board of County Commissioners Sumter County, Florida

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



January 17, 2020

VIPACE LLC
15595 SE 80TH AVE
SUMMERFIELD, FL 34491

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property within Village Park Center (see map on reverse). The property is being considered at a public hearing for a future land use change and rezoning.

CASE# SS2020-0002 - Roger Strcula of Upham Inc. –Change the future land use assignment on 1 acre MOL from Urban Residential to Commercial

CASE# R2020-0001 - Roger Strcula of Upham Inc. –Rezone 6.7 acres MOL from RPUD to Heavy Commercial in conjunction with SS2020-0002 and consistent with the Future Land Use Map.

The properties are owned by multiple owners. All are located on the north side of C-466 between NE 62nd Ter and NE 63rd Dr.

A **public hearing** before the Planning and Zoning Special Master will be held at **The Everglades Recreation Center, 5497 Marsh Bend Trail, The Villages, FL on February 3, 2020, at 6:00 p.m.**

The recommendation of the Planning and Zoning Special Master on the Future Land Use amendment will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **February 11, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning 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): _____

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice 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

Farnsworth, Sue

From: Fuchs, Gary <gary.fuchs@pltitle.com>
Sent: Friday, January 24, 2020 5:04 PM
To: Farnsworth, Sue
Subject: case# SS2020-0002 & R2020-0001
Attachments: 20200124_165146.pdf

Good afternoon,

We are residents of Glen Hollow Farms and we are objecting to and oppose this proposed rezoning. This proposed rezoning to heavy commercial is not compatible or consistent with the surrounding property and was one of the reasons the zoning was original changed to RPUD to be consistent with the surrounding properties. To the east there is nothing but larger tract homesites and open spaces and the north it is mainly open and recreational spaces. To the immediate south is similar RPUD zoning with some light commercial uses for offices consistent with the subject property's current RPUD zoning. The closest thing to what they are proposing is approximately a mile the west. However, to the immediate west it is golf course followed by residential homes. Also, if the proposes change to heavy commercial is approved then there is not guarantee what is being proposed will be built, but instead anything from lumber yard to a night club could be built in this residential area. Further being at a lower elevation to the east we have major concern of run off impacting our property as more impervious surfaces are built than was originally planned for the RPUD zoning.

Thank you for taking the time to read this and we respectfully request that you do not make a recommendation of approval to the County Commission.

Thanks,

Gary and Jessica Fuchs



Gary Fuchs, President

950 Lakeshore Drive | Suite 200 | The Villages, Florida 32162

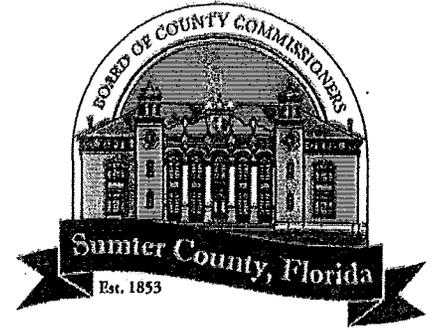
Direct: 352-259-5015 | Fax: 352-753-0496

Gary.Fuchs@PLTitle.com | www.PLTitle.com

PLEASE KNOW THAT FRAUDULENT ACTIVITY INVOLVING ELECTRONIC COMMUNICATIONS HAS BECOME MORE PREVALENT. IF YOU ARE WIRING FUNDS FOR CLOSING MAKE NOTE THAT OUR ESCROW ACCOUNT IS WITH CITIZENS FIRST BANK IN THE VILLAGES. IF YOU RECEIVE ANY WIRING INSTRUCTIONS TO SEND YOUR WIRE TO ANY OTHER BANK OR NAMING MORE THAN ONE BANK, IT COULD BE THE RESULT OF FRAUD. IN

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>



January 17, 2020

GLEN HOLLOW HOMEOWNERS ASSOCIA
1020 LAKE SUMTER LANDING
THE VILLAGES, FL 32162

*Gary Fuchs
2701 Glen Hollow Way
The Villages, FL 32162*

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property within Village Park Center (see map on reverse). The property is being considered at a public hearing for a future land use change and rezoning.

CASE# SS2020-0002 - Roger Strcula of Upham Inc. -Change the future land use assignment on 1 acre MOL from Urban Residential to Commercial

CASE# R2020-0001 - Roger Strcula of Upham Inc. -Rezone 6.7 acres MOL from RPUD to Heavy Commercial in conjunction with SS2020-0002 and consistent with the Future Land Use Map.

The properties are owned by multiple owners. All are located on the north side of C-466 between NE 62nd Ter and NE 63rd Dr.

A public hearing before the Planning and Zoning Special Master will be held at **The Everglades Recreation Center, 5497 Marsh Bend Trail, The Villages, FL** on **February 3, 2020, at 6:00 p.m.**

The recommendation of the Planning and Zoning Special Master on the Future Land Use amendment will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **February 11, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning 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): I live in Glen Hollow Farms

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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

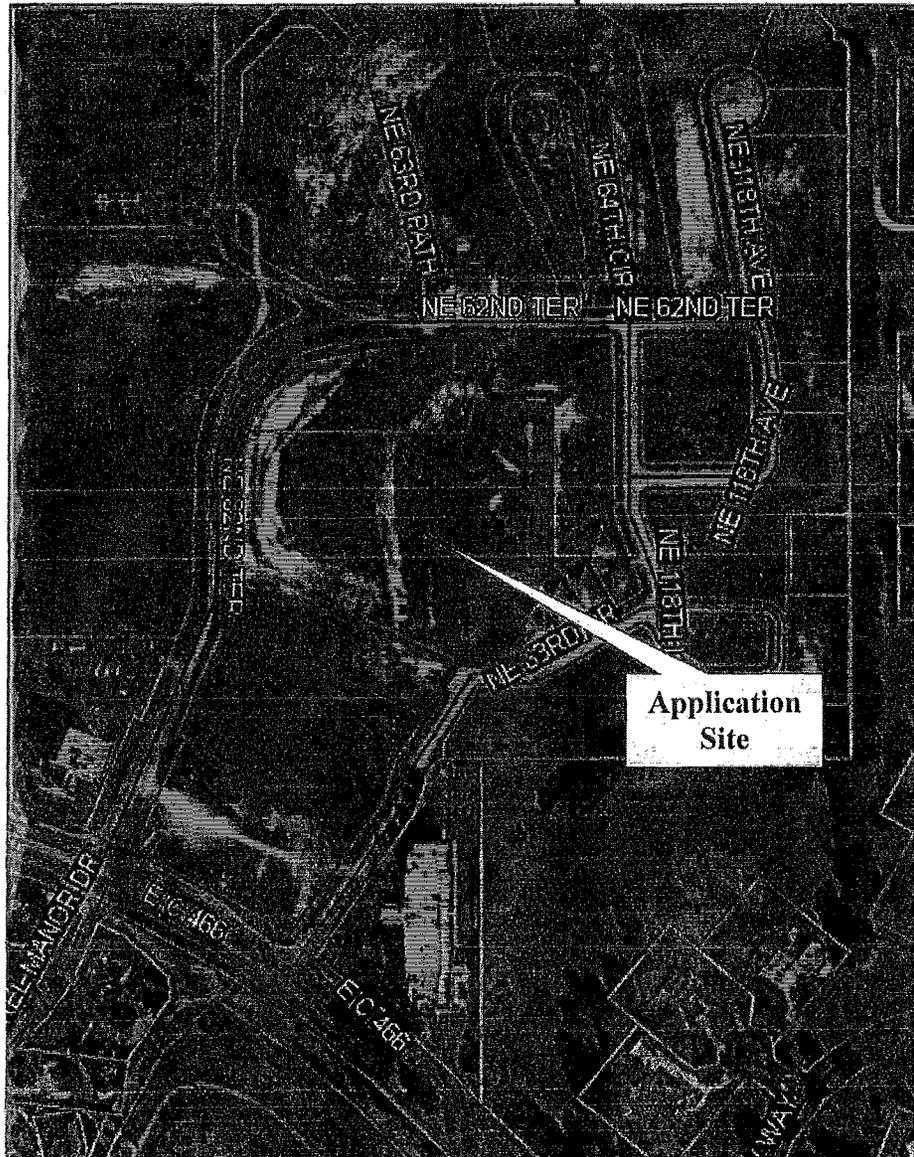
Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

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

and we have already objected to this application site being changed to heavy commercial and my reasons are the same that I provided at a public meeting and the letter I sent in for zoning case R2018-0010

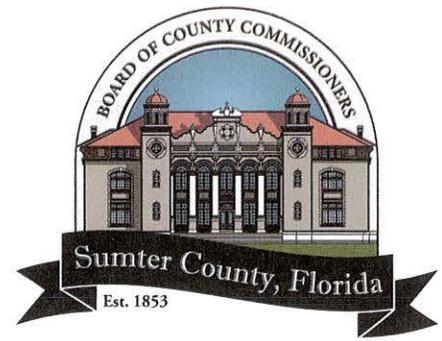
Please return no later than January 27, 2020 CASE# SS2020-0002& R2020-0001

Location Map



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>



January 17, 2020

L & N LAND INVESTMENTS INC
PO BOX 250
LADY LAKE, FL 32158

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property within Village Park Center (see map on reverse). The property is being considered at a public hearing for a future land use change and rezoning.

CASE# SS2020-0002 - Roger Strcula of Upham Inc. –Change the future land use assignment on 1 acre MOL from Urban Residential to Commercial

CASE# R2020-0001 - Roger Strcula of Upham Inc. –Rezone 6.7 acres MOL from RPUD to Heavy Commercial in conjunction with SS2020-0002 and consistent with the Future Land Use Map.

The properties are owned by multiple owners. All are located on the north side of C-466 between NE 62nd Ter and NE 63rd Dr.

A **public hearing** before the Planning and Zoning Special Master will be held at **The Everglades Recreation Center, 5497 Marsh Bend Trail, The Villages, FL on February 3, 2020, at 6:00 p.m.**

The recommendation of the Planning and Zoning Special Master on the Future Land Use amendment will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **February 11, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning 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): _____

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice 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

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

CP 2020-0001
Project # R2020-0002
Date Rec'd: Jan 13, 2020
Planner: Karl Holley

ZSM Feb 3, 2020 6:00pm
BOCC Feb 11, 2020 5:30pm

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)
 Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): AAMW ENTERPRISES, LLC

Address: 882 EAST STATE RD 44
WILDWOOD, FL. 34785

Owner Phone: 813-312-4274 Email: mwood0668@gmail.com

Name of Agent: MICHAEL P. WOOD

Address: P.O. Box 1462
INVERNESS, FL 34451

Agent Phone: 813-312-4274 Email: mwood0668@gmail.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

Street Address: 882 EAST STATE RD 44 WILDWOOD, FL 34785

Parcels # C34A174 & C35A003 Current Use: _____

Current Future Land Use: _____ Current Zoning: _____

Requested Future Land Use _____ Requested Zoning: _____

Acreege requested: 13.5 + 20

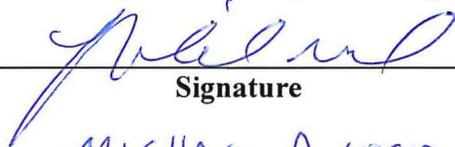
Reason for the request: EXPAND EXISTING RV-PUD

Please Provide:

- Deed or other proof of ownership**
- Signed authorization if applicant is not the land owner**
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)**

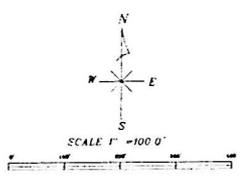
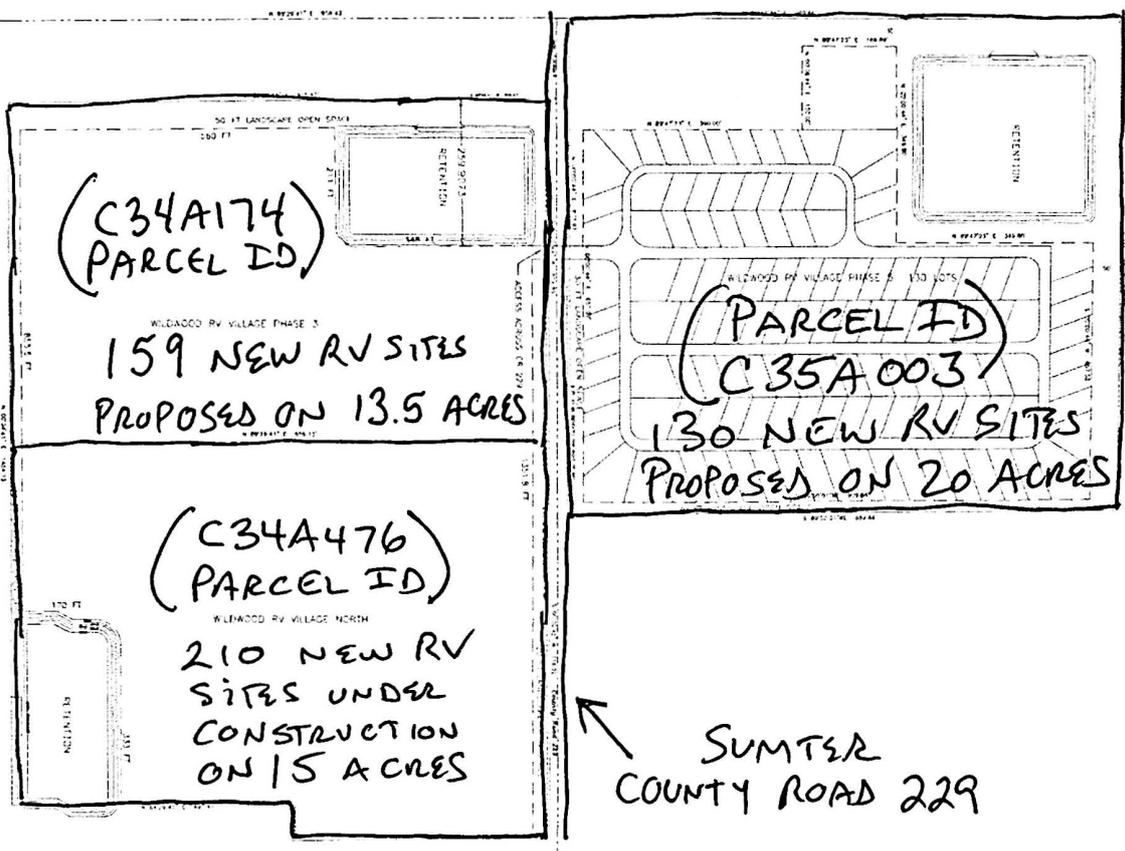
All properties for which applications require public hearings before the PZSM or commission shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently 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. (Sumter County Land Development Code Sec. 13-315(a)(2).

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.

 1-9-20
Signature **Date**

MICHAEL P. WOOD
Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

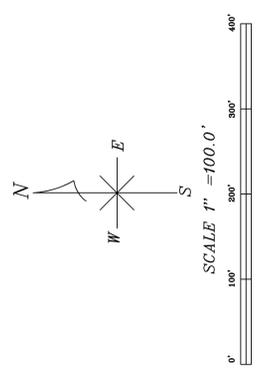
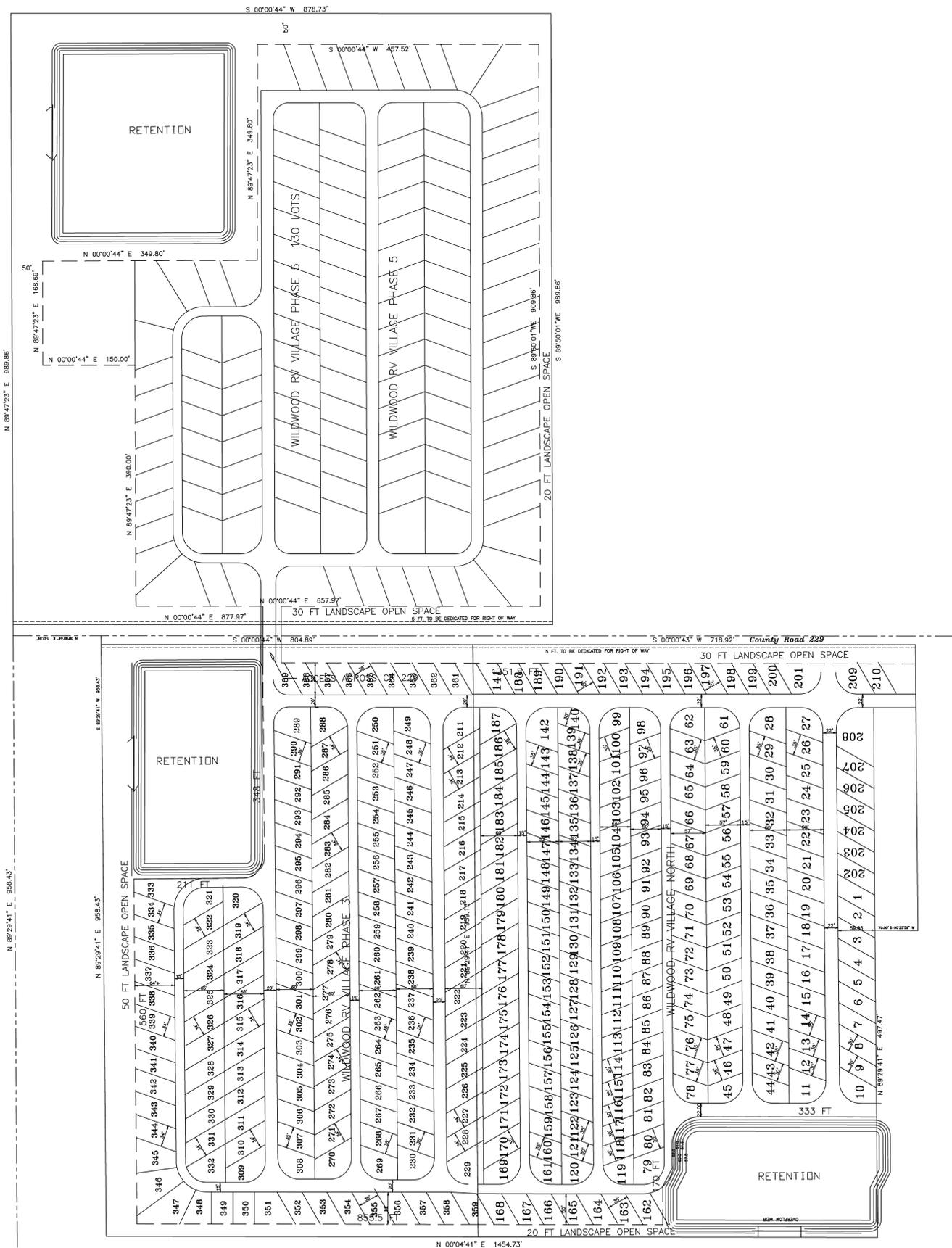


* TRAFFIC STUDY TO BE
UPDATED WITH ADDITIONAL
289 NEW RV SITES ON
33.5 ACRES ON CR229
IN SUMTER COUNTY.

OPEN SPACE

SITE AREA BREAKDOWN
TOTAL SITE AREA = 210,000 SF
GREEN AREA = 559,104 SF
CIRCUIT AREA PERMITTED = 20,256 SF
TOTAL PARKING AREA = 1,246,165 SF

M-1 17-005.00 7-3-10 1-2-10 1-2-10 17-005.00	CLIENT: AAMW ENTERPRISES, LLC 802 STATE ROAD 44 WILDWOOD, FLORIDA 34785 813-312-4274	PROJECT: WILDWOOD RV VILLAGE 802 STATE ROAD 44 WILDWOOD, SUMTER COUNTY, FLORIDA	<i>Design Services</i> 4336 ST. LAWRENCE DRIVE NEW PORT RICHEY, FL 34655 (727)372-0566	DATE REC'D 11/11/10
	PREPARED BY: DATE:	CHECKED BY: DATE:	APPROVED BY: DATE:	SCALE:



SITE AREA BREAKDOWN
TOTAL SITE AREA = 2,105,269 SF
GREEN AREA = 559,104 SF
GREEN AREA PERCENT = 26.56 %
TRAVEL TRAILER AREA = 1,546,165 SF

OPEN SPACE

DATE	REV.	BY

Design Services
4336 ST. LAWRENCE DRIVE
NEW PORT RICHEY, FL. 34655
(727)372-0566

PROJECT:
WILDWOOD RV VILLAGE
882 STATE ROAD 44
WILDWOOD, SUMTER COUNTY, FLORIDA

CLIENT:
AAMW ENTERPRISES, LLC
882 STATE ROAD 44
WILDWOOD, FLORIDA 34785
813-312-4274

DRAWN
RH
CHECKED
GPG
DATE
7-5-19
SCALE
1" = 100'
JOB NO.
17-005.00
SHEET
M-1
- OF - SHEETS

**Sumter County Planning and Zoning Special Master
February 3, 2020**

**Board of Sumter County Commissioners
February 11, 2020**

CASE NO.: CP2020-0001

APPLICANT: AAMW Enterprises, Inc.

REPRESENTATIVE: Michael P. Wood

REQUESTED ACTION: Change Future Land Use on 24.0 acres
MOL from Agriculture to Commercial.

PARCEL NUMBERS: C34A174 and C35A003

LEGAL DESCRIPTION: Attached

EXISTING ZONING: A10C

EXISTING USE: Vacant

FUTURE LAND USE: Commercial, Agricultural

PARCEL SIZE: 33.40 acres

GENERAL LOCATION: I-75, SR 44

COMMISSIONER DISTRICT: 2

SURROUNDING LAND USE:

NORTH: Agriculture

SOUTH: Commercial

EAST: Agriculture

WEST: Commercial

SURROUNDING ZONING:

NORTH: RR5C

SOUTH: RVPUD

EAST: A10C

WEST: CL

CASE SUMMARY:

The applicant desires to change the Future Land Use Designation on approximately 24 acres from Agriculture to Commercial. The subject parcels are approximately 34.4 acres and both have Commercial and Agriculture Future Land Uses. This request is associated with Case R2020-0002 which requests rezoning to RVPUD for the expansion of an existing recreational vehicle park.

CASE ANALYSIS:

The subject property consists of two parcels, one on each side of CR 229. These parcels currently have Future Land Use Designations divided between Commercial and Agricultural along an awkward diagonal line that splits the two rectangular parcels. The applicant owns and operates the Wildwood RV Village immediately to the south of the subject properties. The subject properties are both located within the Urban Expansion area as defined by the Sumter County Unified Comprehensive Plan, as well as the Primary Economic Activity Center. The proposed amendment will provide the same Future Land Use Classification for the entirety of the two parcels involved.

The request is consistent with Policy 1.3.7, Conversion of Agricultural Lands, which reads as follows:

“Conversion of agricultural lands to a mixed use, industrial, commercial or residential future land use category shall demonstrate the following:

- a. The amendment will not result in urban sprawl as defined in Chapter 163, Part II, Florida Statutes;
- b. Availability of public infrastructure, including public water and sewer, to serve a more dense or intense use, or will be available at the time of development and is secured under a Developers Agreement.”

The request also comports with Policy 1.2.8 that provides that “The Commercial future land use category is applied to land suitable for commercial activity with access from an arterial or collector road.” The project can be directly accessed from SR 44.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

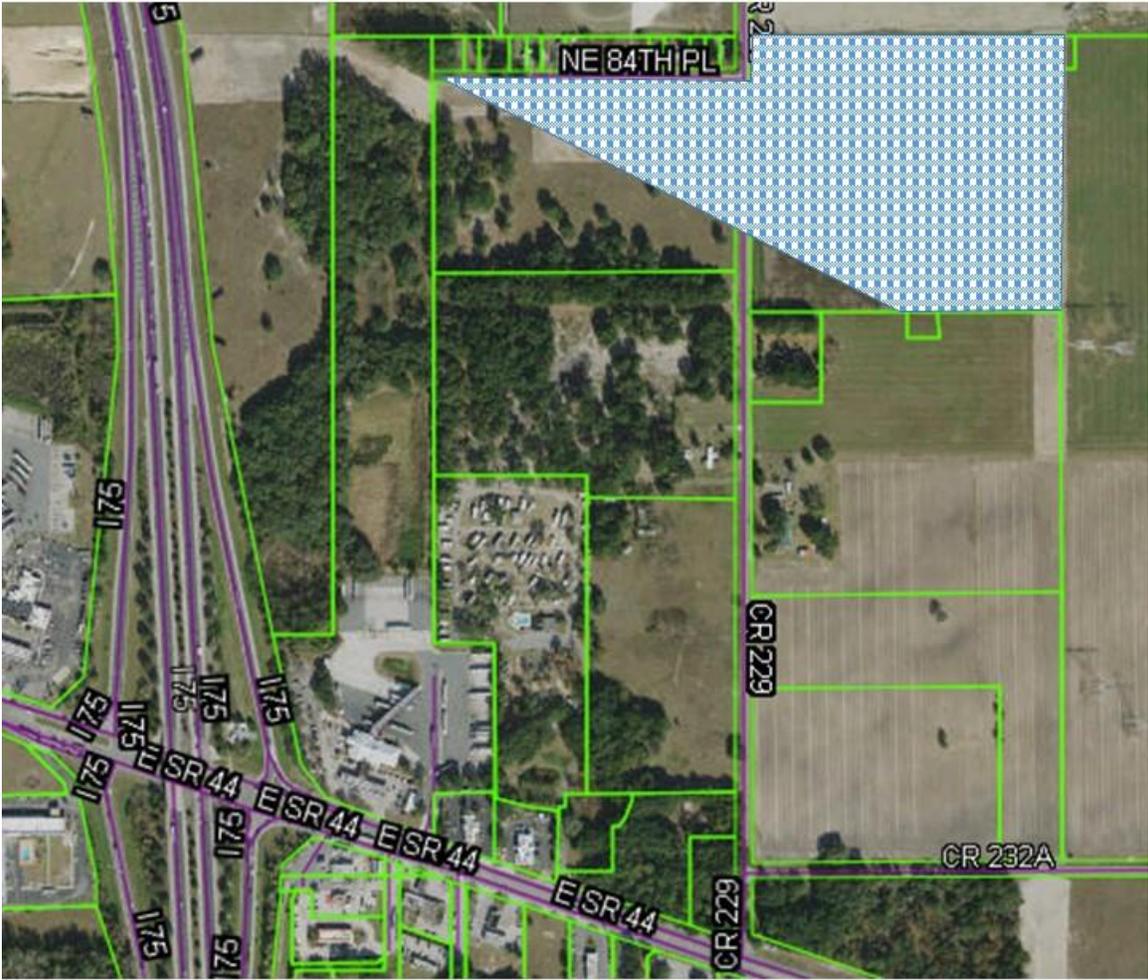
The staff recommends approval of the application.

Notices Sent: 22 (In objection) 0 (In favor) 0

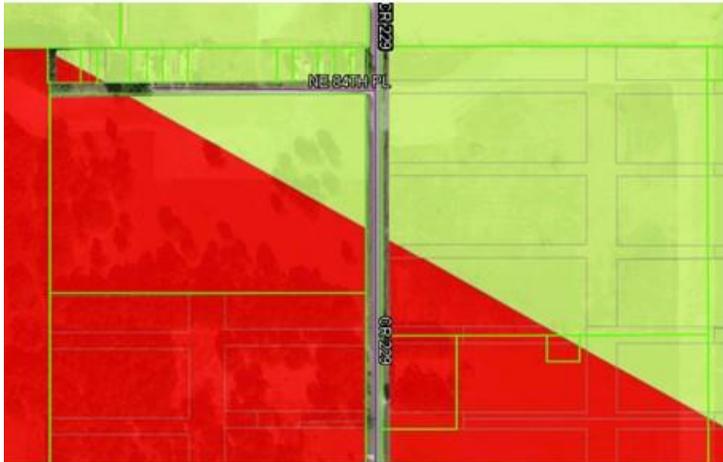
Planning and Zoning Special Master Recommendation:

Board of County Commissioners:

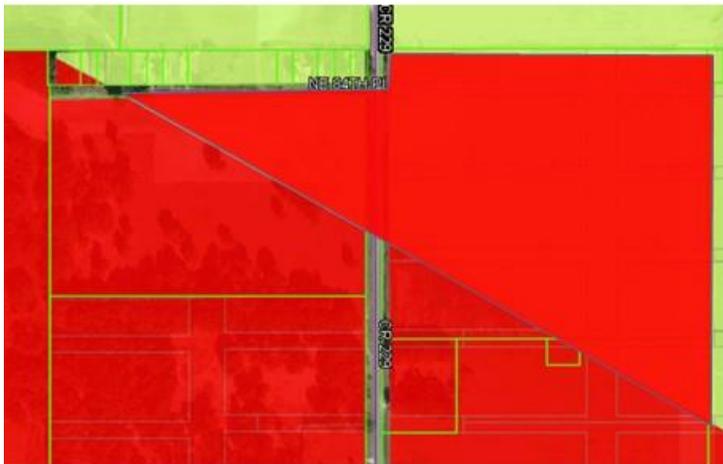
CP2020-0001
Location Map



**CP2020-0001
Current Land Use**



**CP2020-0001
Proposed Land Use**



-  Agriculture
-  Conservation
-  Recreation
-  Commercial
-  Industrial
-  Public/ Institutional
-  Municipality
-  Mixed Use
-  High Density Residential
-  Urban Residential
-  Rural Residential

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

CP 2020-0001
Project # R2020-0002
Date Rec'd: Jan 13, 2020
Planner: Karl Holley

ZSM Feb 3, 2020 6:00pm

BOCC Feb 11, 2020 5:30pm

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<10 acres)

Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): AAMW ENTERPRISES, LLC

Address: 882 EAST STATE RD 44
WILDWOOD, FL. 34785

Owner Phone: 813-312-4274 Email: mwood0668@gmail.com

Name of Agent: MICHAEL P. WOOD

Address: P.O. Box 1462
INVERNESS, FL 34451

Agent Phone: 813-312-4274 Email: mwood0668@gmail.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

Street Address: 882 EAST STATE RD 44 WILDWOOD, FL 34785

Parcels # C34A174 & C35A003 Current Use: _____

Current Future Land Use: _____ Current Zoning: _____

Requested Future Land Use _____ Requested Zoning: _____

Acres requested: 13.5 + 20

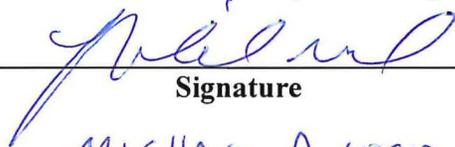
Reason for the request: EXPAND EXISTING RV-PUD

Please Provide:

- Deed or other proof of ownership**
- Signed authorization if applicant is not the land owner**
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)**

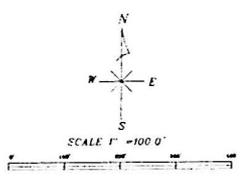
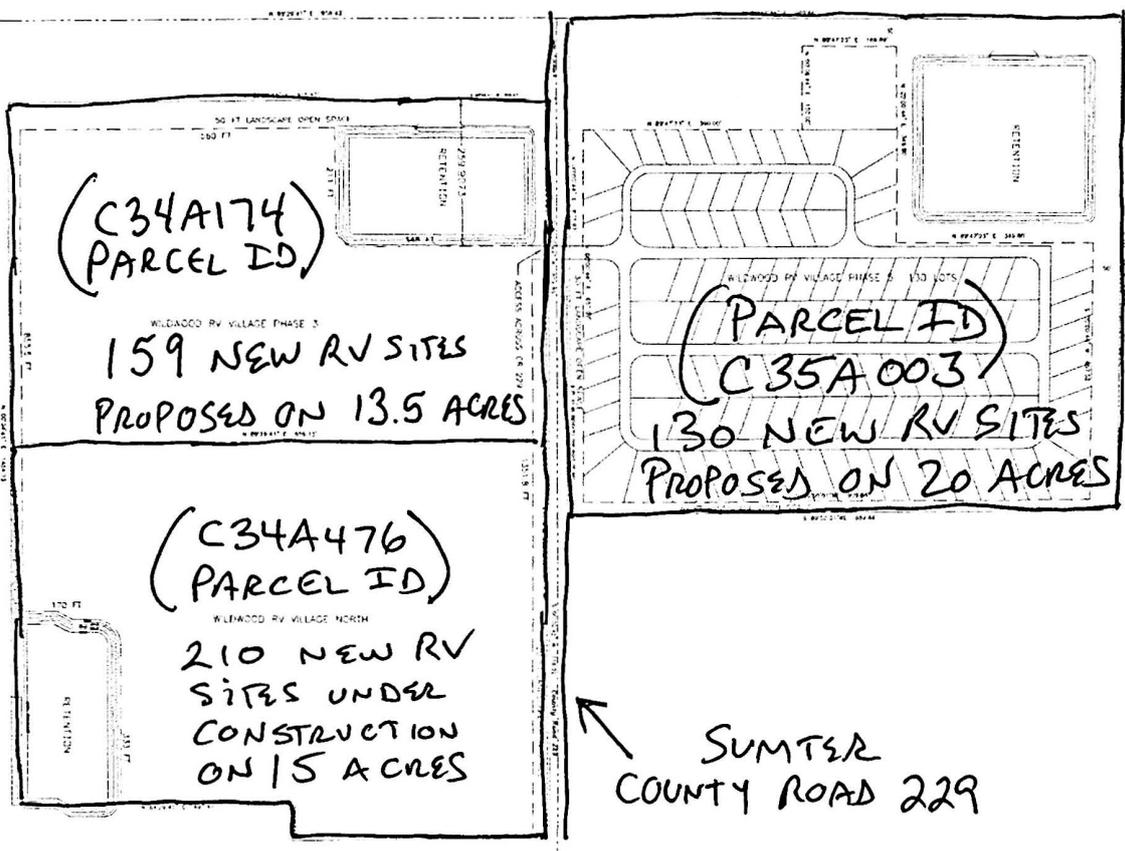
All properties for which applications require public hearings before the PZSM or commission shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently 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. (Sumter County Land Development Code Sec. 13-315(a)(2).

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.

 1-9-20
Signature Date

MICHAEL P. WOOD
Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.



* TRAFFIC STUDY TO BE
UPDATED WITH ADDITIONAL
289 NEW RV SITES ON
33.5 ACRES ON CR229
IN SUMTER COUNTY.

OPEN SPACE

SITE AREA BREAKDOWN
TOTAL SITE AREA = 210,000 SF
GREEN AREA = 559,104 SF
CRIP AREA PERMITTED = 20,256 SF
TOTAL PARKING AREA = 1,246,165 SF

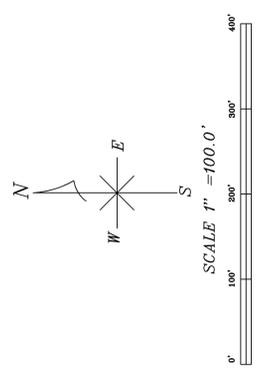
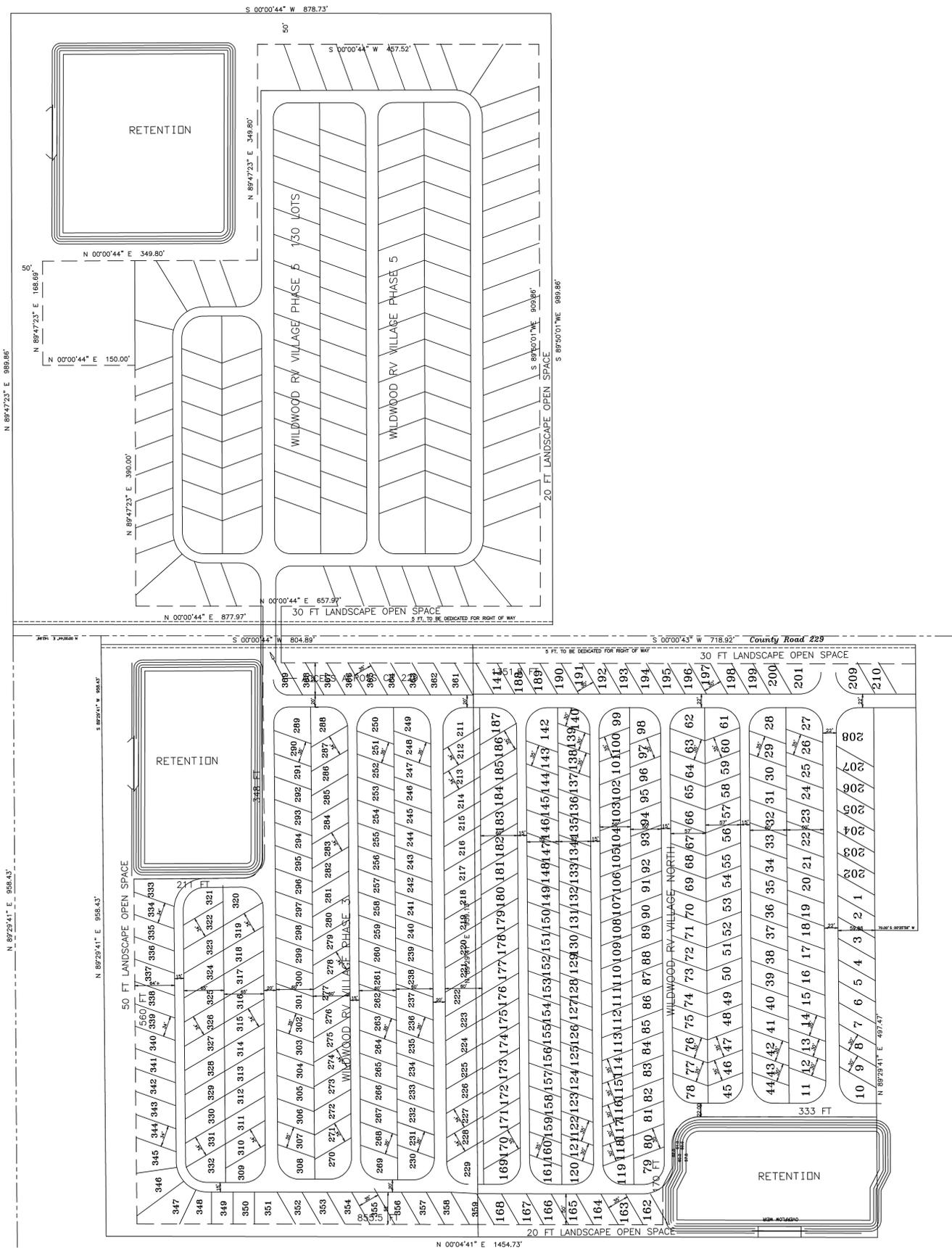
DATE: 7-3-10
SCALE: 1" = 100'
SHEET: 17-005.00
M-1

CLIENT:
AAMW ENTERPRISES, LLC
802 STATE ROAD 44
WILDWOOD, FLORIDA 34785
813-312-4274

PROJECT:
WILDWOOD RV VILLAGE
802 STATE ROAD 44
WILDWOOD, SUMTER COUNTY, FLORIDA

Design Services
4336 ST. LAWRENCE DRIVE
NEW PORT RICHEY, FL 34655
(727)372-0566

DATE	BY



SITE AREA BREAKDOWN
TOTAL SITE AREA = 2,105,269 SF
GREEN AREA = 559,104 SF
GREEN AREA PERCENT = 26.56 %
TRAVEL TRAILER AREA = 1,546,165 SF

OPEN SPACE

DATE	REV.	BY

Design Services
4336 ST. LAWRENCE DRIVE
NEW PORT RICHEY, FL. 34655
(727)372-0566

PROJECT:
WILDWOOD RV VILLAGE
882 STATE ROAD 44
WILDWOOD, SUMTER COUNTY, FLORIDA

CLIENT:
AAMW ENTERPRISES, LLC
882 STATE ROAD 44
WILDWOOD, FLORIDA 34785
813-312-4274

DRAWN
RH
CHECKED
GPG
DATE
7-5-19
SCALE
1" = 100'
JOB NO.
17-005.00
SHEET
M-1
- OF - SHEETS

**Sumter County Planning and Zoning Special Master
February 3, 2020**

**Board of Sumter County Commissioners
February 11, 2020**

CASE NO.: R2020-0002

APPLICANT: AAMW Enterprises, Inc.

REPRESENTATIVE: Michael P. Wood

REQUESTED ACTION: Rezone 34.4 acres MOL from A10C to RVPUD.

PARCEL NUMBERS: C34A174 and C35A003

LEGAL DESCRIPTION: Attached

EXISTING ZONING: A10C

EXISTING USE: Vacant

FUTURE LAND USE: Commercial, Agricultural

PARCEL SIZE: 34.40 acres

GENERAL LOCATION: I-75, SR 44

COMMISSIONER DISTRICT: 2

SURROUNDING LAND USE:

NORTH: Agriculture

SOUTH: Commercial

EAST: Agriculture

WEST: Commercial

SURROUNDING ZONING:

NORTH: RR5C

SOUTH: RVPUD

EAST: A10C

WEST: CL

CASE SUMMARY:

The applicant desires to change the zoning on approximately 34.4 acres from A10C to RVPUD. The subject parcels are approximately 34.4 acres and both have Commercial and Agriculture Future Land Uses. The proposed conceptual plan (Attached) will add 289 new RV sites to an existing RV park. The original RV park is a vested use. The owner recently added an additional 15 acres with 210 new RV sites. This addition is under construction. This request is associated with Case CP2020-0001 that requests to amend the Future Land Use of both parcels to Commercial for expansion of an existing recreational vehicle park.

CASE ANALYSIS:

The subject property consists of two parcels, one on each side of CR 229. The applicant owns and operates the Wildwood RV Village immediately to the south of the subject properties. The subject properties are both located within the Urban Expansion area as defined by the Sumter County Unified Comprehensive Plan, as well as the Primary Economic Activity Center.

The proposed zoning will be consistent with Section 13-422(b) of the Sumter County Land Development Code “Recreational Vehicle Planned Unit Development” if the associated Future Land Use Amendment is approved. The application is consistent with the requirements of said chapter, as well as other applicable standards of the Land Development Code.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

The staff recommends approval of the application subject to the following conditions:

1. Development as a RV park and campground shall be as generally depicted in the conceptual plan submitted as part of application R2020-0002 and provided in the attachment.
2. The conceptual plan provides for 189 new lots. Lots may be used for RVs, tents, or park models. Any increase in intensity greater than 500 new lots on parcels C34A174, C34A476, and C35A003 must be approved by the Board of County Commissioners.

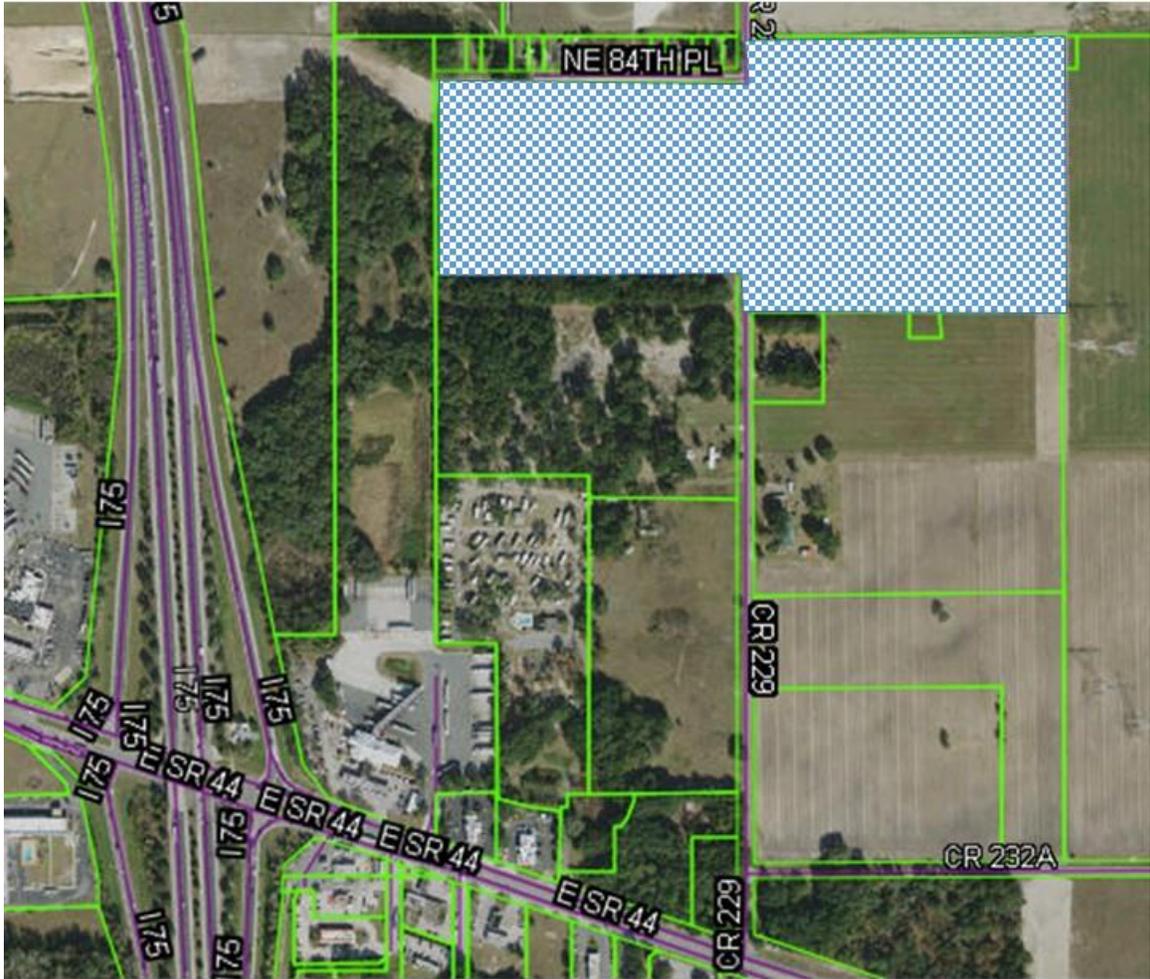
3. Mobile homes may not be installed in the expansion area with the exception of one on-site manager unit.
4. A traffic impact analysis (TIA), meeting Sumter County TIA guidelines, shall be provided by the applicant, and approved by Sumter County Engineering Division prior to site development permit issuance. The applicant shall coordinate with Sumter County Engineering Division to analyze the potential impacts to the public roadway system and identify appropriate mitigation strategies as necessary.
5. At least 25% of the overall RV park shall be retained in open space. Open space may be calculated using the entire RV park and open space being retained in the vested portion of the park.
6. A site development permit application must be submitted within one year. If site development is not complete within three years a new conceptual plan approval is required. The Director of Development Services may extend these deadlines for up to one year if permitting and development have proceeded in good faith.

Notices Sent: 22 (In objection) 0 (In favor) 0

Planning and Zoning Special Master Recommendation: _____

Board of County Commissioners: _____

R2020-0002
Location Map



Attachment

