

**Sumter County Planning and Zoning Special Master
September 21, 2020, 6 P.M.
Everglades Recreation Center, 5497 Marsh Bend Trl., The
Villages, FL**

V2020-0005 Robert E. Bone Jr., PA for Musick

Variance to reduce the roadway setback required from Forest Blvd. from 25-Ft. to 18-Ft. to allow a carport.

Documents:

[V2020-0005 application_ADA2.pdf](#)

[V2020-0005-Staff report_ADA.pdf](#)

[Public input_Sept15_ADA.pdf](#)

V2020-0006 Kyle Collins for Ashlee Fort

Variance to reduce setbacks from ten-foot to five-foot in the rear and 5.5 Ft. on the side to allow for an existing pole barn.

Documents:

[V2020-0006 Fort Application_ADA.pdf](#)

[V2020-0006-Staff report_ADA.pdf](#)

[Public Input_Fort.pdf](#)

DRI2020-0001 The Villages of Lake-Sumter, Inc.

Recommendation to the BOCC on the 11th Amendment to the Villages of Sumter Development of Regional Impact Second Amended and Restated Development Order.

Documents:

[DRI2020-0001 VOS_APPLICATION_ADA.pdf](#)

[DRI2020-0001 Staff Report_ADA.pdf](#)

DRI2020-0002 The Villages of Lake-Sumter, Inc.

Recommendation to the BOCC on the 13th Amendment to the Tri-County Villages of Sumter Development of Regional Impact Development Order.

Documents:

[DRI2020-0002 TCV_APPLICATION_ADA.pdf](#)

[DRI2020-0002 The Villages Staff Report.pdf](#)

[DRI2020-0002 Public Input 1 - 48_ADA.pdf](#)

MISC2020-0006 The Villages Operating Company

Recommendation to the BOCC on the Second Amendment to the Memorandum of Agreement for the Development of Sumter Landing Downtown.

Documents:

[MISC2020-0006 MOA_APPLICATION_ADA.pdf](#)

[MISC2020-0006 The Villages - staff report_ADA.pdf](#)

[MISC2020-0006 Public input 1-21_ADA.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>

Project # V2020-0005
Date Recv'd: 7-13-2020
Planner: Sue

ZSM date 9-21-2020 @6:00 pm
location to be determined

VARIANCE APPLICATION

Applicant Information:

Name of Property Owner(s): Carroll Musick

Address: 499 Forest blvd, Wildwood, FL 34785

Owner Phone: 336-215-8691 Email: cmusick14@gmail.com

Name of Agent: _____

Address: _____

Agent Phone: _____ Email: _____

Request: (Additional information may be attached)

Reduce roadway setbacks to Forest Blvd for carport.

From 25-ft to 18-ft

What is the Nature of the Hardship:

road curves

Property Information:

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

See deed

Street Address: _____

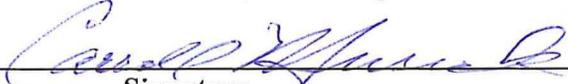
Parcels # G27B006 Current Use: house

Please Provide:

1. Deed or other proof of ownership
2. Signed authorization if applicant is not the land owner
3. Site plan/sketch drawn to scale showing how property will be used (identify areas where the variance is being requested – setbacks, landscaping, etc))
4. 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.

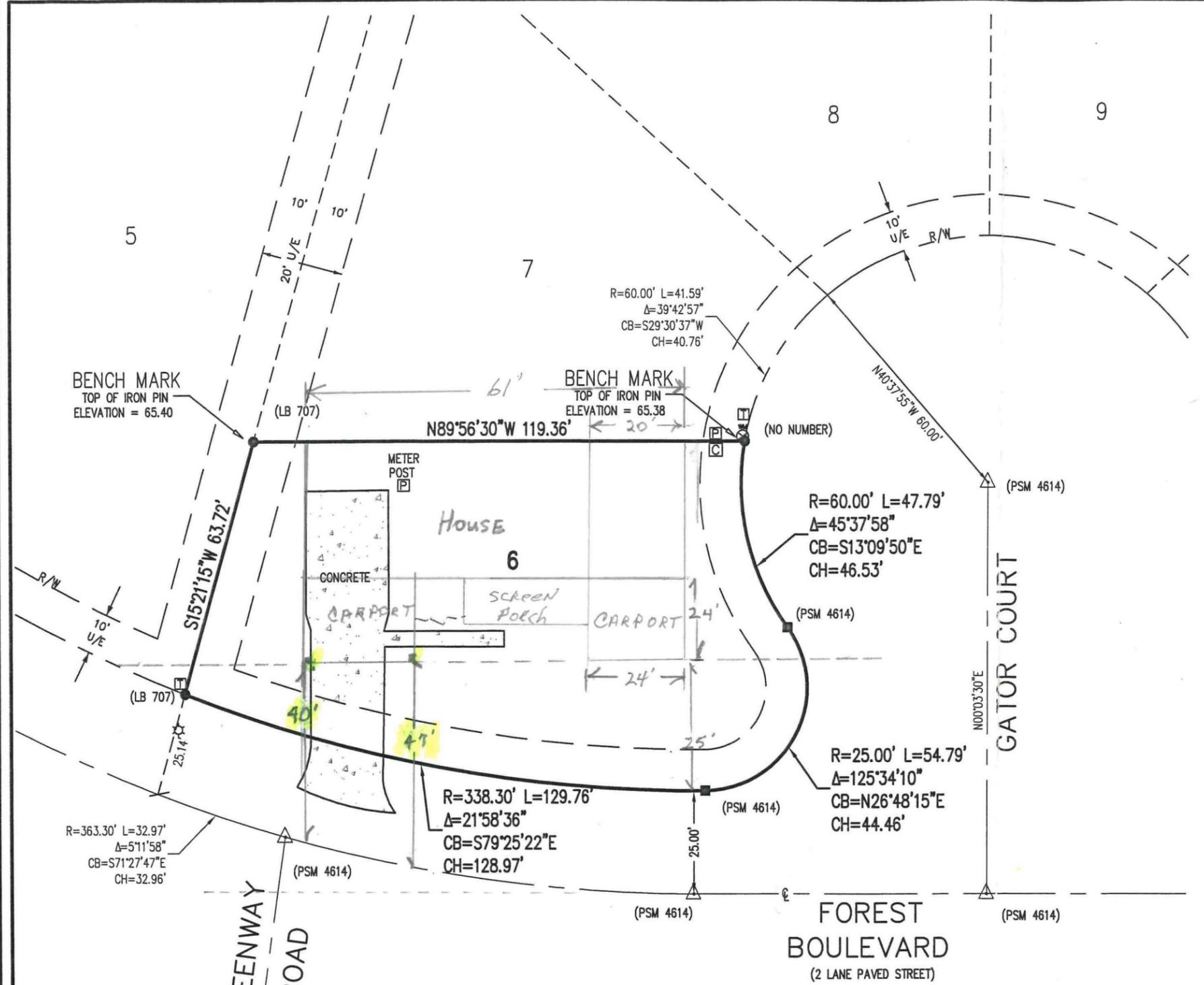
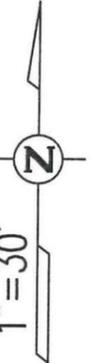
Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

 7-13-20
Signature Date
Carol Morsick
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.

Building permits may be required following approval before business can be conducted.

BOUNDARY SURVEY



LEGAL DESCRIPTION:

LOT 6, TIMBERWOODS ESTATES, PHASE III, A PARTIAL REPLAT OF TIMBERWOODS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 48, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

- BEARINGS ARE BASED ON THE RECORD PLAT OF TIMBERWOODS ESTATES, PHASE III, A PARTIAL REPLAT OF TIMBERWOODS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 48, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- UNDERGROUND IMPROVEMENTS, UNDERGROUND UTILITIES AND UNDERGROUND ENCROACHMENTS NOT LOCATED.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD. NO ADDITIONAL EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS WERE FURNISHED AT TIME OF SURVEY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF SUMTER COUNTY, FLORIDA, COMMUNITY PANEL NO. 120296-0161-D, DATED 9/27/2013, THE SUBJECT SITE LIES IN ZONE "X".
- ELEVATIONS SHOWN ARE BASED ON NAVD 1988 VERTICAL DATUM.

GENERAL LEGEND		
■ = FOUND CONCRETE MONUMENT (FCM) (NUMBER/SIZE AS NOTED)	☆ = LIGHT POLE	YD = YARD DRAIN
● = FOUND IRON ROD (FIR) (NUMBER/SIZE AS NOTED)	⊕ = POWER POLE	LS = REGISTERED LAND SURVEYOR NUMBER
⊙ = FOUND IRON PIPE (FIP) (SIZE AS NOTED: NO NUMBER)	⊕ = POWER POLE AND TRANSFORMER	LB = LICENSED BUSINESS NUMBER
▲ = HUB & TACK	☐ = POWER BOX OR CONNECTION	MEA = MEASURED
△ = FOUND NAIL AND DISK (PCP)	☐ = TELEPHONE BOX	DES = DESCRIBED
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	☐ = CABLE BOX OR MARKER	PRM = PERMANENT REFERENCE MONUMENT
	○ = SET IRON ROD (SIR) (5/8", LB 4709)	POB = POINT OF BEGINNING
		R/W = RIGHT-OF-WAY LINE
		CL = CENTER LINE
		U.E. = UTILITY EASEMENT

George W. Farnar, Jr.
 6/27/14
 GEORGE W. FARNAR, JR.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4614

"UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID."

ADDRESS: 499 FOREST BOULEVARD, WILDWOOD, FLORIDA 34785		LOT AREA = 10,650 SQ.FT.±														
CERTIFIED TO:																
RUSSELL LAMKIN AND BERNADETTE LAMKIN																
<table border="1"> <tr> <td colspan="2">CLIENT: RUSSELL LAMKIN C/O BAIRD HOMES</td> </tr> <tr> <td>JOB NO. 141201.0000</td> <td></td> </tr> <tr> <td>ACAD FILE LOT 6</td> <td></td> </tr> <tr> <td>FIELD DATE 6/25/2014</td> <td>CHECKED BY: GWF. J</td> </tr> <tr> <td>DRAWN BY: TIM</td> <td>FLD. BOOK: V14-14/69</td> </tr> <tr> <td>REVISIONS</td> <td>DATE 6/25/2014</td> </tr> <tr> <td>SCREEN-CONCRETE</td> <td>DATE 6/27/2014</td> </tr> </table>			CLIENT: RUSSELL LAMKIN C/O BAIRD HOMES		JOB NO. 141201.0000		ACAD FILE LOT 6		FIELD DATE 6/25/2014	CHECKED BY: GWF. J	DRAWN BY: TIM	FLD. BOOK: V14-14/69	REVISIONS	DATE 6/25/2014	SCREEN-CONCRETE	DATE 6/27/2014
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		▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709 4450 NE 83RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126														
SCALE: 1" = 30'																

ROBERT E. BONE JR. P.A.
ATTORNEY AT LAW

701 West Main Street
Leesburg, Florida 34748
Phone. 352-315-0051
Fax. 407-386-6883

August 24, 2020

Via Email: susan.farnsworth@sumtercountyfl.gov

Board of Sumter County Commissioners
Development Services Department
Attention: Sue Farnsworth, AICP, CFM

RE: Carroll and Teresa Musick – 499 Forest Blvd., Wildwood
Setback Variance Application

Dear Ms. Farnsworth:

I have been retained to represent Carroll Musick and Teresa Musick regarding the Variance Application they filed on July 13, 2020, a copy of which is attached. This letter and attachments will serve as a supplement and amendment to that application. The Musicks are seeking a variance Section 13-440 – Building /structure setback design standards. The Musicks property is a single-family home located on a local road thus requiring a 25-foot setback.

The subject property is a residential homesite located in Continental Subdivision on a local road. The Musicks purchased the property in April 2019 together with the manufactured home that had been placed on the property in August 2016. The home is their primary residence.

There is a unique feature to the improvements on the property in that it has two paved driveways. Prior to the existing home being placed on the property, a manufactured home was placed on the property December 2004. The driveway for that home was located on the left side of the home as you face the home. See Boundary Survey dated June 25, 2014 attached as Exhibit A. That home burnt down on or about September 2013. The property was sold on or about April 2014 to Russell and Bernadette Lamkin. The new owner obtained permits to place the existing home on the property and to add a new driveway on the right side of the home as you face the home. Simultaneous with placing the existing home on the property and building the new driveway, a 24x24 carport was installed on the new driveway. It is unknown whether

the old driveway ever had a carport, but there was no carport on the old driveway at the time the Musiks purchased the property. See Overhead Aerials Attached as Exhibit B that shows both driveways and the carport installed with the home.

The two driveways and the permitted carport allow plenty of room for them to park their vehicles. However, the vehicles parked on the old driveway were uncovered. In addition, whether empty or with parked cars, the old driveway is not visually pleasing because it is uncovered unlike most driveways in Continental and does not match the look of the driveway with the permitted carport. In other words, the old driveway is out of character for the neighborhood and the home itself.

In March 2020, the Musicks installed a 24x24 carport on the old driveway to match and align with the permitted carport on the new driveway. The carport is not enclosed and is supported by four 4x4 posts. The Musicks were not aware that the new carport required a permit. They moved from North Carolina where Mr. Musick was a remodeling contractor and familiar with general permitting requirements. Based on his experiences as a contractor for twenty-five years, he did not think a permit was necessary. The property was sited for failure to obtain a permit. When the Musicks applied for the permit but were denied because the new carport is 5 feet over the setback on the right side and 9.5 feet over the setback on the left side. The Musicks are seeking a variance from the setback requirement to allow the carport to be permitted as it currently exists

In addition to the unique history of the property and the two driveways, there are other relevant features about the property and its location. The property is on a curve in the road. Greenway Road street running towards the home ends at Forest Blvd. directly in front of the old driveway. The home to the left of the Musicks home is well set back with its front more aligned with the back of the Musick's home rather than the front of their home. There is no home to the right of the Musick's home as the right side of the home is bordered by a cul-de-sac. As a result, the new carport does not disrupt the visual line of site of the homes on Forest Blvd.

In addition, the carport does not obstruct the view of vehicle traffic from either direction. Attached hereto are photographs taken from the street approaching the home and carport. See photographs attached hereto as Exhibit C. The carport does not block the view in the slightest. The neighbor's shrubs are more obstructive.

The positive visual impact of the new carport on the neighborhood and the Musick's property and the lack of visual obstructiveness of the carport are important in considering this variance request and the spirit of the SCLDS and requirements for setbacks.

Section 13-371 of the SCLDC allows a variance to be granted if it is concluded that strict enforcement would result in practical difficulties or unnecessary hardships for the applicant. The applicant is required to 1) explain why compliance with the requirements of the code would result in undue hardships and 2) how by granting the variance, the spirit of this chapter will be observed, public safety and welfare secured and substantial justice done.

Section 13-440 *of the SCLDC prohibits any* portion of any building or other substantial above or below ground structure from being located on any lot or parcel closer to any street right-of-way line or centerline as required by the code.

It is clear from the following language in Section 13-440 and 13-171(a) that the spirit of the setback requirements is to control visual obstructions and for public safety and welfare. Section 13-440 establishing the requirement for setbacks provides that:

“Applicability. As used in this section, the terms "building" or "structure" includes any substantial structure which by nature of its size, scale, dimensions, bulk, or use tends to constitute a visual obstruction or generate activity similar to that usually associated with a building. Purely aesthetic, non-habitable features such as stacked stone, knee-walls or other similar structures shall not be subject to these provisions so long as they are of limited scale and obtrusiveness. “

SECTION 13-171(a) allows the Special Master to grant a variance if strict enforcement of the code would result in practical difficulties or unnecessary hardships and if by granting the variance, **“the spirit of this chapter will be observed, public safety and welfare secured and substantial justice done.”**

Regarding the Musick's variance request, it could be argued that an open carport under the circumstances described above is not a “substantial structure” because by its size and scale, it does not constitute a visual obstruction.

Further, the criteria for granting a variance in Section 13-171, for the Musick's setback variance request are met as follows:

1. If the applicant complies strictly with the provisions of this chapter, he can make no reasonable use of his/her property.

Answer: While the Applicant can make use of the driveway without a carport to do so would be an unreasonable use as parking is allowed on the driveway, it is overwhelmingly common in Continental for driveways to have carports, and the lack of a carport will expose the Musick's vehicles to the sun and elements and cause wear on the vehicles that they should be able to avoid.

2. The hardship is unique, or nearly so, rather than one (1) shared by many surrounding properties. This shall be determined if special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same land use zone, and if the literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land use zone. The special conditions and circumstances of the hardship for which the applicant seeks relief must be suffered by the applicant and not by neighbors or the general public.

Answer: As explained above, the history of the property that resulted in two driveways is unique to this property. There are not many if any properties in Continental that have two driveways. All driveways in Continental have or could have carports. Further, there is already a permitted carport on the second driveway. The applicant is seeking to carports match.

3. The special conditions and circumstances of the hardship relates to the applicant's land, building or other structure rather than personal circumstances. The approving authority must determine that the land contained within the area to be developed is of such size, shape, topography, location or condition, or subject to such title limitations, adaptive reuse of structures, redevelopment of a site within an area designated as blighted, or subject to such other limiting circumstances as to render it impractical or impossible for the applicant to conform to the requirements of this chapter without placing an undue hardship on him.

Answer: Both driveways existed when the Musicks purchased the property. The permitted carport was also already on the property. The applicant is seeking to carports match to change the size of the permitted carport to match a new carport on the old driveway would be an unnecessary hardship.

4. The special conditions and circumstances creating the hardship are not the result of the applicant's own actions.

Answer: Both driveways existed when the Musicks purchased the property. The permitted carport was also already on the property. They did not create the hardship.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Answer: The Musicks are not seeking to make the carport any larger than the permitted carport and therefore this variance is the minimum variance necessary to match the permitted carport.

6. The variance granted will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Answer: There will be a positive visual impact of the new carport on the neighborhood and the Musick's property. The carport will not cause any visual obstructiveness of the of the line of site for the homes in the neighborhood or traffic. This variance request is therefore within spirit of the SCLDS and requirements for setbacks.

7. The variance requested will neither result in the extension of a non-conforming situation in violation of section 13-151, nor authorize the initiation of a non-conforming use of land.

Answer: There is no existing non-conforming situation that will be extended.

8. The variance granted will not permit a use not permissible in Table 13-431A for the applicable land use zone, or any use expressly or by implication prohibited by this chapter.

Answer: The variance will not permit a use not permissible in the Code.

9. No nonconforming use of neighboring lands, structures, or buildings in the same land use zone, and no permitted use of lands, structures and buildings in other land use zones have been considered grounds for the authorization of the variance.

Answer: No.

b. *Flood hazard areas.* Variances from the requirements of floodplain protection standards shall meet the requirements of article VII of this chapter.

Answer: NA

c. *Setbacks.* In addition to the criteria of subsection a., the following concerns are to be considered for approval of a variance from the setback requirements of this chapter.

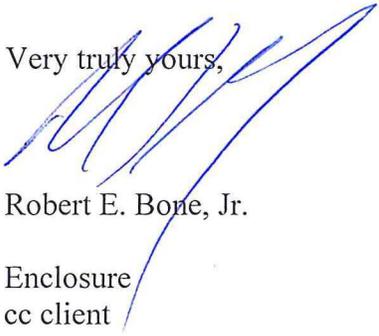
Answer: NA

The Musick's therefore meet the criteria for the variance request to reduce the setback requirement for the new carport on the old driveway by 5 on the right side and 9.5 feet on the left side and request of the carport and that the county approve the same.

Please confirm for me the date, time and location of the variance hearing. I would also appreciate a copy of staff recommendations and any amendments as well as copy of any department input and correspondence from the community concerning the application.

If you require any additional information or have any questions, please contact me.

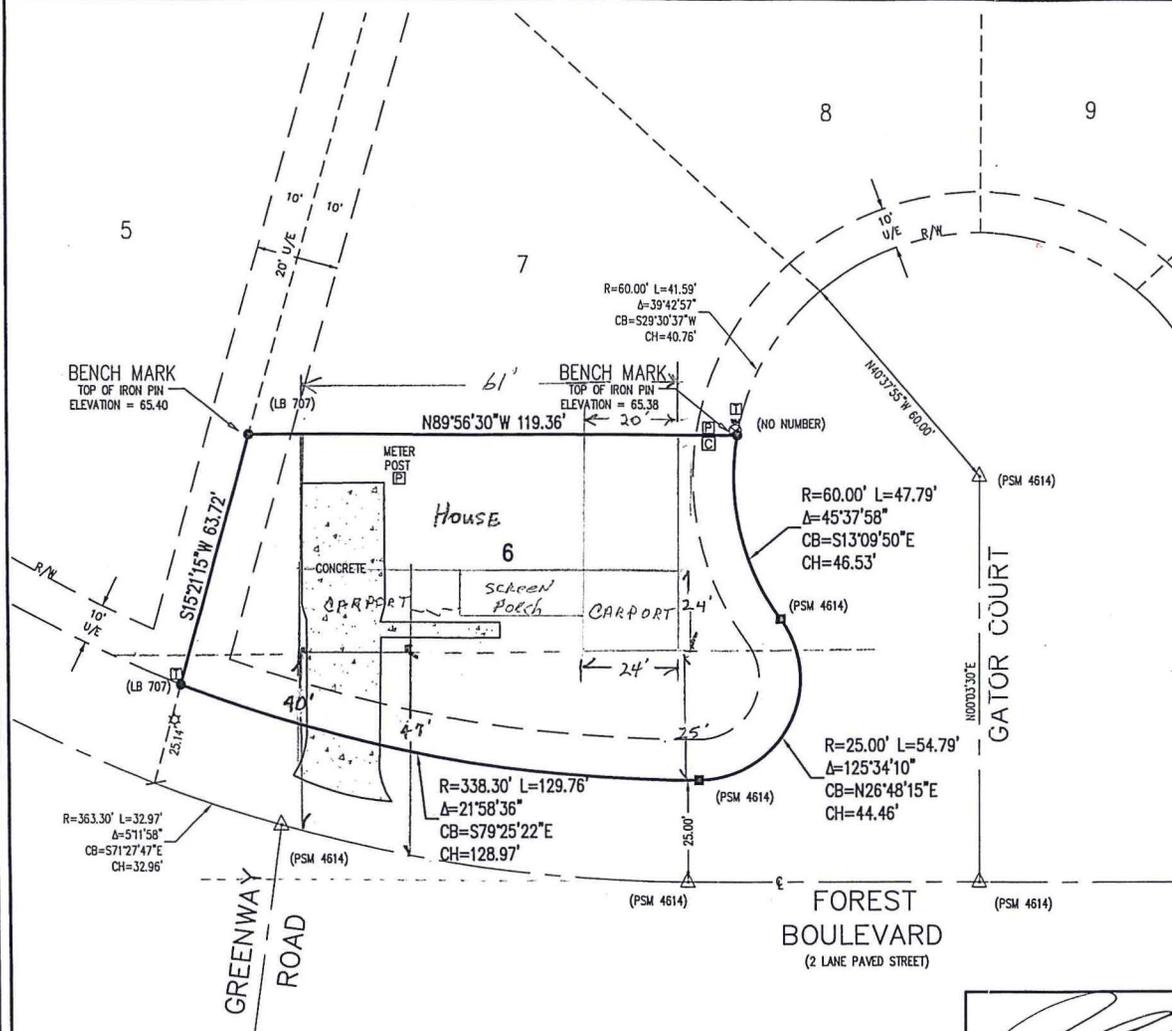
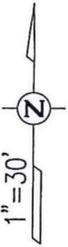
Very truly yours,

A handwritten signature in blue ink, appearing to read "Robert E. Bone, Jr.", written over the typed name and extending upwards into the "Very truly yours," line.

Robert E. Bone, Jr.

Enclosure
cc client

BOUNDARY SURVEY



LEGAL DESCRIPTION:

LOT 6, TIMBERWOODS ESTATES, PHASE III, A PARTIAL REPLAT OF TIMBERWOODS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 48, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

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GENERAL LEGEND

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| ● = FOUND IRON ROD (FIR) (NUMBER/SIZE AS NOTED) | ⚡ = POWER POLE | LS = REGISTERED LAND SURVEYOR NUMBER |
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George W. Farmer, Jr.
 GEORGE W. FARMER, JR.
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6/27/14

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CERTIFIED TO:		
RUSSELL LAMKIN AND BERNADETTE LAMKIN		
CLIENT: RUSSELL LAMKIN C/O BAIRD HOMES	JOB NO. 141201.0000	
ACAD FILE LOT 6	CHECKED BY: GWF	
FIELD DATE: 6/25/2014	DATE: 6/25/2014	
DRAWN BY: TIM	FLD. BOOK: V14-14/89	
REVISIONS	DATE: 6/25/2014	
SCREEN-CONCRETE	DATE: 6/27/2014	
		▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709 4450 NE 83RD ROAD • WILDWOOD, FL 34785 • (352) 748-3125

SCALE: 1" = 30'



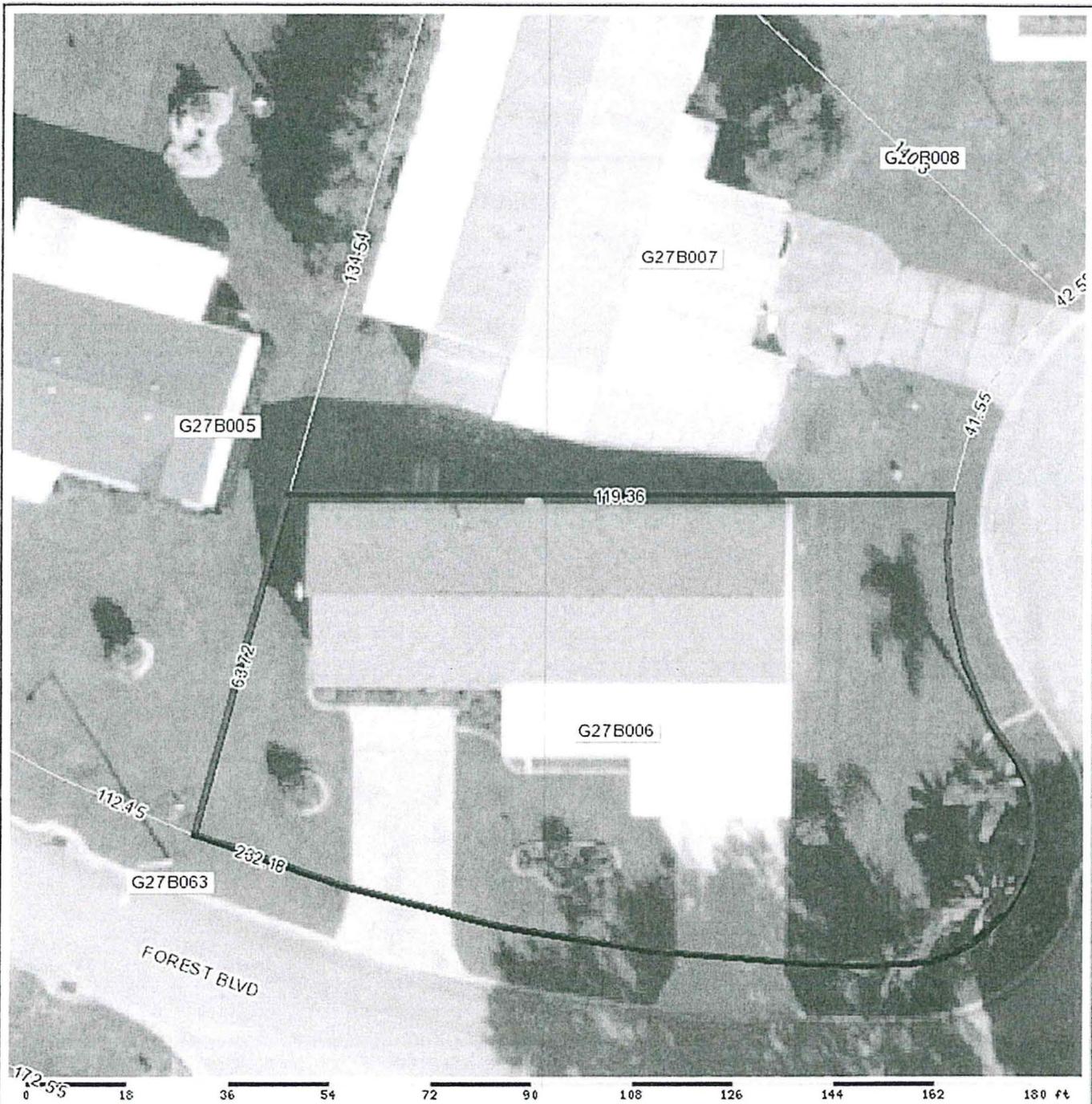
[New Search](#) | [Search Results](#) | [Parcel Details](#) | [GIS Map](#)

1"=27.6' SCALE 12.3'



| x,y 0658338.6, 1627900.7 | DMS 81°59'35.6W / 28°48'42.9N | DD -81.9932, 28.8119 | . . . press <Esc> to toggle on/off





Sumter County Property Appraiser

Joey Hooten - Bushnell, Florida - 352-569-6800



PARCEL: G27B006 - MOBILE HOME (00200)

LOT 6 TIMBERWOODS ESTATES PHASE III A REPLAT OF TIMBERWOODS ESTATES PB 5 PGS 48-48C

Name: MUSICK CARROLL W & TERESA		LandVal	\$18,400.00
Site: 499 FOREST BLVD, WILDWOOD, FL 34785		JustVal	\$99,510.00
Mail: 499 FOREST BLVD, WILDWOOD, FL 34785		Assd	\$81,040.00
Sales	04/2019	\$173,000.00	I (Q)
Info	04/2014	\$8,000.00	V (Q)
	12/2013	\$0.00	I (U)
		Exmpt	01 - Homestead \$25,000
			02 - Additional Homestead \$25,000
		Taxable	\$31,040.00

NOTES:

This information, updated: 7/30/2020, was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

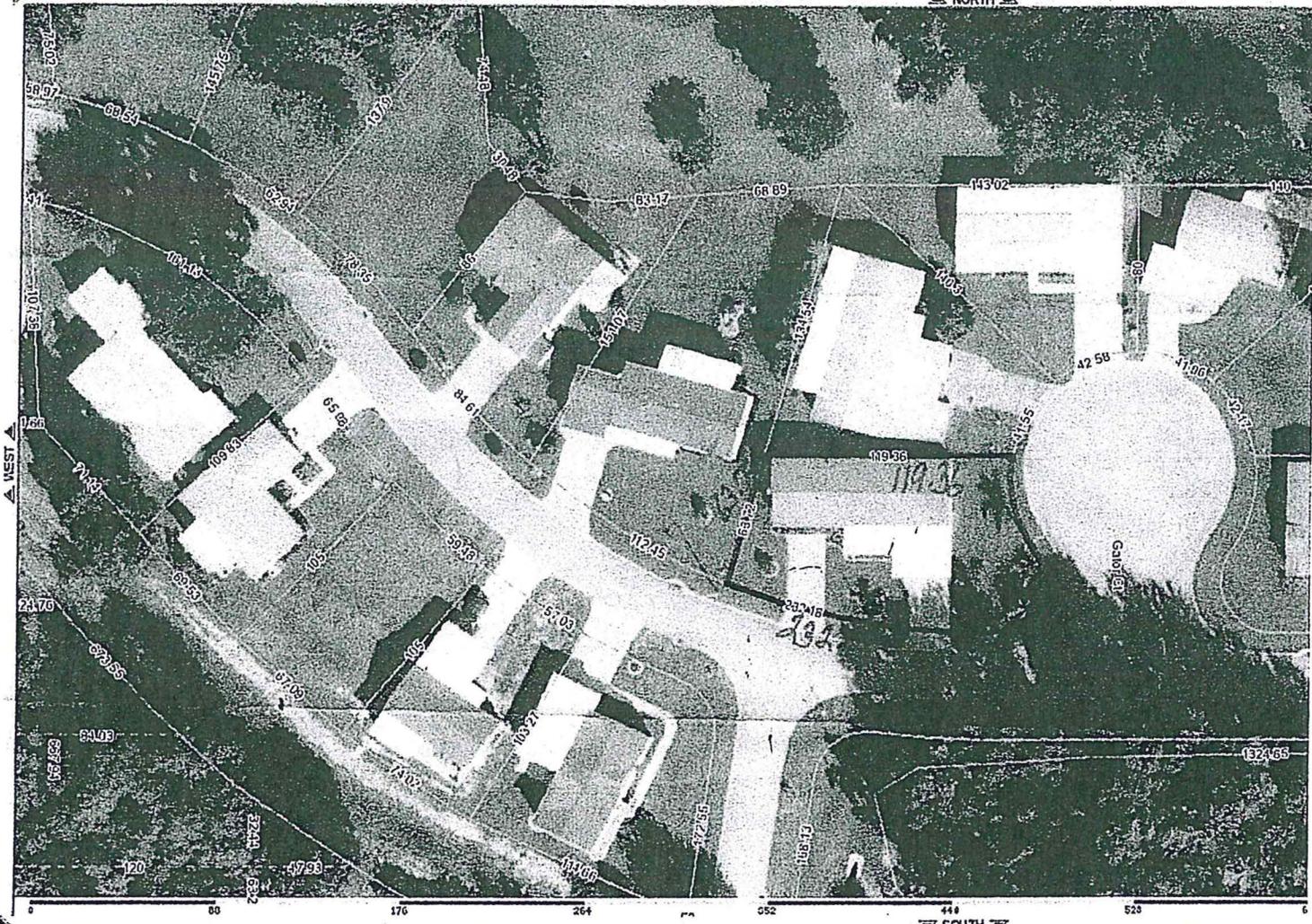
powered by
GnzlyLogic.com

New Search | Search Results | Parcel Details | GIS Map

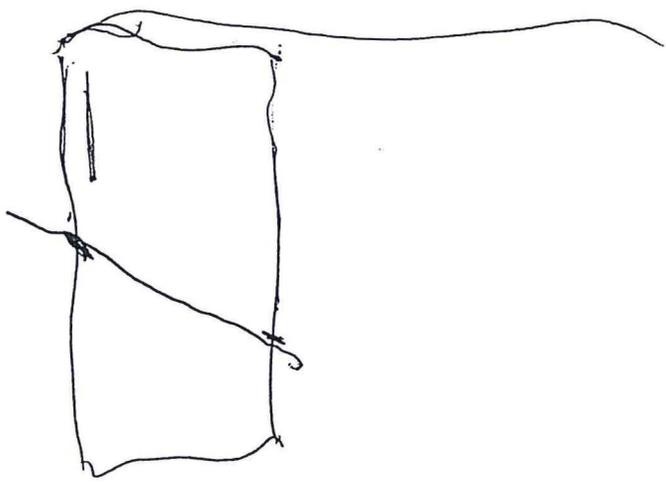
1"=54.4' SCALE



NORTH



| x,y 0658383.3, 1627920.1 | DMS 81°59'35.1W / 28°48'43.1N | DD -81.9931, 28.8120 | . . press <Esc> to toggle on/off





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EXHIBIT
C





VARIANCE APPLICATION
September 21, 2020

CASE NO. V2020-0005

REPRESENTATIVE: Robert E. Bone Jr., P.A.

LANDOWNER: Carroll and Teresa Musick

REQUESTED ACTION: Variance to reduce the roadway setback required from Forest Blvd from 25-ft to 18-ft to allow a carport.

PARCEL NUMBER: G27B006

LEGAL DESCRIPTION: LOT 6 TIMBERWOODS ESTATES
PHASE III A REPLAT OF
TIMBERWOODS ESTATES PB 5 PGS 48-
48C

EXISTING ZONING: R6M

EXISTING USE: Manufactured Home

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 0.25 acres

GENERAL LOCATION: Wildwood area – northwest corner of Forest Blvd and Gator Ct (Map 1).

SURROUNDING USES AND ZONING:

The subject property is a platted residential lot in the Timberwoods Estates Phase III portion of Continental Country Club. Forest Boulevard is a privately maintained residential road. It connects Timberwoods Estates with the north half of Continental Country Club. Gator Court is a short cul-de-sac. Surrounding lots are zoned R6M. Common properties (golf course, conservation areas, and utilities) are zoned A10C and RR1.

Timberwoods Estates and Continental Country Club were originally platted in the 1970's. The north and south halves of this large development were constructed at that time but had no internal roadway connecting the projects. Timberwoods Estates, Phase III connects the two developments. It was constructed in the early 2000's following a replat in 2002. The improvement plans for the replatted subdivision specifically provided for 25-foot roadway setbacks on all lots including corner lots.

Double-wide manufactured homes were installed in Timberwood Estates Phase II in the early 2000's. Most homes include an attached garage or carport.

CASE SUMMARY:

The applicant is requesting this variance to allow a second carport addition to their home (Attachment 1). The carport was constructed in March 2020 without permits and is subject to code enforcement action. The landowner has applied for the required building permit. Part of the carport encroaches into the required setback area to Forest Blvd. The building permit is pending zoning approval.

The subject property was originally developed in 2005 with a manufactured home with an attached carport/utility room on the west side of the house (Attachment 2). The original carport met required setbacks to Forest Blvd. The original house was destroyed by a fire and replaced in 2014. The replacement home was installed over the foundation of the former carport and had a location for a new attached garage, carport, and driveway added to the east side of the house (attachment 3). The "Future" carport and garage were constructed according to plan. Both garage and carport have a 25-foot roadway setback. The old driveway was not removed. The current landowner has installed a new carport over a portion of the old driveway. The new carport is the subject of this variance application. The new carport is 18-foot from the roadway right-of-way.

CASE ANALYSIS:

The Planning and Zoning Special Master (PZSM) must make all of the following findings to grant the variance [Section 13-237(c)(1) Land Development Code]. Staff's analysis of each of the findings required for the issuance of a variance by the PZSM is provided in italic type following each finding:

Due to conditions beyond the control of the applicant, strict or literal enforcement of the Land Development Code results in practical difficulties or unnecessary or undue hardships;

Strict enforcement of the Land Development Code will not result in an undue hardship. An attached two-car garage and two-car carport were constructed in 2014 when the house was replaced. Both additions are available for parking vehicles. While a second carport may be desirable, it is not typical in the neighborhood and the lack of one is not an undue hardship.

Hardship is unique and not shared by other properties;

The applicant has stated that having two driveways is a unique hardship. He is correct in that two driveways is unique in this neighborhood. However, it is not a hardship.

Hardship is related to the land, building or structure and not personal circumstances;

There is no hardship related to the property. It was platted and fully developed in accordance with adopted standards.

Hardship not the result of the applicant's own actions;

Any hardship related to modifying or removing the second carport is a result of the applicant's actions. If the carport had been permitted prior to construction the owner would have been informed that it did not meet setback requirements.

Variance is the minimum variance needed for reasonable use of the land, building or structure;

The variance is not the minimum required to reasonable use of the land. The property contains a home, attached garage, and carport. A second carport is not typical of the neighborhood nor necessary for reasonable use.

Variance will not be detrimental to the public welfare;

The variance will not be detrimental to the public welfare. The proposed carport does not encroach into any easements, negatively impact the potential development of the adjacent property, or obstruct visibility on the roadway.

Variance will not result in the extension of a non-conforming situation nor authorize the non-conforming use of land;

The variance will not result in a non-conforming situation or authorize a non-conforming use of land.

Variance will not permit a use prohibited by the Land Development Code;

This variance does not permit a use prohibited by the Land Development Code.

Surrounding non-conforming lands, buildings or structures can not be considered in the approval of the variance.

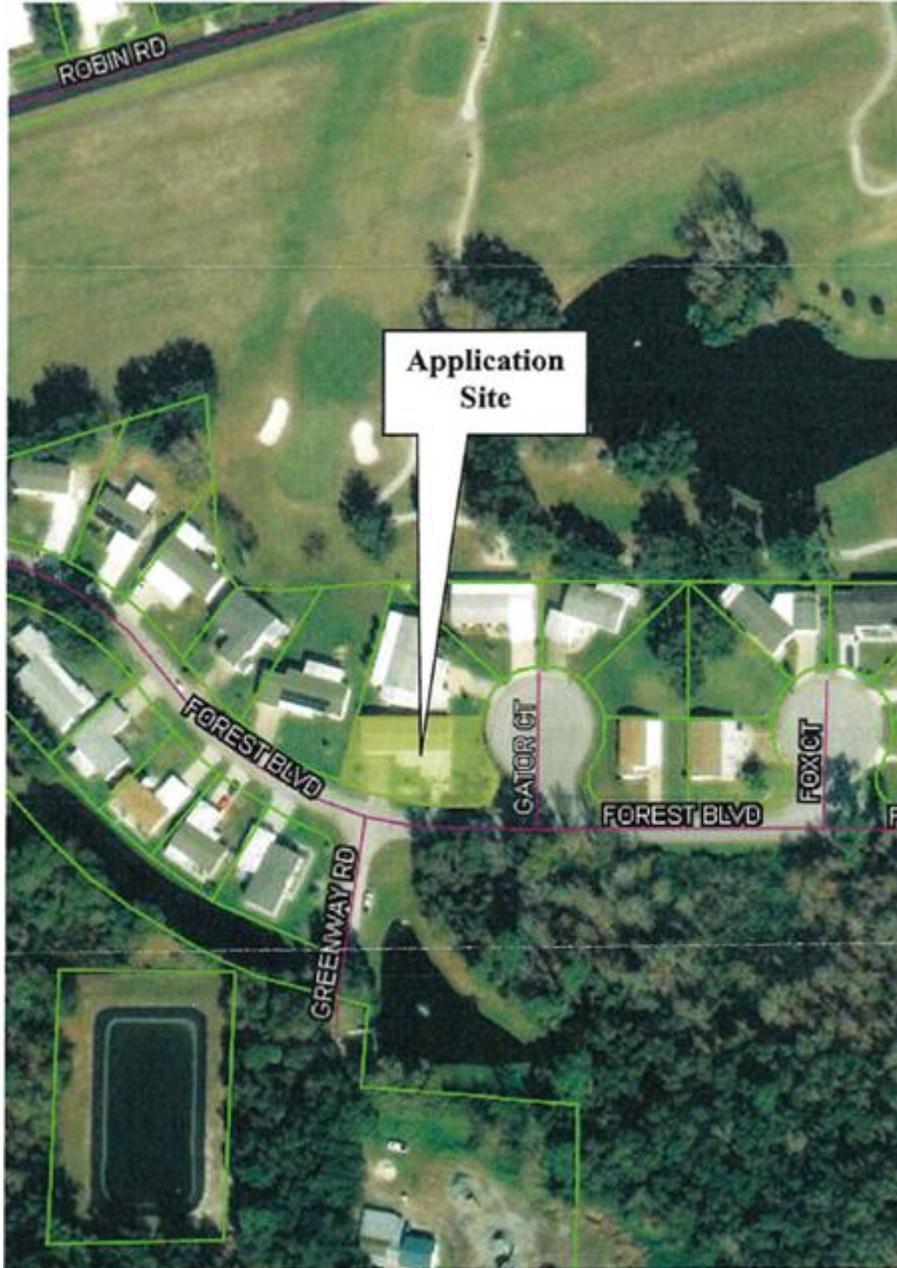
No nonconforming use of neighboring lands, structures, or buildings in the same land use zone, and no permitted use of lands, structures and buildings in other land use zones have been considered as grounds for the authorization of the variance.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Staff deems the application sufficient and in not in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends denial.

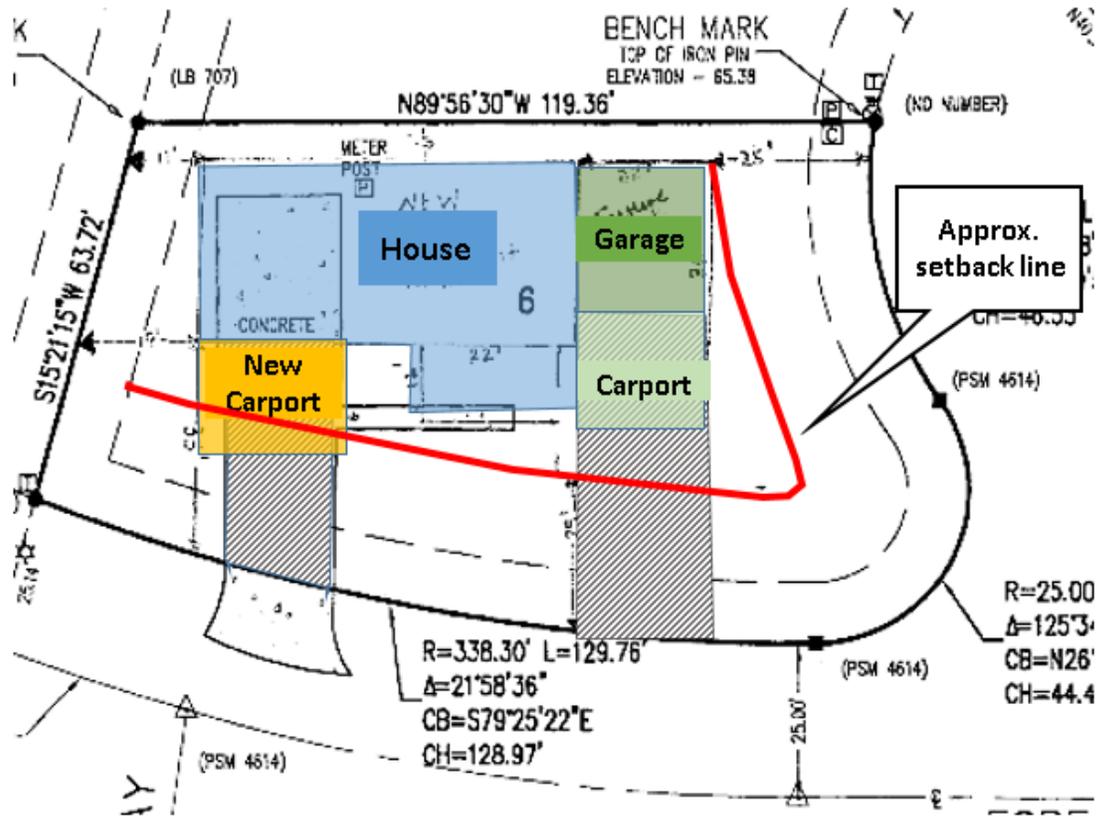
Notices Sent: 31 (In support/no comment) 8 (Not in support) 3

**Map
V2020-0005**

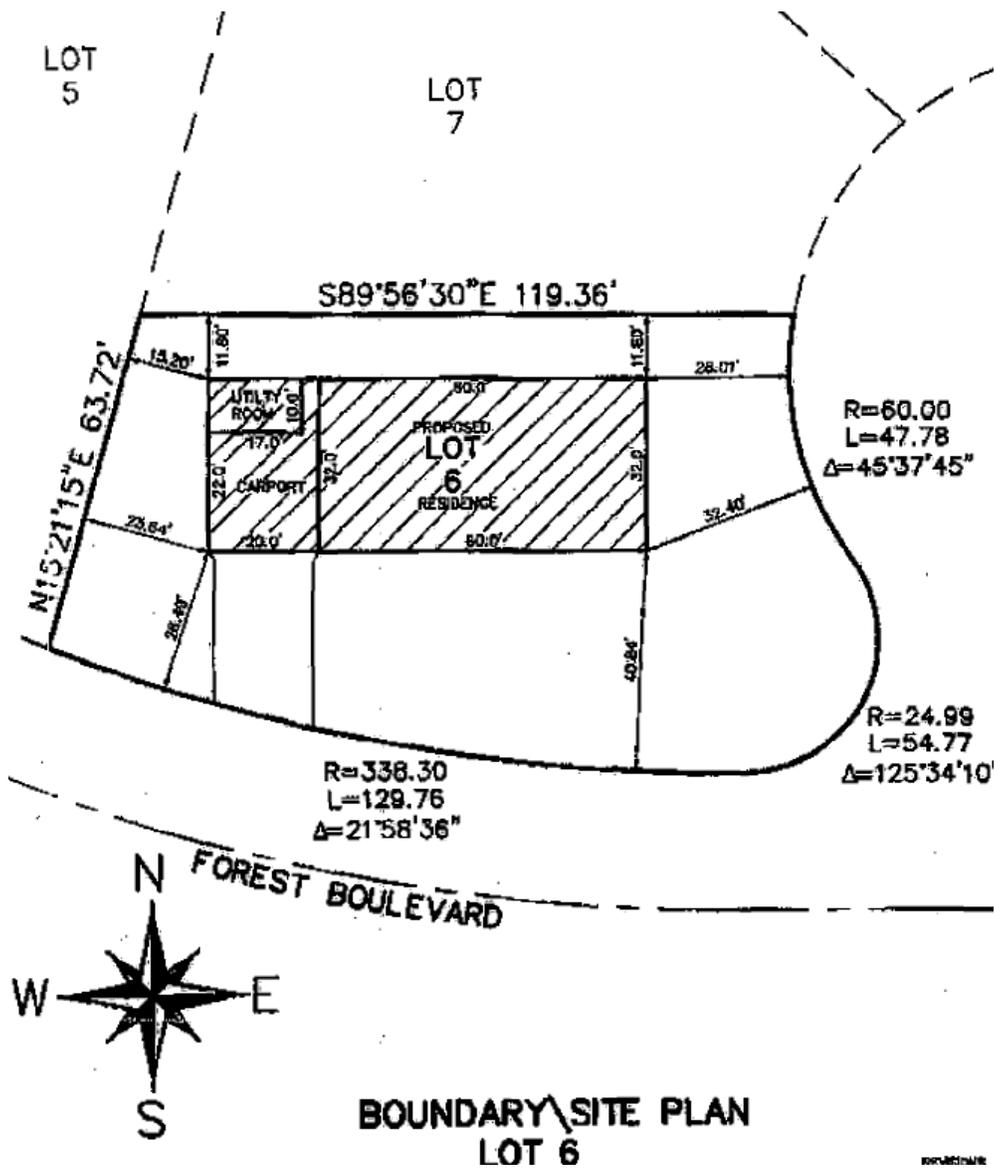


Attachment 1

Existing Improvements and Roadway Setbacks

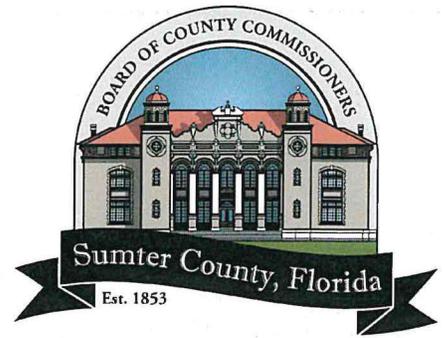


Attachment 2
2005 Building Permit Site Plan



Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



August 24, 2020

MUSICK CARROLL W & TERESA
499 FOREST BLVD
WILDWOOD, FL 34785

RECEIVED

AUG 31 2020

Sumter County
Development Services

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of Carroll and Teresa Musick (see map on reverse). The property is being considered at a public hearing for a variance.

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): _____

Please return no later than **September 14, 2020**

RE: CASE# **V2020-0005**

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

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Chairman
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Steve Printz, Dist 5
Chairman
(352) 689-4400
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Garry Breeden, Dist 4
Vice Chairman
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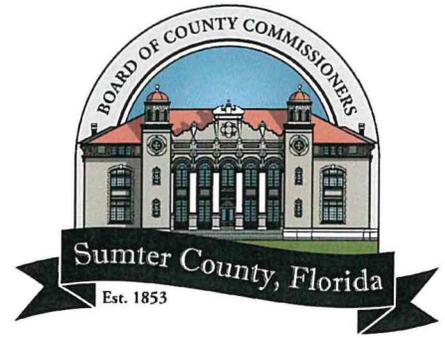
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August 24, 2020

C C C R.O. INC. % EMA
50 CONTINENTAL BLVD
WILDWOOD, FL 34785

RECEIVED

AUG 31 2020

RCVD AUG 26 2020

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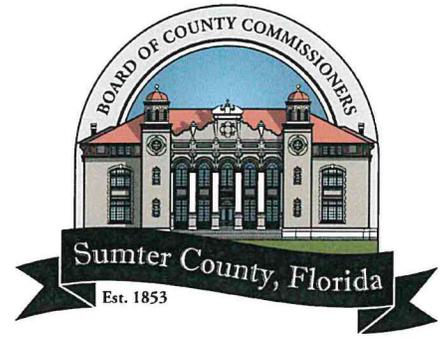
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RECEIVED

AUG 31 2020

RCVD AUG 26 2020

August 24, 2020

CONTINENTAL COUNTRY CLUB R.O.
50 CONTINENTAL BLVD
WILDWOOD, FL 34785

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Bushnell, FL 33513

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

Farnsworth, Sue

From: Linda Gurney <lingur@yahoo.com>
Sent: Saturday, September 12, 2020 5:16 PM
To: Farnsworth, Sue
Subject: Case # V2020-0005

Re this matter, I have no comment on the above.

Linda Gurney

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Steve Goulette <stevegoulette0@gmail.com>
Sent: Thursday, September 03, 2020 12:52 PM
To: Farnsworth, Sue
Subject: Case #V2020-0005

With regard to the above Case number, I do not support the request for the following reasons; no one else in Continental Country Club has been allowed to infringe on the setback for a carport, there is no viable reason to begin a president that only allows for excess vehicles to be covered. If this neighbor has to protect extra vehicles, then rent storage.

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: roconnor@cfl.rr.com
Sent: Friday, August 28, 2020 12:17 PM
To: Farnsworth, Sue
Subject: Case# V2020-0005

Follow Up Flag: Follow up
Flag Status: Flagged

I have reviewed the letter I received concerning the above referenced case.

The language implies this variance would apply to any residence on Forest Blvd concerning a carport addition.

If that is the intent I APPROVE!

There was a carport on this site when the former home (that burned down) was at the location in question.

Secondly I live nearby (506 Forest) and had wanted to build a carport in the past but didn't bother due to the 25 foot setback.

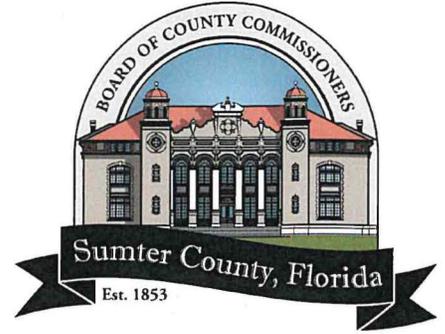
Thank you for the opportunity to provide input.

Bob O'Connor

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August 24, 2020

RALSTON BRUCE K & LISA A
106 GATOR CT
WILDWOOD, FL 34785

RECEIVED
AUG 30 2020

BY: _____

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I support the above. *The carport does not block any east or west Traffic on Forest Blvd. IT looks good and is built to code I say it can stay.*
 I have no comment on the above.
 I do not support the above for the following reason(s): _____

Please return no later than **September 14, 2020**

RE: CASE# **V2020-0005**

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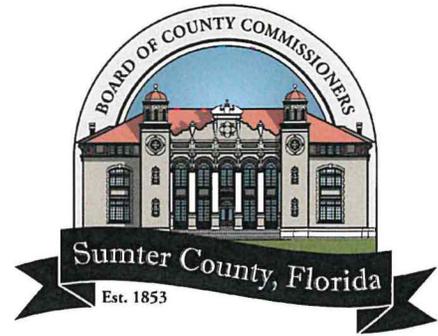
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August 24, 2020

DEECHER JOSEPH & CATHERINE A
114 OLD LYMAN ROAD
SOUTH HADLEY, MA 1075

RECEIVED
SEP 01 2020

BY: _____

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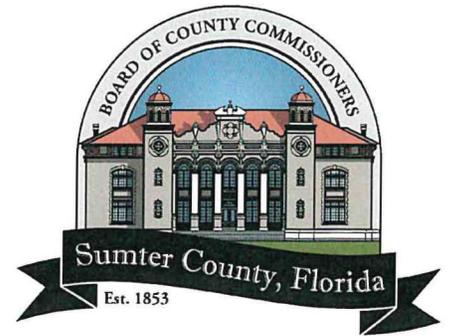
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August 24, 2020

LAPLANTE EVERETTE E JR & FRANC
501 FOREST BLVD
WILDWOOD, FL 34785

RECEIVED

SEP 02 2020

Sumter County
Development Services

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

August 26,2020

Board of County Commissioners

Sumter County, Florida

Dear Sirs:

Today, I received correspondence from you regarding Case#V2020-0005, to reduce roadway setbacks on Forest Blvd. from 25-foot to 18-foot to allow a carport.

The previous owners, William & Patricia Battersby, already had a carport where only the concrete remains. Under their carport they had a golf car shed & a small shed for tools. The carport, sheds, & their mobil home burned down. They decided not to rebuild, to sell their lot.

The carport, which stands in the Musick's driveway now, just replaces the original one.

I live next door to the Musick's, on the west side of their home. The only obstruction from my property is two 4"x4" aluminum studs which supports the carport roof.

We are located in Continental Country Club, which is a retirement community, and the top speed limit is 20 mph.

My wife and I have no problem seeing any traffic coming from The East & travelling West.

We both recommend that you approve this Case.

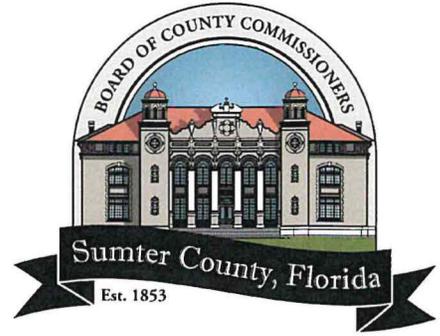
Sincerely,

Everette & Frances LaPlante




Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



August 24, 2020

SMITH KENNETH D & LINDA M
102 FOX CT
WILDWOOD, FL 34785

RECEIVED
AUG 28 2020

BY: _____

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_____ I support the above.

_____ I have no comment on the above.

I do not support the above for the following reason(s): _____

With proper permitting prior to construction no change in setback would be required. Continental Country Club obviously turned them down.

Please return no later than **September 14, 2020**

RE: CASE# **V2020-0005**

So, no from us. We could not get ours changed

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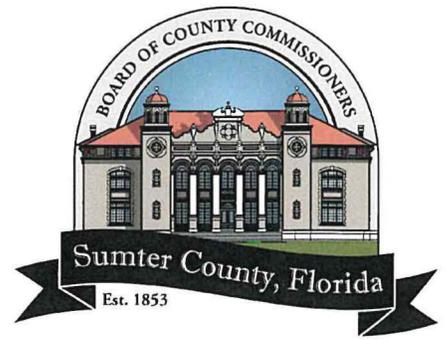
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August 24, 2020

BROOKS BARRY B & GAIL M
502 FOREST BLVD
WILDWOOD, FL 34785

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A public hearing before the Planning and Zoning Special Master will be held at **The Villages Sumter County Service Center, 7375 Powell Rd, Room 102, Wildwood, FL 34785** on **September 21, 2020, at 6:00 p.m.**

The property is generally located on the northwest corner of Forest Blvd and Gator Ct. (see map on reverse)

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, ext. 4750

I support the above.
 I have no comment on the above.
 I do not support the above for the following reason(s):
Does not cause any problems to me!

Please return no later than **September 14, 2020**

RE: CASE# **V2020-0005**

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

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

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7375 Powell Road
Wildwood, FL 34785

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

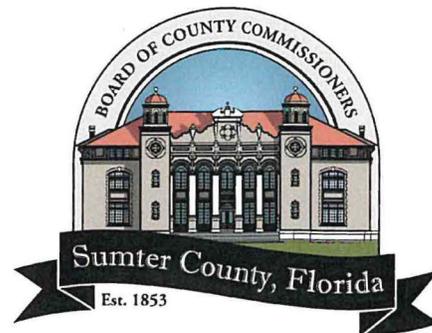
Bradley S. Arnold,
County Administrator
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County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

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>



August 24, 2020

NORTON CAROL J
512 FOREST BLVD
WILDWOOD, FL 34785

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of Carroll and Teresa Musick (see map on reverse). The property is being considered at a public hearing for a variance.

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): Our by-laws specify a 25' setback. Other residents have had to adjust their plans in order to comply with this rule.

Please return no later than **September 14, 2020**

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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 # V2020
Date Recv'd: 8/25/2020
Planner: Sue Farnsworth

ZSM date 9/21/2020

VARIANCE APPLICATION

Applicant Information:

Name of Property Owner(s): Ashlee Fort

Address: 4856 CR 118, Wildwood, FL 34785

Owner Phone: _____ Email: _____

Name of Agent: Kyle Collins

Address: 4856 CR 118, Wildwood FL 34785

Agent Phone: 352 457-0572 Email: Kyle.Collins@LeesburgFlorida.gov

Request: (Additional information may be attached)

Variance to reduce the side/rear setbacks for a polebarn

What is the Nature of the Hardship:

See Attached.

Property Information:

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

lot 72, Lake Miona Heights unrec sub

Street Address: 4856 CR 118, Wildwood, FL

Parcels # D29C072 Current Use: House

Please Provide:

1. Deed or other proof of ownership
2. Signed authorization if applicant is not the land owner
3. Site plan/sketch drawn to scale showing how property will be used (identify areas where the variance is being requested – setbacks, landscaping, etc))
4. 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.



Signature

8-24-20

Date

Kyle E. Collins

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.

Building permits may be required following approval before business can be conducted.

Letter of Intent to
Board of County Commissioners

This letter of Intent is in support of our request for a variance to reduce the side and rear setbacks for an existing pole barn built in the north east corner of the property. The current location of the structure is five feet by five feet and five inches from the property boundaries.

What we would like to ask the Board to consider is, the fact the barn houses a vehicle and boat. Being we have a single car garage, the building is detrimental to the overall care of these items. Further more, moving this structure would make it difficult to navigate and utilize due to the location of our well/pump and property boundaries . Also an existing tree lies on the north rear property boundary making it difficult to move the structure any farther west of current location. Also moving the structure forward, would make access to west side of back yard more difficult by use of truck or utility trailer given the space from the rear of existing porch to the the front of the pole barn.

It would be appreciated if consideration could be given to leave structure in place as we are prepared to meet the code and pay needed permitting fees and fines and make necessary changes as directed by the county.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kyle Collins", written in a cursive style.

Ashlee and Kyle Collins

VARIANCE APPLICATION
September 21, 2020

CASE NO. V2020-0006

REPRESENTATIVE: Kyle Collins

LANDOWNER: Ashlee Fort

REQUESTED ACTION: Variance to reduce setbacks from ten-foot to five-foot in the rear and 5.5 ft on the side to allow for an existing polebarn.

PARCEL NUMBER: D29C072

LEGAL DESCRIPTION: Lot 72, Lake Miona Heights unrec sub

EXISTING ZONING: R2C

EXISTING USE: House

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 0.5 acres MOL

GENERAL LOCATION: Wildwood area – north side of CR 118, east of CR 117 (Map).

SURROUNDING USES AND ZONING:

The subject property is a developed residential lot in the Lake Miona Heights subdivision. Lake Miona Heights was established in the late 1960's as a single-family residential neighborhood. The neighborhood is zoned R2C. Properties are developed with single-family homes with a variety of accessory structures including pools, detached garages, and sheds.

CASE SUMMARY:

The applicant is requesting this variance to allow a pole barn be retained in their back yard (Attachment 1). The pole barn was constructed without permits and is the subject of a code enforcement action.

The pole barn is used to store a fishing boat which is too tall to fit within the attached garage. It is an open structure with one wall along the back. The pole barn is located in the east side of the property where it is accessed via the existing driveway and gate (Attachment 2). The applicant has stated that the configuration of the driveway, house, septic system, and well limits the options for a vehicle accessible pole barn. The

structure was sited in a location that would allow him to back the boat into it without damaging other property improvements.

CASE ANALYSIS:

The Planning and Zoning Special Master (PZSM) must make all of the following findings to grant the variance [Section 13-237(c)(1) Land Development Code]. Staff's analysis of each of the findings required for the issuance of a variance by the PZSM is provided in italic type following each finding:

Due to conditions beyond the control of the applicant, strict or literal enforcement of the Land Development Code results in practical difficulties or unnecessary or undue hardships;

The subject property has ample space for a pole barn. Property improvements, including the house, septic system, and wellhead, limit options for storing vehicles and boats. The applicant states that his options were limited by the existing improvements, especially the wellhead and house. He stated that the pole barn would not be accessible for boat storage if located elsewhere.

Hardship is unique and not shared by other properties;

The lot size and layout of the property is very typical of the neighborhood.

Hardship is related to the land, building or structure and not personal circumstances;

The hardship is primarily economic. The pole barn cannot be easily moved.

Hardship not the result of the applicant's own actions;

The need for the variance is a result of the applicant's actions. The applicant constructed the pole barn without building permits. Building permit review would have revealed that the structure had to be moved further from the property lines.

Variance is the minimum variance needed for reasonable use of the land, building or structure;

The variance is not the minimum required because there is adequate space on the property to install a pole barn while meeting setback requirements.

Variance will not be detrimental to the public welfare;

The variance will not be detrimental to the public welfare. The pole barn is located at the rear of the parcel and has no impact on other properties or the roadway.

Variance will not result in the extension of a non-conforming situation nor authorize the non-conforming use of land;

The variance will not result in a non-conforming situation or authorize a non-conforming use of land.

Variance will not permit a use prohibited by the Land Development Code;

This variance does not permit a use prohibited by the Land Development Code.

Surrounding non-conforming lands, buildings or structures can not be considered in the approval of the variance.

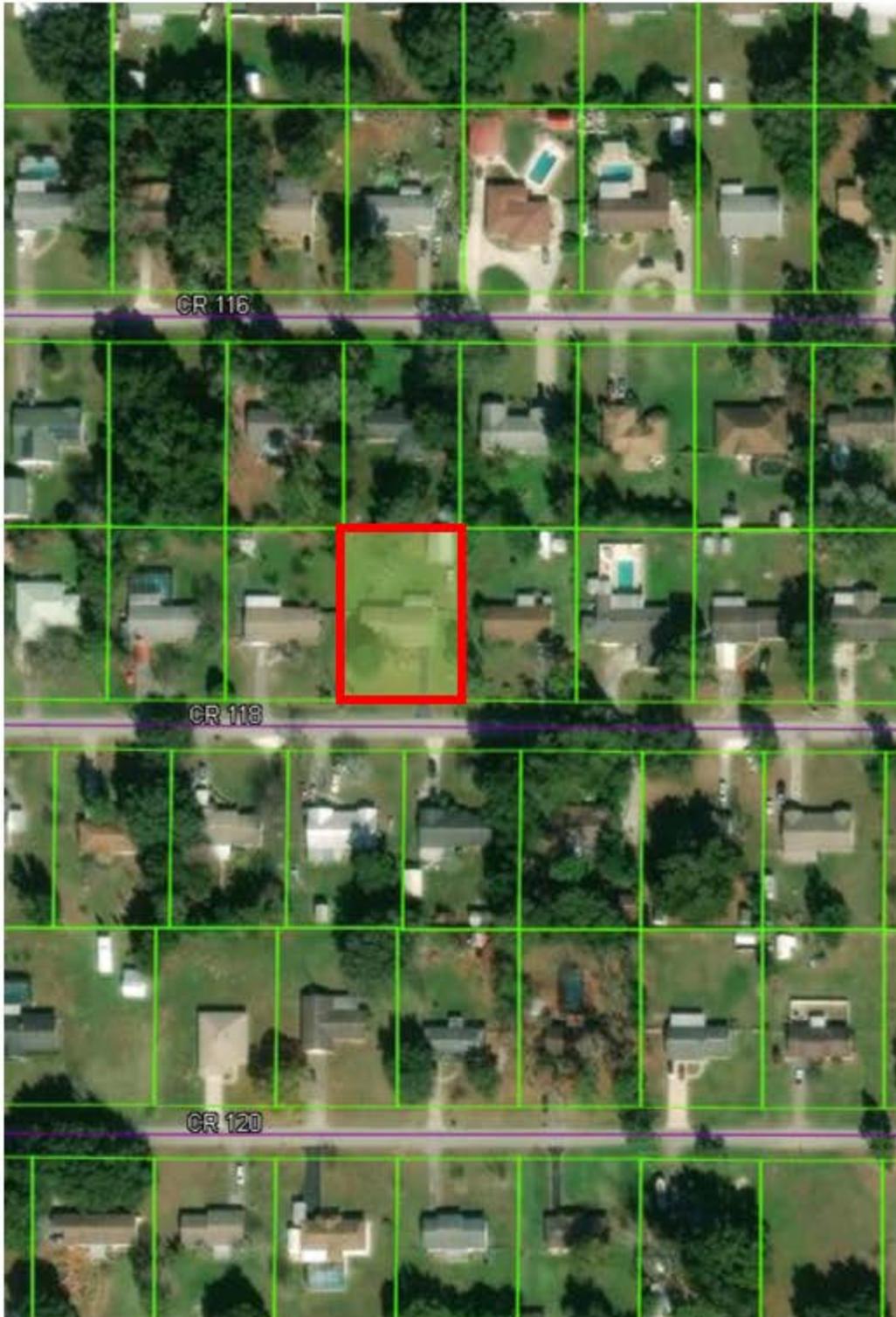
No nonconforming use of neighboring lands, structures, or buildings in the same land use zone, and no permitted use of lands, structures and buildings in other land use zones have been considered as grounds for the authorization of the variance.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Staff deems the application sufficient and in not in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends denial.

Notices Sent: 61 (In support/no comment) 10 (Not in support) 0

**Map
V2020-0006**

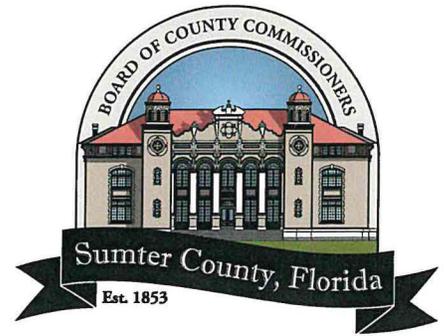


**Attachment 2
photographs**



Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



August 26, 2020

WALLER WARNER
4843 CR 118
WILDWOOD, FL 34785

RECEIVED

SEP 08 2020

Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): _____

Please return no later than **September 14, 2020**

RE: CASE# **V2020-0006**

Al Butler, Dist 1
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Wildwood, FL 34785

Don Burgess, Dist 3
Chairman
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Garry Breeden, Dist 4
Vice Chairman
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7375 Powell Road
Wildwood, FL 34785

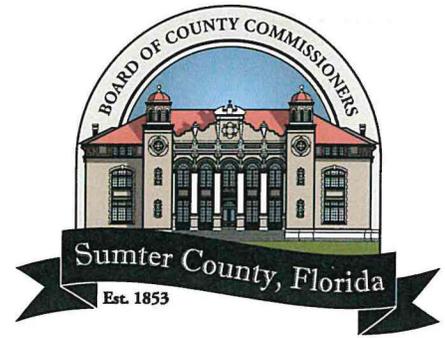
Bradley S. Arnold,
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7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
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215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
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Brooksville, Florida 34605

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August 26, 2020

SMALL LENNIE & MANN DIANNE
4920 CR 118
WILDWOOD, FL 34785

RECEIVED
SEP 08 2020
Sumter County
Development Services

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

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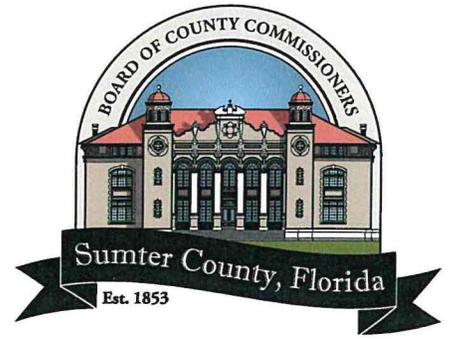
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Website: <http://sumtercountyfl.gov>



RECEIVED

September 3, 2020

SEP 10 2020

WOOD MICHAEL & PEGGY
4896 COUNTY ROAD 116
WILDWOOD, FL 34785

Sumter County
Development Services

We strongly support this variance.
[Signature]

MEETING LOCATION HAS CHANGED

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

Please return no later than **September 14, 2020**

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Bushnell, FL 33513

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

Farnsworth, Sue

From: Wallace <wallace75283@embarqmail.com>
Sent: Friday, August 28, 2020 10:54 AM
To: Farnsworth, Sue
Subject: Case number V2020-0006

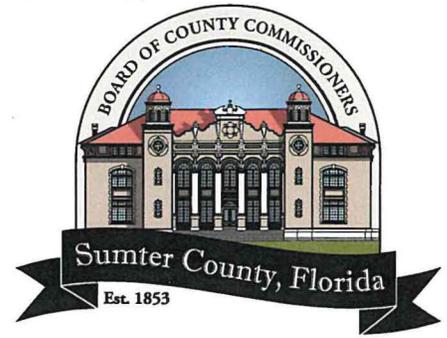
Follow Up Flag: Follow up
Flag Status: Flagged

In regards to this case we have no problem with where the pole barn is sitting so please leave these people alone..
this is a waste of tax dollars .
Sent from my iPhone

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

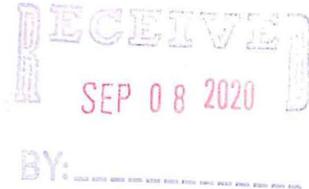
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August 26, 2020

TRESSLER LAWRENCE D & SHARON A
4940 CR 118
WILDWOOD, FL 34785



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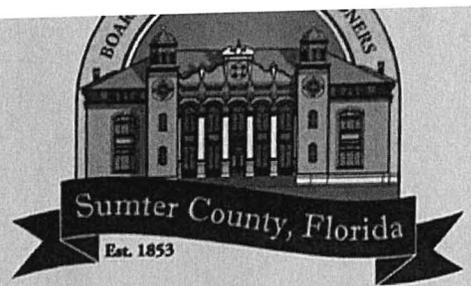
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September 3, 2020

CASON CHRISTY M
4864 CR 120
WILDWOOD, FL 34785

MEETING LOCATION HAS CHANGED

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Bushnell, FL 33513

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

Farnsworth, Sue

From: KATHY/CHARLES ALBERTHAL <kathiealberthal@comcast.net>
Sent: Thursday, September 03, 2020 4:06 PM
To: Farnsworth, Sue
Subject: Case #V2020-0006

I support the variance to reduce the side and rear setbacks for a polebarn from ten-foot to five -foot in the rear and 5.5-foot on the side. Property generally located on the north side of CR 558, south of CR 573.
Case #V2020-0006.

Katherine Alberthal
Mailing address
322 Cheyenne Blvd.
Colorado Springs, Co. 80905

Sent from Xfinity Connect App

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Dale & Lynn Ellis <wwellis@embarqmail.com>
Sent: Wednesday, September 02, 2020 4:00 PM
To: Farnsworth, Sue
Subject: CASE V2020-0006

In reference to CASE # V2020-0006: Please show for the record the **I fully support** a variance to reduce setbacks in this case.

This particular property is well maintained and kept in good condition, the owner has built this to protect his/ her investments in recreational equipment, ie; boat etc. My personal thoughts are that the County and Community would benefit more from other residents in this area bringing properties up to a proper level of maintenance. There are homes, yards in the area in disrepair, out buildings in disrepair, pools not maintained, the list could go on that negatively affect property values in the area. The fact is, this pole barn issue should be way down near the bottom of the list as to what needs to be addressed in the area, a total waste of the property owner's and County's time and money.

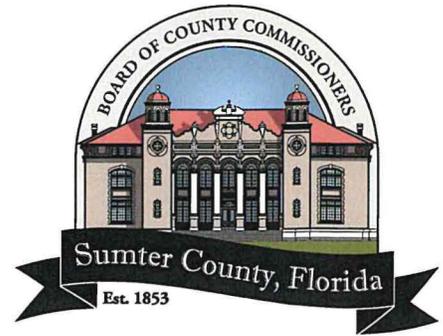
Thanks,
Dale ELLIS

Sent from Mail for Windows 10

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Board of County Commissioners Sumter County, Florida

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



August 26, 2020

STALLINGS CHRISTINE TURNER
4833 CR 116
WILDWOOD, FL 34785



To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of Ashlee Fort (see map on reverse). The property is being considered at a public hearing for a variance.

CASE# V2020-0006 - A variance to reduce the side and rear setbacks for a polebarn from ten-foot to five-foot in the rear and 5.5-foot on the side.

A public hearing before the Planning and Zoning Special Master will be held at **The Villages Sumter County Service Center, 7375 Powell Rd, Room 102, Wildwood, FL 34785** on **September 21, 2020, at 6:00 p.m.**

The property is generally located on the north side of CR 558, south of CR 573. (see map on reverse)

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, ext. 4750

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

Please return no later than **September 14, 2020**

RE: CASE# **V2020-0006**

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

Don Burgess, Dist 3
Chairman
(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

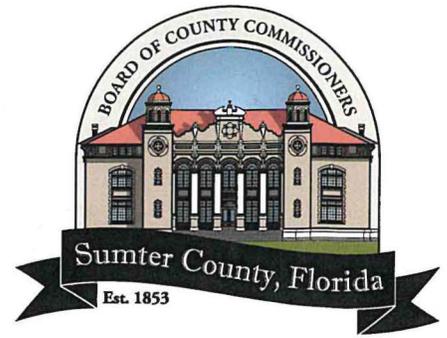
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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 Sumter County, Florida

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



August 26, 2020

TAYLOR OLMON P JR & NANCY P TR
4962 CR 118
WILDWOOD, FL 34785

RECEIVED
SEP 01 2020

BY: _____

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Bushnell, FL 33513

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

Darrin F. Taylor
(850) 425-3398
dtaylor@carltonfields.com

Atlanta
Florham Park
Hartford
Los Angeles
Miami
New York
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

August 28, 2020

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

Dear Karl:

I am writing this letter on behalf of our client, The Villages of Lake-Sumter, Inc., to file for an amendment to the Villages of Sumter Development of Regional Impact (DRI). The amendment proposes the following changes to the Villages of Sumter DRI DO:

1. Removes references to state and regional review from the DRI DO;
2. Adds multi-family as a permitted use in the town center;
3. Removes references to acreage for residential and non-residential uses; and
4. Extends the phase and buildout dates for the DRI.

We are requesting that these amendments be heard by the Sumter County Commission at the following hearing dates:

- Planning Commission – September 21, 2020
- County Commission (1st Reading) – October 13, 2020
- County Commission (Final Reading) – October 27, 2020

Enclosed is the proposed DRI amendment package which includes supporting information, revised maps and proposed resolution language for your review. We have also included the required application fees. If you need any additional information please let me know.

Sincerely,



Darrin Taylor

cc: Marty Dzuro, The Villages of Lake-Sumter, Inc.

The Villages

PROPOSED AMENDMENT TO THE VILLAGES OF SUMTER DRI

(11th Amendment to the 2nd Amended and Restated Development Order)



Prepared for:

**THE VILLAGES OF LAKE-SUMTER, INC.
3619 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163**

Prepared by:

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

AUGUST 2020

REQUEST TO AMEND THE VILLAGES OF SUMTER DRI

1. I, Darrin Taylor, the undersigned authorized representative of The Villages of Lake-Sumter, Inc., hereby gives notice of an amendment to an approved Development of Regional Impact (DRI). In support, I submit the following information concerning the Villages of Sumter DRI, which information is true and correct to the best of my knowledge. As supported in this application, this change furthers the purpose of the Villages of Sumter DRI and is consistent with Sumter County's submittal requirements, which include consistency with the comprehensive plan and land development regulations. In 2018 the Legislature amended Chapter 380, F.S. to remove all state and regional agency review for existing DRIs thereby leaving the review of existing DRIs to the local governments and making the existing DRI development orders local development orders. This amendment includes revisions to the adopted Villages of Sumter DRI development order to reflect the removal of state and regional review such as the elimination of the substantial deviation review process and submittal of annual reports.

August 28, 2020
(Date)



(Signature)

2. Applicant (name, address, phone).

The Villages of Lake-Sumter, Inc.
c/o Martin L. Dzuro, Vice President
3619 Kiessel Road
The Villages, Florida 32163
(352) 753-6262
marty.dzuro@thevillages.com

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

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

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

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

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

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

The Villages is proposing to amend the Villages of Sumter DRI DO in order to do the following:

1. AMEND THE DRI DO TO REFLECT THE REMOVAL OF STATE AND REGIONAL REVIEW FROM DRI PROCESS

In 2018 the Florida Legislature amended Chapter 380, F.S. to eliminate the DRI review process, rescinded all of the implementing DRI administrative rules and removed the state and regional agencies from the DRI process. As a result, local governments now have the full authority to adopt and amend DRI development orders based on their local requirements, which typically means consistency with the local comprehensive plan and land development regulations. Thus, large portions of adopted DRI development orders need to be updated to reflect these new requirements. In this amendment The Villages is requesting the following revisions to the DRI DO to reflect state law:

- A. Adopt language in the DRI DO stating that the Villages of Sumter DRI DO is a local development order and is consistent with Sumter County's comprehensive plan and land development regulations;
- B. Remove all references to the Chapter 380 DRI review process including substantial deviation review and criteria and requiring further review pursuant to Chapter 380.06(19), F.S.;
- C. Remove all references to state and regional review including transmitting or sending documents to DCA/DEO, RPCs (East Central and Withlacoochee) and all other state agencies;
- D. Delete all references to annual report and fiscal monitoring report (FMR);
- E. Delete all references to air quality and air quality monitoring;
- F. Delete consistency requirements with the East Central Florida and Withlacoochee Strategic Regional Policy Plans; and

2. ADD MULTI-FAMILY TO TOWN CENTER

The Villages proposes to amend the DRI DO to add multi-family as a permitted use in the town center mixed use portion of the DRI. This amendment is needed because there is not a strong demand for commercial uses on the second floor of the two-story town center buildings. However, multi-family is a high demand use there and the addition of multi-family to the town center encourages a more vibrant town center with the mixture of retail/restaurants, office and residential uses.

The addition of multi-family in the town center is consistent with the Sumter County Comprehensive Plan and furthers the policies in the County's comprehensive plan seeking a more mixed use development pattern. The DRI is designated Mixed Use on the future land use map and is permitted a maximum of 5.4 dwelling units per net residential area.

In order to permit multi-family in the town center the following amendments are needed:

- A. Amend DRI DO to state that the approved 34,144 residential units are approved for single-family and multi-family attached or detached units. Also, delete the phrase "not more than" because it is possible that non-residential square footage could be converted resulting in more than 34,144 residential units at buildout.
- B. Re-name Map H and Map H-1 as the Master Plan (sheet 1 of 2 and 2 of 2) and add multi-family as a permitted use in the Master Plan. Amend the Master Plan by removing The Villages of Fruitland Park and Villages of Wildwood DRI's.
- C. Amend the adopted land use conversion table to include multi-family residential. The conversion table will allow The Villages to add multi-family units by the conversion of other land uses without having to file a DRI amendment. The conversion table ensures that no new external traffic impacts are created.

3. REMOVE REFERENCES TO TOTAL ACREAGE FOR RESIDENTIAL AND NON-RESIDENTIAL

The DRI DO contains total acreage for residential and non-residential. The original DRI process required the acreage by use as part of the substantial deviation review. Over time the acreage requirements were deleted from the Statutes but they have remained in the adopted DRI DO. Keeping the acreage totals also works against the ability to encourage mixed use development and flexibility in the development.

4. EXTEND DRI BUILDOUT AND EXPIRATION DATES

The DRI DO currently has a buildout date of December 31, 2018 and an expiration date of December 31, 2023. The Villages has already mitigated for all of the approved development entitlements and is not seeking new entitlements. However, in the abundance of caution The Villages is requesting an extension of the DRI buildout and expiration dates to December 31, 2025. The Master Plan (formerly Map H-1) will also be amended to remove the phasing schedule.

This development order amendment does not create any new external impacts and is consistent with the Sumter County Comprehensive Plan and land development regulations.

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

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

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

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

NOPC approved by Sumter County on January 15, 2002.

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

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

Preliminary Development Agreement approved September 29, 1999.

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

Preliminary Development Agreement Amendment approved September 19, 2000.

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

Preliminary Development Agreement Amendment approved November 11, 2000.

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

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

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

Preliminary Development Agreement approved August 14, 2001.

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

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

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

This third agreement provided for:

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

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

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

Section 380.032 Agreement dated September 9, 2002.

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

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

This Amendment provided for the addition of 151 acres of Residential land, eight acres of Educational/Institutional land, seven additional acres for stormwater management and 37 acres (nine holes) of additional Golf Course. No increase in Residential or Institutional entitlements was requested under this NOPC.

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

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

Section 380.032 Agreement dated September 1, 2004.

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

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

This Amendment provided for the following changes in acreage:

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

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

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

No increase in entitlements was requested under this NOPC.

Section 380.032 Agreement submitted January 23, 2006.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOPC Providing for the 7th Amendment to the 2nd Amended and Restated Development Order Approved November 20, 2012.

This amendment revised solid waste provisions in Subsection 3 of Section IV.I of the Amended DO by adding “Notwithstanding the expiration of the Developer Order, this provision shall continue until December 31, 2043.

NOPC Providing for the 8th Amendment to the 2nd Amended and Restated Development Order Submitted March 28, 2014.

This amendment incorporated the changes in the Villages of Fruitland Park into the Villages of Sumter DRI Development Order. This Amendment also made the following changes:

1. Identified a new loop road connecting the Villages of Fruitland Park to Morse Boulevard in Sumter County; and
2. Amended Master Plans Map H and H-1 to reflect changes made the previous land use conversions filed with Sumter County.

NOPC Providing for the 9th Amendment to the 2nd Amended and Restated Development Order Submitted December 9, 2015.

This amendment:

1. Reconfigured the Villages Center Land Use Area south of and adjacent to County Road 466A and west of and adjacent to the Sumter/Lake County line;
2. Reconfigured the Golf Course Land Use Area south of and adjacent to the above described Village Center Land Use Area;
3. Reduced the Golf Course Land Use acreage by 15 acres;
4. Increased the Village Center Land Use acreage by 14 acres;
5. Reduced the Collector Roads Land Use acreage by 1 acre;
6. Increased the Stormwater Land Use acreage by 2 acres; and
7. Revised the Villages of Sumter DRI Master Development Plan, Map H and H-1 to show these changes.

NOPC Providing for the 10th Amendment to the 2nd Amended and Restated Development Order Adopted April 24, 2018.

This Resolution amended the DO in order to replace the proportionate share agreement within the DRI DO with the latest version which had already been executed by all parties including the Florida Department of Transportation. The amendment also removed all references in the DRI DO to the required traffic mitigation. The new agreement does the following:

1. Repeals and replaces the 2009 agreement with the new agreement;
2. Recognizes the Villages has fully mitigated for the impacts of The Villages DRI's and paid all of its required proportionate share payments with the exception of a final payment to the Marion County State Infrastructure Bank (SIB) loan amount of \$3,314,576 due on December 2018;
3. Relieves FDOT of any further requirement to complete any of the additional intersections listed in the 2009 agreement;
4. Removes the need for a Turnpike Interchange at County Road 468 for the reasons mentioned in the agreement; and
5. Updates the status of various separate agreements entered into between the parties.

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

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

Yes, the amendment extends the DRI buildout and expiration dates to December 31, 2025.

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

No.

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

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

See revised master plan.

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

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

This amendment removes the Wildwood and Fruitland Park sections from the Villages of Sumter DRI.

EXHIBITS

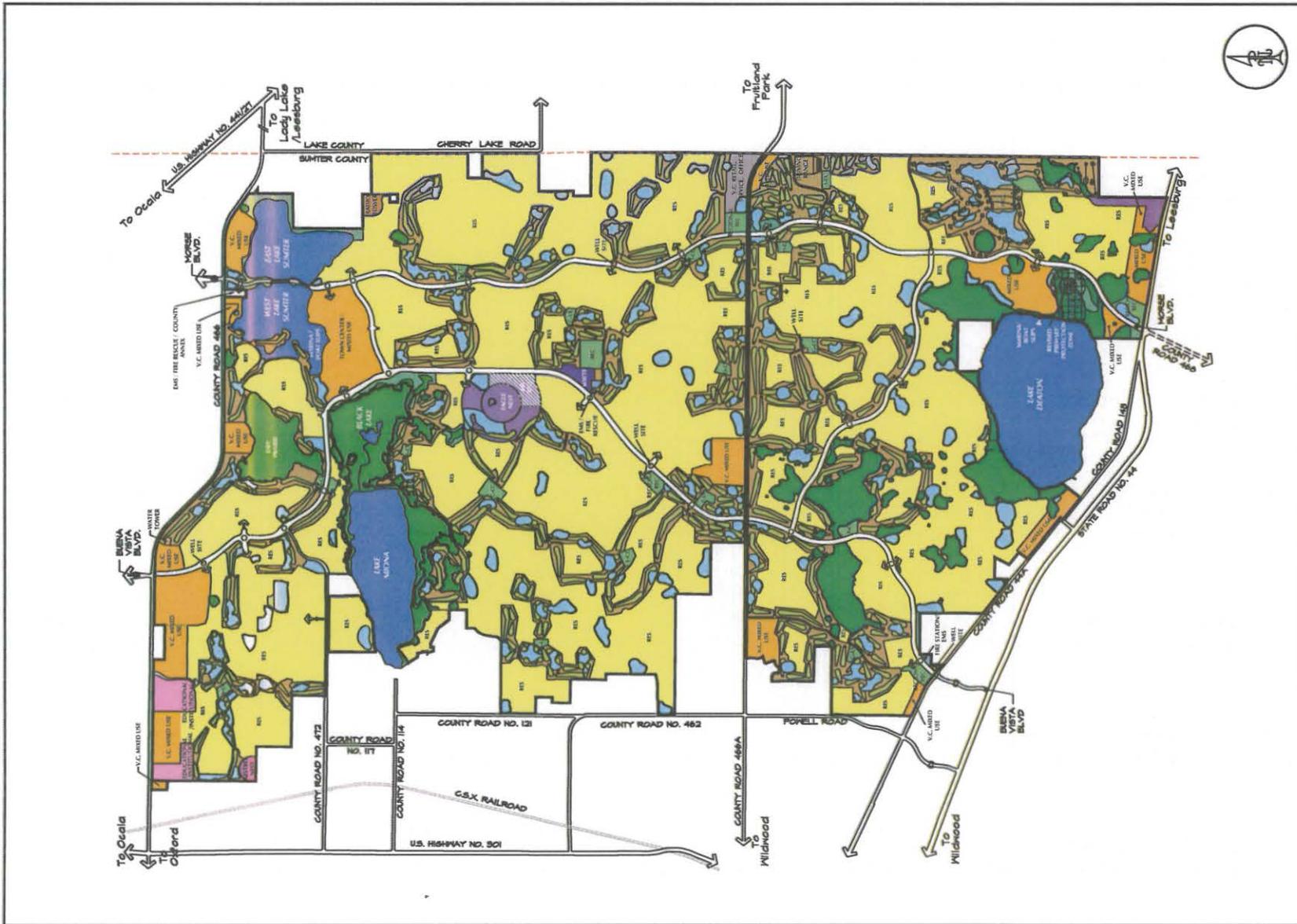
EXHIBIT A REVISED MASTER PLAN (FORMERLY MAP H AND MAP H-1)

EXHIBIT B PROPOSED RESOLUTION ADOPTING THE THIRTEENTH
AMENDMENT TO THE VILLAGES OF SUMTER DEVELOPMENT
ORDER

EXHIBIT C PROPOSED LAND USE CONVERSION TABLE

EXHIBIT A

REVISED MASTER PLAN
(FORMERLY MAP H AND MAP H-1)



LEGEND

	VILLAGES OF SUMTER DEVELOPMENT BOUNDARY
	COUNTY LINE
	ROAD
	RESIDENTIAL
	RETAIL
	PERIOD USE
May include one or more of the following: Public Service Office, Hotel, Recreation, Single-Family Residential, Multi-Family Residential, Institutional, Life Care Services (DLP, DWP, LP)	
	EDUCATIONAL/INSTITUTIONAL
	WASTE WATER TREATMENT FAC.
	WATER TOWER / WELL SITE
	HOSPITAL / FIRE STATION / EMS
	RECREATIONAL / VILLAGE PEG CENTER
	GOLF COURSE
	GOLF GREENS/TEES/PATHWAYS
	LAKE
	STORMWATER
	SWAMP
	SHADE, RETENTION & TREATMENT POND
	PERILOUS CORRIDOR
	PLAZA SITE
	WETLAND
	SCAPE MANAGEMENT AREA
	AGG. CHAMPIONSHIP GOLF COURSE
	A-EX. EXECUTIVE GOLF COURSE
	STATE HOME

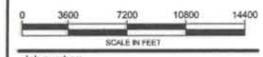
**MASTER PLAN
VILLAGES OF SUMTER
DEVELOPMENT OF
REGIONAL IMPACT
ELEVENTH AMENDMENT
TO THE SECOND AMENDED
AND RESTATED
DEVELOPMENT ORDER**

AUGUST, 2020

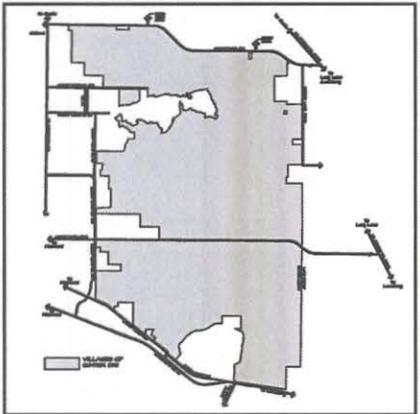
**MASTER
DEVELOPMENT
PLAN**



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Job number:	
File name:	MAP H
Date:	05-28-20
Drawn by:	KMK
Checked by:	SRV
Revisions:	



Villages of Sumter Development of Regional Impact - Land Use Allocation

LAND USE	VILLAGES OF SUMTER			
	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER
RESIDENTIAL		34,144		
MIXED USE RESIDENTIAL				
RETAIL SERVICE				
TOWN CENTER & VILLAGE CENTERS			1,686,920	
ASSISTED LIVING FACILITIES / MEMORY CARE				100 BEDS
INDEPENDENT LIVING FACILITIES				150 UNITS
OFFICE			411,457	
HOTEL				
ROOMS				200
ATTRACTION / RECREATION				
THEATER	5			8
REGIONAL RECREATION CENTERS				6
BOAT SLIPS :				
BOAT SLIPS - LAKE SUMTER				16
BOAT SLIPS - LAKE DEATON				8
CLUBHOUSES / VILLAGE REC. CENTERS	163			
GOLF COURSES	2,992			
HOLES				396
EDUCATIONAL / INSTITUTIONAL			465,286	
FACILITIES & SERVICES	37			
FIRE STATION / EMS	3			1
WASTE WATER TREATMENT FACILITY	18			2
WATER WELL SITES	2			4
RADIO TOWER	14			
CONSERVATION (WILDLIFE / PRESERVATION & MANAGEMENT AREAS)	186			
WETLANDS	909			
LAKES	336			
COLLECTOR ROADS	560			
PARKS / OPEN SPACE / BUFFERS	297			
STORMWATER	906			

NOTE: ACREAGES SHOWN ARE APPROXIMATE

MASTER PLAN
 VILLAGES OF SUMTER
 DEVELOPMENT OF
 REGIONAL IMPACT
 ELEVENTH AMENDMENT TO
 THE SECOND AMENDED
 AND RESTATED
 DEVELOPMENT ORDER

AUGUST, 2020

MASTER
 DEVELOPMENT
 PLAN



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Job number: _____
 File name: MAP 11-1
 Date: 05-28-20
 Drawn by: KMK
 Checked by: SRV
 Revisions: _____

EXHIBIT B

PROPOSED RESOLUTION
ADOPTING THE THIRTEENTH AMENDMENT
TO THE VILLAGES OF SUMTER DEVELOPMENT ORDER

RESOLUTION

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

WHEREAS, on August 28, 2020 The Villages of Lake-Sumter, Inc. submitted a development order amendment (APPLICATION) to amend the Villages of Sumter Development of Regional Impact (DRI) Amended and Restated Development Order (ADO); and

WHEREAS, the Sumter County Board of County Commissioners has conducted an advertised public hearing on _____, 2020 for the purpose of receiving public comment.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA:
SECTION 1. FINDINGS OF FACT.**

Based on the documentation and testimony received at the public hearing, the Board hereby finds as fact as follows: The Villages of Sumter is a mixed-use retirement community located in Sumter County. On February 24, 2004 the Sumter County Board of County Commissioners approved a second substantial deviation to The Villages of Sumter DRI first approved in 2000. The Sumter County Commission has approved the following amendments to the Villages of Sumter DRI: The first amendment was adopted by Resolution on September 28, 2004; the second amendment was adopted by Resolution on June 27, 2006; the third amendment was adopted by Resolution on October 10, 2006; the fourth amendment was adopted by Resolution 2009-14 on February 10, 2009; the fifth amendment was adopted by Resolution 2010-57 on November 23, 2010; the sixth amendment was adopted by Resolution 2012-51 on October 9, 2012; the seventh amendment was adopted by Resolution 2012-65 on December 11, 2012, the eighth amendment was adopted by Resolution 2014-19 on

May 27, 2014, the ninth amendment was adopted by Resolution 2016-07 on January 26, 2016 and the tenth amendment was adopted by Resolution on April 24, 2018.

SECTION 2. CONCLUSIONS OF LAW.

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

1. Sumter County is the governing body having jurisdiction over the review and approval of the ADO and is authorized and empowered to issue this amendment to The Villages of Sumter DRI ADO.
2. The ADO and APPLICATION are consistent with the Sumter County Comprehensive Plan and land development regulations.
3. The provisions of this amendment to the ADO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.
6. The impacts of this development, as conditioned by this Amendment to the ADO, are adequately addressed pursuant to the requirements of Sumter County, and the changes as approved by the County do not create additional adverse local impacts.
7. To the extent that the Application for Development Approval (ADA) or the APPLICATION, or any other document is inconsistent with the terms and conditions of this Amendment to the ADO, this Amendment to the ADO shall prevail.

SECTION 3. GENERAL CONDITIONS.

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

1. Revisions to Development Order

- a. Delete All References to State and Regional Review. Delete all provisions in the ADO that require state and regional review for the Villages of Sumter DRI including rendering (also called transmitting or sending) the ADO or any other documents to state agencies which includes the Department of Economic Opportunity (previously called the Department of Community Affairs), the East Central Florida Regional Planning Council and the Withlacoochee Regional Planning Council.
- b. Delete All References to Substantial Deviation Review. Delete all provisions in the ADO that require substantial deviation review for the Villages of Sumter DRI including references that certain changes require further review pursuant to Chapter 380.06(19), F.S.
- c. Add Provision that ADO is now Local Development Order. The Villages of Sumter DRI is a local development order that must be approved by the Sumter County Commission.
- d. Delete All References to Annual Report and Final Report. All references requiring the submittal of annual report or final report by the Developer is deleted within the ADO.
- e. Delete Consistency Requirements with Strategic Regional Policy Plans. All provisions requiring that the Villages of Sumter DRI be consistent with the East Central Florida Strategic Regional Policy Plan and Withlacoochee Regional Policy Plan are deleted.
- f. Delete Wildwood and Fruitland Park Properties from ADO. Amend the legal description to remove the Wildwood and Fruitland Park properties from the DRI as shown on **EXHIBIT 1**.
- g. Add Multi-Family As Permitted Use in ADO. The Villages of Sumter DRI is approved for 34,144 single-family or multi-family attached or detached residential units. The use of the conversion table could result in more than 34,144 residential units but only if

other uses are converted to ensure no increase in external impacts. The reference to “not more than 34,144” units is deleted. In addition, rename Map H to Master Plan and amend the Master Plan to add multi-family to the list of permitted uses as shown on **EXHIBIT 2**.

- h. Amend Master Plan. Amend Master Plan to revise the permitted uses allowed for the town center portion of the DRI to permit multi-family residential. Additionally, remove the Wildwood and Fruitland Park portions from the Master Plan as shown on **EXHIBIT 2**. Finally, re-name Map H and Map H-1 as the Master Plan (sheet 1 of 2 and sheet 2 of 2).
- i. Add Multi-Family to the Land Use Conversion Table. Amend the adopted land use conversion table to add multi-family to the list of uses as shown in the attached **EXHIBIT 2**.
- j. Amend Density Standard. Delete the 3.354 dwelling unit per gross acre density standard in the ADO and Map H.
- k. Delete References to Acreage for Residential and Non-Residential Uses. Delete all references to acreage for residential and non-residential in the ADO and Master Plan as reflected in **EXHIBIT 2**.
- l. Extend Buildout and Expiration Dates. Adopt December 31, 2025 as the DRI buildout and expiration dates.

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

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

1. Final Order. That this Amendment to the ADO shall constitute the final order of Sumter County in response to the DRI NOPC filed by the Developer.
2. Definitions. That the definitions found in Chapter 380, F.S. (2020) shall apply to this amendment to the ADO.

3. Assignability: Persons Bound. That this Amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest including community development districts created pursuant to Ch. 190, F.S.
4. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.
5. Recordation of Notice of Adoption. Within 60 working days of rendition of the corresponding 11th DOA by Sumter County, the Developer shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Sumter County and shall provide a copy of the recorded Notice to Sumter County.
6. Restriction on Downzoning, Density Reduction or Intensity Reduction. That Sumter County agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless Sumter County can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by Sumter County to be essential to the public health, safety or welfare.
7. Impact Fees. That approval of this amendment to the ADO shall not exempt any portion or unit of the Villages of Sumter development from any future impact fees imposed by Sumter County. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.
8. Effective Date. That upon adoption, this Amendment to the ADO shall become effective upon adoption of this Development Order by Sumter County.

ADOPTED, in Regular Session this _____, 2020, by the Sumter County Board of County Commissioners.

ATTEST:

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

CLERK AND AUDITOR

CHAIRMAN

EXHIBITS

Exhibit 1

Revised Legal Description

Exhibit 2

Revised Master Plan (Formerly Map H and Map H-1)

Exhibit 3

Revised Land Use Conversion Table

EXHIBIT 1

REVISED LEGAL DESCRIPTION

EXHIBIT "1"
REVISED LEGAL DESCRIPTION OF
THE VILLAGES OF SUMTER DEVELOPMENT
REGIONAL IMPACT

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

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

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

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

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

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

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

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

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

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

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE OF SECTION 16, TOWNSHIP 18

SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, WITH THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 466 SAID RIGHT-OF-WAY BEING 50 FEET FROM THE CENTERLINE THEREOF) AND RUN S00°34'19"W ALONG WEST LINE 410.00 FEET; THENCE S89°11'15"E PARALLEL WITH SAID RIGHT-OF-WAY A DISTANCE OF 1319.43 FEET TO THE EAST LINE OF THE SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N00°31'04"E ALONG SAID EAST LINE 410.00 FEET TO THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 466; THENCE N89°11'15"W ALONG SAID RIGHT-OF-WAY 1319.04 FEET TO THE POINT OF BEGINNING; AND

SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

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

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

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

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

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

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

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

GOVERNMENT LOT 1, LESS THE EAST 750.00 FEET, ALL OF GOVERNMENT LOT 2, AND THE EAST 330.00 FEET OF GOVERNMENT LOT 3, LESS RIGHT OF WAY FOR COUNTY

ROAD 472, ALL IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; AND

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

ALL OF FRACTIONAL SECTION; AND

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

ALL OF FRACTIONAL SECTION; AND

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

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

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

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

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

ALL OF FRACTIONAL SECTION 26; AND

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

ALL OF FRACTIONAL SECTION 27; AND

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

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

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

COMMENCE AT THE SOUTHEAST CORNER OF LOT 88, THE FAIRWAYS AT ROLLING HILLS, FIRST ADDITION, AS RECORDED IN PLAT BOOK 4, PAGES 126 AND 126-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE

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

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

FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 (ALSO REFERRED TO AS THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28); THENCE N00°00'52"W ALONG THE EAST LINE THEREOF 661.98 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 397, PAGE 152, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN ALONG THE BOUNDARY OF THOSE LANDS DESCRIBED AS PARCEL 2 IN SAID OFFICIAL RECORDS BOOK 397, PAGE 152, THE FOLLOWING (5) FIVE COURSES: (1) THENCE S89°55'20"W FOR 375.24 FEET; (2) THENCE N38°08'20"W FOR 522.75 FEET; (3) THENCE N64°39'00"W FOR 653.77 FEET; (4) THENCE S89°55'40"W FOR 137.86 FEET; (5) THENCE S00°04'20"E FOR 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 122 AS DESCRIBED IN OFFICIAL RECORDS BOOK 84, PAGE 690, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°55'40"W ALONG SAID NORTH RIGHT-OF-WAY LINE 160.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE LANE AS RECORDED IN OFFICIAL RECORDS BOOK 132, PAGE 549, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE THE NEXT (2) TWO COURSES, (1) N14°15'00"W FOR 207.74 FEET (2) N52°34'00"W FOR 16.40 FEET TO THE SOUTHWEST CORNER OF LOT 82, ROLLING HILL MANOR (AN UNRECORDED SUBDIVISION) AS DESCRIBED IN OFFICIAL RECORDS BOOK 275, PAGE 472, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N79°10'00"E ALONG THE SOUTH BOUNDARY OF SAID LOT 82 FOR 61.27 FEET; THENCE N05°32'35"W ALONG THE EAST BOUNDARY OF SAID LOT 82 FOR 146.48 FEET; THENCE S79°10'00"W ALONG THE NORTH BOUNDARY OF SAID LOT 82 FOR 19.88 FEET; THENCE DEPARTING SAID NORTH LINE N06°31'14"W FOR 50.14 FEET TO THE SOUTHEAST CORNER OF LOT 81 OF SAID ROLLING HILLS MANOR AS RECORDED IN OFFICIAL

RECORDS BOOK 150, PAGE 371, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N12°30'00"W ALONG THE EAST LINE OF SAID LOT 81 TO A POINT OF INTERSECTION WITH THE SOUTHERLY WATERS OF A CANAL, SAID POINT HEREINAFTER KNOWN AS POINT "A" AND THE POINT OF TERMINUS OF THIS LINE; THENCE FROM THE ABOVE DESCRIBED POINT OF BEGINNING; RUN N00°00'52"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 ALSO BEING THE EAST LINE OF THE WEST 1/2, OF THE NORTHEAST 1/4 OF SAID SECTION 28 FOR 1425.00 FEET, MORE OR LESS TO THE SOUTHERN WATERS OF LAKE MIONA; THENCE WESTERLY, NORTHWESTERLY, AND SOUTHWESTERLY ALONG THE WATERS OF SAID LAKE MIONA AND A SOUTHWESTERLY EXTENSION THEREOF TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 6, OF SAID ROLLING HILLS MANOR AS DESCRIBED IN OFFICIAL RECORDS BOOK 144, PAGE 45, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND THE SOUTHWESTERLY WATERS OF A CANAL; THENCE SOUTHEASTERLY ALONG SAID WATERS AND A SOUTHEASTERLY EXTENSION THEREOF TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF WEST LINE OF SAID LOT 81, AND THE SOUTHERLY WATERS OF A CANAL; THENCE EASTERLY ALONG SAID WATERS TO THE ABOVE DESCRIBED POINT A TO CLOSE; AND

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

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

THE EAST 3/4 OF THE NORTH 1/2; THE SOUTHEAST 1/4; THE EAST 1092.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 33 AND THAT PORTION OF THE SOUTH 775.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 33 LYING SOUTH OF AN EXISTING IMPROVED ROAD, LESS THE EAST 1092.00 FEET THEREOF AND LESS RIGHT-OF-WAY FOR C.R. 462; AND

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

THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE 988.5 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND

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

ALL OF SECTION 34; AND

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

ALL OF SECTION 35; AND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOUTH 15.00 FEET OF THE WEST 789.00 FEET OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 298.30 FEET TO A POINT ON THE EAST LINE OF WEST 490.70 FEET OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 466.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 481.70 FEET OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 490.70 FEET TO A POINT ON SAID WEST LINE THE SOUTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID WEST LINE A DISTANCE OF 794.16 FEET TO THE POINT OF BEGINNING; AND

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

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

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

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

ALL OF SECTION 10; AND

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

ALL OF SECTION 11; AND

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

ALL OF SECTION 12; AND

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

ALL OF SECTION 13; AND

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

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

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

THAT PORTION OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTHERLY OF COUNTY ROAD 44-A AND COUNTY ROAD 143, AND LYING NORTHWESTERLY OF LANDS DESCRIBED IN O.R. BOOK 534, PAGE 656; TOGETHER WITH THAT PORTION OF RAILROAD RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 2234, PAGE 809, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING-DESCRIBED PARCELS:

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

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

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

COMMENCE AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF THE NW1/4 OF SECTION 15 RUN SOUTH A DISTANCE OF 152.83 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF PROPERTY DESCRIBED IN O.R. BOOK 1106, PAGE 60, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN EAST ALONG AFORESAID NORTH LINE AND ALONG THE NORTH LINE OF PROPERTY DESCRIBED IN O.R. BOOK 1106, PAGE 84, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 839.75 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF AFORESAID PROPERTY IN O.R. BOOK 1106, PAGE 84; THENCE ALONG THE EASTERLY LINE OF AFORESAID PROPERTY RUN S26°26'40"W A DISTANCE OF 608.08 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LINE RUN S52°10'43"E A DISTANCE OF 601.12 FEET, MORE OR LESS, TO THE

WESTERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 450, PAGE 628, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE RUN SOUTHWESTERLY TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44-A; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN NORTHWESTERLY TO A POINT THAT BEARS S26°26'40"W OF THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE AFORESAID EASTERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1106, PAGE 84; THENCE ALONG SAID EASTERLY LINE RUN N26°26'40"E TO THE POINT OF BEGINNING.

AND

COMMENCE AT 4" CONCRETE MONUMENT, THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE SOUTH ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 876.29 FEET TO THE CENTERLINE OF OLD SEABOARD COASTLINE RAILROAD; THENCE S 52°08'08" E. ALONG SAID CENTERLINE A DISTANCE OF 1367.08 FEET; THENCE N 37°51'52" E. A DISTANCE OF 85.0 FEET TO A 4" CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C-44-A, THE POINT OF BEGINNING OF THIS DESCRIPTION; 1) FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE N 37°51'52" E. A DISTANCE OF 1037.14 FEET TO A 4" CONCRETE MONUMENT; 2) THENCE RUN S 37°51'52" E. A DISTANCE OF 420.0 FEET TO A 4" CONCRETE MONUMENT; 3) THENCE RUN S 37°51'52" W. A DISTANCE OF 1037.14 FEET TO A 4" CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C-44-A; 4) THENCE RUN N 52°08'08" W. ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 420.0 FEET TO THE POINT OF BEGINNING TO CLOSE.

AND

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

NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 420.0 FEET TO THE POINT OF BEGINNING TO CLOSE.

AND

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

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

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

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

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

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

THAT PART OF THE WEST 3/4 OF SAID SECTION 24 LYING NORTH OF THE RAILROAD RIGHT-OF-WAY; AND THAT PORTION OF THE FORMER C.S.X. RAILROAD RIGHT-OF-WAY LYING SECTIONS 23 AND 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 23 AND BOUNDED ON THE EAST BY THE EAST LINE OF THE WEST 3/4 OF SAID SECTION 24, LESS RIGHT OF WAY FOR STATE ROAD 44.

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

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

FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 RUN N89°25'10"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 661.60 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 AND THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1054, PAGE 164, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE

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

EXHIBIT 2

REVISED MASTER PLAN (FORMERLY MAP H AND MAP H-1)



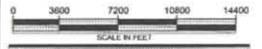
LEGEND

- VILLAGES OF SUMTER DRI BOUNDARY
- COUNTY LINE
- R.O.P.
- RESIDENTIAL
- METAL
- PAVED USE
- Any include one or more of the following: Public Service, Office, Hotel, Restaurant, Single-Family Residential, Multi-Family Residential, Institutional, Life Care Services (ALF, SNF, LT)
- EDUCATIONAL/INSTITUTIONAL
- WASTE WATER TREATMENT FAC.
- WATER TOWER / WELL SITE
- HOSPITAL / FIRE STATION / EMS
- REGIONAL / VILLAGE REG CENTER
- GOLF COURSE
- GOLF GREENS/BISS/HIGHWAY
- LAKE
- STORAGE
- BUFFER
- DRAINAGE DITCH & TORTOISE FENCE
- FUTURE CONVERSION
- RAIL SITE
- FUTURE
- DRAINAGE MANAGEMENT AREA
- AGG. CONVERSION GOLF COURSE
- A-DX EXECUTIVE GOLF COURSE
- GATE HOUSE

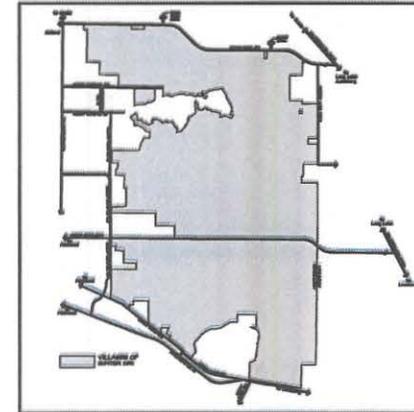
**MASTER PLAN
VILLAGES OF SUMTER
DEVELOPMENT OF
REGIONAL IMPACT
ELEVENTH AMENDMENT
TO THE SECOND AMENDED
AND RESTATED
DEVELOPMENT ORDER**

AUGUST, 2020

**MASTER
DEVELOPMENT
PLAN**



Job number: _____
 File name: MAP H _____
 Date: 05-28-20 _____
 Drawn by: KMK _____
 Checked by: SRV _____
 Revisions: _____



Villages of Sumter Development of Regional Impact - Land Use Allocation

LAND USE	VILLAGES OF SUMTER			
	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER
RESIDENTIAL		34,144		
MIXED USE RESIDENTIAL				
RETAIL SERVICE				
TOWN CENTER & VILLAGE CENTERS			1,686,920	
ASSISTED LIVING FACILITIES / MEMORY CARE				100 BEDS
INDEPENDENT LIVING FACILITIES				150 UNITS
OFFICE			411,457	
HOTEL				
ROOMS				200
ATTRACTION / RECREATION				
THEATER	5			8
REGIONAL RECREATION CENTERS				6
BOAT SLIPS :				
BOAT SLIPS - LAKE SUMTER				16
BOAT SLIPS - LAKE DEATON				8
CLUBHOUSES / VILLAGE REC. CENTERS	163			
GOLF COURSES	2,992			
HOLES				396
EDUCATIONAL / INSTITUTIONAL			465,286	
FACILITIES & SERVICES	37			
FIRE STATION / EMS	3			1
WASTE WATER TREATMENT FACILITY	18			2
WATER WELL SITES	2			4
RADIO TOWER	14			
CONSERVATION (WILDLIFE / PRESERVATION & MANAGEMENT AREAS)	186			
WETLANDS	909			
LAKES	336			
COLLECTOR ROADS	560			
PARKS / OPEN SPACE / BUFFERS	297			
STORMWATER	906			

NOTE: ACREAGES SHOWN ARE APPROXIMATE

MASTER PLAN
 VILLAGES OF SUMTER
 DEVELOPMENT OF
 REGIONAL IMPACT
 ELEVENTH AMENDMENT TO
 THE SECOND AMENDED
 AND RESTATED
 DEVELOPMENT ORDER

AUGUST, 2020

MASTER
 DEVELOPMENT
 PLAN



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Job number: _____
 File name: MAP H-1
 Date: 05-26-20
 Drawn by: KMK
 Checked by: SRV
 Revisions: _____

EXHIBIT 3

REVISED LAND USE CONVERSION TABLE



June 15, 2020

Mr. Martin L. Dzuro
Villages of Lake-Sumter, Inc.
3619 Kiessel Road
The Villages, Florida 32163

RE: Villages of Sumter DRI - Land Use Conversion Table - Revised June 2020

Dear Martin:

This letter outlines the land use conversion (LUC) rates to allow conversion between land uses within the Villages of Sumter Development of Regional Impact (DRI) with neutral net trip impact. The LUC rates are based on average PM peak hour trip generation rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The LUC table, below, is consistent with previously provided LUC tables for developments within The Villages to allow flexibility in the future as market conditions change.

Convert from	Convert to
0.571 Villages Single-Family Dwelling Unit	1 Villages Multi-Family Dwelling Unit
52.5 Square Feet Commercial	1 Villages Multi-Family Dwelling Unit

Below is an example calculation using the LUC table to help understand its application.

*If the developer would like to develop 150 Villages multi-family dwelling units, for example, the developer would need to reduce the commercial square footage by 7,875 square feet to remain trip neutral (using the calculation of 52.5 square feet of commercial is equal to 1 Villages multi-family dwelling unit, 150 * 52.5 = 7,875 square feet). The conversion would result in equivalent roadway impacts based on the most recent analysis for the Villages of Sumter DRI.*

If you have any questions regarding this table or additional calculations, please feel free to contact me.

Sincerely,

Richard R. Barr, AICP
Senior Vice President

EXHIBIT C

PROPOSED LAND USE CONVERSION TABLE



June 15, 2020

Mr. Martin L. Dzuro
Villages of Lake-Sumter, Inc.
3619 Kiessel Road
The Villages, Florida 32163

RE: Villages of Sumter DRI - Land Use Conversion Table - Revised June 2020

Dear Martin:

This letter outlines the land use conversion (LUC) rates to allow conversion between land uses within the Villages of Sumter Development of Regional Impact (DRI) with neutral net trip impact. The LUC rates are based on average PM peak hour trip generation rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The LUC table, below, is consistent with previously provided LUC tables for developments within The Villages to allow flexibility in the future as market conditions change.

Convert from	Convert to
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Below is an example calculation using the LUC table to help understand its application.

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If you have any questions regarding this table or additional calculations, please feel free to contact me.

Sincerely,

Richard R. Barr, AICP
Senior Vice President

**SUMTER COUNTY
AMENDMENT TO A DEVELOPMENT ORDER – VILLAGES OF
SUMTER DRI**

**PLANNING AND ZONING SPECIAL MASTER
September 21, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020
October 27, 2020**

CASE NO.: DRI2020-0001

LAND OWNER: The Villages of Lake-Sumter, Inc.

REPRESENTATIVES: Darrin Taylor of Carlton Fields

REQUESTED ACTION: Amend The Villages of Sumter Development of Regional Impact (DRI) amended and reinstated development order

LEGAL DESCRIPTION: See legal description in application.

EXISTING ZONING: RPUD

FUTURE LAND USE: Mixed-Use

LOCATION: The Villages of Sumter DRI generally located between CR 466 and SR 44 between Lake County and the City of Wildwood.

CASE SUMMARY

The Villages of Sumter DRI is one of a cluster of DRIs operated as The Villages. The DRI includes a wide variety of uses including residential, institutional, commercial, town centers, and recreational uses. Development pattern and intensity is controlled by a development order originally approved in 1999. Amendments to the development order are necessary as the project proceeds. This application is the 11th proposed amendment to the amended and reinstated development order. The request includes the following:

- Updates and removes obsolete language in accordance with statutory changes.
- Adds multifamily housing as an option in the town center.
- Removes references to total acreages of residential and non-residential uses.
- Extends build-out and expiration dates.

The proposed amendment does not increase the number of approved residential units, expand the limits of the development, or change the assigned use of any specific parcel.

CASE ANALYSIS:

Amendment to a development order for an approved DRI are subject to Florida Statute 380.06(7). The proposed amendment is consistent with the provisions of FS 380.06(7) as follows:

- a) The amendment is consistent with the adopted comprehensive plan and adopted land development regulations, including advertising and public hearings.
- b) Approval will not impact related permits and agreements not specifically addressed by the amendment.
- c) The amended conditions for the development order are consistent with FS 163.3180(5), the adopted comprehensive plan and land development regulations.

DEVELOPMENT SERVICES DEPARTMENT 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.



ATTORNEYS AT LAW

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Atlanta
Florham Park
Hartford
Los Angeles
Miami
New York
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

August 28, 2020

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

Dear Karl:

I am writing this letter on behalf of our client, The Villages of Lake-Sumter, Inc., to file for an amendment to the Tri-County Villages of Sumter Development of Regional Impact (DRI). The amendment proposes the following changes to the DRI Development Order (DO):

1. Removes references to state and regional review from the DRI DO;
2. Adds multi-family as a permitted use in the DRI;
3. Removes references to acreage for residential and non-residential uses; and
4. Extends the phase and buildout dates for the DRI.

We are requesting that these amendments be heard by the Sumter County Commission at the following hearing dates:

- Planning Commission – September 21, 2020
- County Commission (1st Reading) – October 13, 2020
- County Commission (Final Reading) – October 27, 2020

Enclosed is the proposed DRI amendment package which includes supporting information, revised maps and a draft resolution for your review. We have also included the required application fees. If you need any additional information please let me know.

Sincerely,



Darrin Taylor

cc: Marty Dzuro, The Villages of Lake-Sumter, Inc.

The Villages

PROPOSED AMENDMENT TO THE TRI-COUNTY VILLAGES OF SUMTER DRI

(13th Amendment)



Prepared for:

**THE VILLAGES OF LAKE-SUMTER, INC.
3619 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163**

Prepared by:

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

AUGUST 2020

REQUEST TO AMEND THE TRI-COUNTY VILLAGES OF SUMTER DRI

1. I, Darrin Taylor, the undersigned authorized representative of The Villages of Lake-Sumter, Inc., hereby gives notice of an amendment to an approved Development of Regional Impact (DRI). In support, I submit the following information concerning the Tri-County Villages of Sumter DRI, which information is true and correct to the best of my knowledge. As supported in this application, this change furthers the purpose of The Tri-County Villages of Sumter DRI and is consistent with Sumter County's review requirements, which include consistency with the comprehensive plan and land development regulations. In 2018 the Legislature amended Chapter 380, F.S. to remove all state and regional agency review for existing DRIs thereby leaving the review of existing DRIs to the local governments and making the existing DRI development orders local development orders. This amendment includes revisions to the adopted Tri-County Villages of Sumter DRI development order to reflect the removal of state and regional review such as the elimination of the substantial deviation review process and submittal of annual reports.

August 28, 2020
(Date)



(Signature)

2. **Applicant (name, address, phone).**
The Villages of Lake-Sumter, Inc.
c/o Martin L. Dzuro, Vice President
3619 Kiessel Road
The Villages, Florida 32163
(352) 753-6262
marty.dzuro@thevillages.com

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

4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**
Sumter County, Township 18 South, Range 23 East, Section 1-4 and 9-17.

5. **Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**
Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate.

The Villages is proposing to amend the Tri-County Villages of Sumter DRI DO in order to do the following:

1. AMEND THE DRI DO TO REFLECT THE REMOVAL OF STATE AND REGIONAL REVIEW FROM DRI PROCESS

In 2018 the Florida Legislature amended Chapter 380, F.S. to eliminate the DRI review process, rescinded all of the implementing DRI administrative rules and removed the state and regional agencies from the DRI process. As a result, local governments now have the full authority to adopt and amend DRI development orders based on their local requirements, which typically means consistency with the local comprehensive plan and land development regulations. Thus, large portions of adopted DRI development orders need to be updated to reflect these new requirements. In this amendment The Villages is requesting the following revisions to the DRI DO to reflect state law:

- A. Adopt language in the DRI DO stating that the Tri-County Villages DRI DO is a local development order and is consistent with the Sumter County comprehensive plan and land development regulations;
- B. Remove all references to the Chapter 380 DRI review process including substantial deviation review and criteria and requiring further review pursuant to Chapter 380.06(19), F.S.;
- C. Remove all references to state and regional review including transmitting or sending documents to DCA/DEO, RPCs (East Central and Withlacoochee) and all other state agencies;
- D. Delete all references to annual and final report;
- E. Delete all references and provisions related to air modeling;
- F. Delete consistency requirements with the East Central Florida and Withlacoochee Strategic Regional Policy Plans; and
- G. Remove the Town of Lady Lake portion from this DRI which requires amending the Master Plan, the entitlements table and the legal description. This amendment is needed because Sumter County has no jurisdiction over that portion of the DRI and the state requirements are no longer in effect that required both portions to be included.

2. ADD MULTI-FAMILY TO DRI DO

The Villages proposes to amend the DRI DO to add multi-family as a permitted use in the DRI and amend the Master Plan to permit multi-family in Mixed-Use, Villages Commercial and Residential at the Hacienda Hills portion of the DRI. This amendment is needed because there is a strong demand for additional multi-family residential in The Villages. Adding more multi-family also further expands the types of housing units.

The addition of multi-family in the DRI is consistent with the Sumter County Comprehensive Plan and furthers the policies in the County's plan seeking a more mixed use and higher density development pattern. The DRI is designated Mixed Use on the future land use map and is permitted a maximum of 5.4 dwelling units per net residential area.

In order to permit multi-family in the DRI DO the following amendments are needed:

- A. Amend DRI DO to state that the approved 11,719 residential units are approved for single-family and multi-family attached or detached units. Also, delete the phrase "not more than" because it is possible that non-residential square footage could be converted resulting in more than 11,719 residential units at buildout.
- B. Rename Map H as Master Plan and create a single Master Plan for the DRI by eliminating Map H-1.
- C. Amend Master Plan to add multi-family as a permitted use and change a portion of Village Center to Mixed Use. In addition to multi-family The Villages is also proposing to amend

the list of permitted land uses to remove those uses that are not located in the Sumter County portion of the project.

- D. Add multi-family residential to the DRI's land use conversion table. The conversion table will allow The Villages to add multi-family units by the conversion of other land uses without having to file a DRI amendment. The conversion table ensures that no new external traffic impacts are created.
 - E. Delete the 3.354 dwelling unit per gross acre density standard in the DRI DO and Map H. This density standard is no longer needed because the comprehensive plan establishes the maximum density permitted and the DRI DO establishes the total development entitlements permitted.
3. REMOVE REFERENCES TO TOTAL ACREAGE FOR RESIDENTIAL AND NON-RESIDENTIAL

The DRI DO contains total acreage for residential and non-residential. The original DRI process required the acreage by use as part of the substantial deviation review. Over time the acreage requirements were deleted from the Statutes but they have remained in the adopted DRI DO. Keeping the acreage totals also works against the ability to encourage mixed use development and flexibility in the development.

4. EXTEND DRI BUILDOUT AND EXPIRATION DATES

The DRI DO currently has a buildout date of December 31, 2018 and an expiration date of December 31, 2023. The Villages has already mitigated for all of the approved development entitlements and is not seeking new entitlements. However, in the abundance of caution The Villages is requesting an extension of the DRI buildout and expiration dates to December 31, 2025.

This development order amendment does not create any new external impacts and is consistent with the Sumter County Comprehensive Plan and land development regulations.

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

Tri-County Villages is a mixed-use retirement community located in northeastern Sumter County. It was formerly referred to as the Orange Blossom Gardens West (OBGW) in Sumter County.

- A. The OBGW DRI was approved on May 29, 1990 by the Sumter County Board of County Commissioners. The OBGW DRI DO subsequently received minor amendments on August 14, 1990, and again on February 16, 1993.

- B. On September 20, 1994 the Sumter County Commission amended the OBGW DRI by adding significant land to the DRI and consolidated the entire development into a single entity called the Tri-County Villages under the new corporate name of Villages of Lake-Sumter, Inc.

A complete history of The Tri-County Villages DOs and amendments in Sumter County is provided below:

Sumter County Resolution dated 05/29/90

This resolution authorized the OBGW substantial deviation to the OBGS DO. The DO authorized 200,000 s.f. gross leasable area (GLA) of community commercial space, 3,425 single family residential units and 2,725 multi-family units or any combination of these residential types, not exceeding 6,150 dwelling units on 1,737 acres and a gross density of 3.54 units per acre if conventionally constructed housing is employed. If any manufactured housing is utilized, a deviation of 10% from the maximum caps on 3,425 single family units and 2,725 multi-family units is allowed providing the total does not exceed 6,150 dwelling units on 1,737 acres and a gross density of 3.54 units per acre is maintained.

Sumter County Resolution dated 08/14/90

This amendment to the May 29, 1990 Sumter County DO provided clarification to Section III, H.3.b. (Page 9) of the resolution regarding hurricane preparedness. The amendment required the Developer to submit an emergency preparedness plan meeting the mitigation requirements of Rule 9J-2.0265 F.A.C. prior to the issuance of the 146th building permit or occupancy permit for mobile homes. The annual status report of the Developer shall show the cumulative and annual number of building permits and occupancy permits issued for mobile homes.

Sumter County Resolution dated 02/16/93

This amendment to the May 29, 1990 Sumter County DO amended the requirement that no building permit would be approved for any residential structure unless the structure had direct access via a Sumter County road to the North-South Collector road connecting CR-466 with US-441/27. The amendment provided an exception for a rectory for the St. Timothy's Catholic Church.

Sumter County Resolution dated 09/20/94

This amendment to the May 29, 1990 Sumter County DO consolidated all of the development in Sumter County approved for OBGW under the May 29, 1990 resolution and its amendments plus additional development and land area. The consolidated DO provided for 12,400 conventionally constructed single family dwelling units on 2,097.3 acres; 20 acres of institutional space, on which the Developer may construct local government and community facilities and up to 200,000 square feet of churches; up to 1,200 ACLF units; 910,000 square feet of Gross Floor Area (GFA) of neighborhood, community or general retail structures on 103 acres; 120,000 square feet GFA of office space on 12 acres; 720 acres of golf courses; and 738 acres of related roads, recreation and conservation areas, on a total project area of 3,697 acres, where residential density shall not exceed 3.354 dwelling units per gross acre.

Sumter County Resolution dated 10/29/96

This amendment to the September 20, 1994 resolution of Sumter County implemented the following changes: Reconfigured golf courses for Villages 4 and 5 to eliminate 9 Holes and eliminate 9 holes from Village 9; provided for filling wetland areas 12A and 12B in Village 4; realigned a road (El Camino Real) along the northern boundary of the project and added a roundabout (traffic circle) as an entrance feature; relocated residential land from Village 4 to Village 2 commercial area and relocated commercial development in Village 2 to east side of El Camino Real; created new lakes in Village 4; relocated water wellfields from Florida Power Corporation ROW easement to areas adjacent to the Gopher Tortoise Preserve and the Central Gopher Tortoise Management Area/Kestrel Preserve; added 43± acres to the northeast side of the DRI along US 441/27 and classified the area as Village Commercial on the Master Development Plan; corrected a scrivener's error in the alignment of the acreage totals with the corresponding land uses in The Tri-County Villages DO Land Use Allocations (Revised 4/6/94) table (Exhibit B) and correctly reflected the new land use totals in the revised Land Use Allocation Table (June 1996).

Sumter County Resolution dated 9/15/98

This resolution made minor changes in land use locations and acreage amounts and designated a Medical Center complex on Map H consisting of a possible 90 bed hospital, a wellness center and medical office; converted 39,700 s.f. (figure rounded) of the currently approved 850,000 s.f. of Village Commercial in Sumter County into a proposed 90 bed hospital; reduced the development plan by 410 residential units and 26,000 s.f. of Village Commercial to accommodate additional traffic resulting from conversion of general Office to Medical Office and to correct December 1993 traffic generation analysis which used 90,000 s.f. of Office instead of 120,000 s.f.

Sumter County Resolution dated 5/15/00

This resolution added a commercial area known as "Spanish Plaines" to Map H-1; redesignated 10.8 acres of Institutional land use to Village Center Commercial; reclassified 2.8 acres from Village Commercial to Institutional land use for St. Timothy's Catholic Church; reclassified 2.8 acres of Open Space to Institutional land use; reclassified .78 acres of Open Space to Well/Water Treatment Plant land use; reconfigured the medical center area of 3.9 acres of Village Commercial (retail), 7.5 acres of Office and 9.2 acres of Hospital to 14 acres of Office and 6.6 acres of Hospital without changing the overall gross floor area of Village Commercial, Offices or the number of Hospital beds; redesignated .9 acres of Village Center Commercial to Residential without changing the number of residential units; redesignated .6 acres of roads as Wellfields/Water Treatment Plant, and; added a condition strengthening the requirement to maintain level of service on public roads internal to the development.

Sumter County Resolution dated 9/12/01

This resolution made the following changes in land use locations, acreage amounts and entitlements to the Sumter County portion of the DRI:

Converted 14.8 acres of Residential land in Village 2 located adjacent to CR 466 to Institutional use for the construction of two churches; converted 19 acres of Neighborhood Commercial located in Village 9 at the intersection of Buena Vista Boulevard and El Camino Real to Residential Use; Increased the number of hospital beds from 90 to 350; revised the residential and golf course phasing of the DRI to reflect much higher absorption

rates for residential housing and associated golf course construction than originally programmed; reduced the acreage for golf courses was by 2.8 acres and residential acreage was increased by 2.8 acres; deleted 60,000 s.f. of Neighborhood Commercial in Sumter County to accommodate additional traffic resulting from the increase of 260 hospital beds.

Sumter County Resolution dated 5/14/02

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

- A. Add 232.5 acres to the existing DRI but not increase existing entitlements;
- B. Add 184.8 acres of Residential land to the development plan;
- C. Add a net of 5.9 acres of Village Commercial land to the development plan and convert 23.4 acres of Village Commercial to Residential to accommodate Nursing Home beds and/or Adult Congregate Living Facilities;
- D. Add 15 acres of Institutional land to accommodate church construction;
- E. Increase Lakes/Retention land use by 15 acres;
- F. Add 11.7 acres of Roadways; and
- G. Provide for an additional access point to the regional roadway network via C.R. 101.

Sumter County Resolution dated 4/22/2003

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

- A. Add a 4.1 acre parcel to the existing DRI while simultaneously converting approximately 2.1 acres to the right-of-way for a relocation of CR 101, which yields a net increase in commercial land of approximately 2.0 acres but not increase existing entitlements;
- B. Revise the Master Development Plan (Map H) to show the relocation of the intersection of CR 101 with CR 466 at the southwestern corner of the development and show new property;
- C. Revise the legal description of The Tri-County Villages DRI.

Sumter County Resolution dated 3/16/2004

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

- A. Add 157.5 acres to the existing DRI.
- B. Increase entitlement by 95,000 square feet of retail/service use and 59,000 square feet of office use.

Sumter County Resolution dated October 26, 2004

This Resolution created an amended and restated DO for the substantial deviation that provided for an increase of 715,000 square feet of retail/service floor area and the addition of 300 hotel rooms to be located in the southwestern part of the DRI in the “Leatherman-Smith Tract” (now known as “Buffalo Ridge”).

Sumter County Resolution dated February 10, 2009

This Resolution amended the DO for the Sumter portion of the Tri-County Villages DRI as follows:

1. Updated Map H-1 Land Use Allocation and Phasing Tables to reflect the conversion of 24 approved, but unbuilt dwelling units to 16 skilled nursing facility beds and 14 approved, but unbuilt, dwelling units to 9 independent living units (all Assisted Living Facilities) pursuant to the land use conversion table contained within the DO.
2. Affordable Housing – Included requirement for a one-time payment of \$419,916 to the County for use in the County’s affordable housing program to fully mitigate for the affordable housing conditions within the DO.
3. Transportation – Included the Proportionate Share Joint Participation Agreement between The Villages of Lake-Sumter, Inc. and the Florida Department of Transportation, executed on January 27, 2009. This agreement provides for the cumulative mitigation of transportation impacts through buildout. The transportation projects within the agreement include:
 - a. Adding 2 new lanes to US 301 from south of Oxford to the north end of the CSX railroad overpass in Wildwood
 - b. Intersection/operational improvements to US 301 and Florida Turnpike, CR 466 and US 301, US 301 and SR 44, and Morse Boulevard and CR 466
 - c. Commitment to commence construction of a partial interchange at CR 468 and the Florida Turnpike by December 1, 2014
4. Modeling and Monitoring – Removed transportation monitoring and modeling requirements from the DO. This was the result of the full mitigation of The Villages transportation impacts through buildout from the transportation improvements contained within the Proportionate Share Joint Participation Agreement between The Villages of Lake-Sumter, Inc. and the Florida Department of Transportation. However, it does include a payment of \$15,000 per year from The Villages of Lake-Sumter Inc. from 2010 to 2014 to the County to support the County’s traffic count

and monitoring program. In addition, the requirement to address the annual monitoring and modeling report is removed from the DO due to the elimination of the transportation monitoring and modeling requirement.

5. Buildout and Expiration Date – The DO clarifies the buildout date as December 31, 2014 and expiration date of the DO as December 31, 2019. This maintains consistency between the four Developments of Regional Impact and one Florida Quality Development that comprises The Villages.

A similar amendment was adopted by the Town of Lake Lady Lake on February 23, 2009 for the Lake County portion of the Tri-County Villages DRI.

Sumter County Resolution dated December 11, 2012

This Resolution amended the DO for the Sumter portion of the Tri-County Villages DRI the solid waste provisions, specifically Subsection 3 of Section III.H of the Amended Development Order in order to extend the solid waste provisions until December 31, 2043.

Sumter County Resolution dated April 24, 2017

This Resolution amended the DO for the Sumter portion of the Tri-County Villages DRI in order to replace the proportionate share agreement within the DRI DO with the latest version which had already been executed by all parties including the Florida Department of Transportation. The amendment also removed all references in the DRI DO to the required traffic mitigation. The new agreement does the following:

1. Repeals and replaces the 2009 agreement with the new agreement;
 2. Recognizes The Villages has fully mitigated for the impacts of The Villages DRI's and paid all of its required proportionate share payments with the exception of a final payment to the Marion County State Infrastructure Bank (SIB) loan amount of \$3,314,576 due on December 2018;
 3. Relieves FDOT of any further requirement to complete any of the additional intersections listed in the 2009 agreement;
 4. Removes the need for a Turnpike Interchange at County Road 468 for the reasons mentioned in the agreement; and
 5. Updates the status of various separate agreements entered into between the parties.
7. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

Yes, the amendment extends the DRI buildout and expiration dates to December 31, 2025.

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

No.

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

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

See Revised Master Plan.

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

Language changes related to this proposed DO amendment are found in the proposed resolution adopting this thirteenth amendment to the original Sumter County Development Order for the Tri-County Villages of Sumter DRI attached as **EXHIBIT B**.

This amendment deletes the portion of the Tri-County Villages DRI located in the Town of Lady Lake since Sumter County has no jurisdiction over that property.

EXHIBITS

EXHIBIT A REVISED MASTER PLAN (FORMERLY MAP H AND MAP H-1)

EXHIBIT B PROPOSED RESOLUTION ADOPTING THE THIRTEENTH
AMENDMENT TO THE TRI-COUNTY VILLAGES OF SUMTER
DEVELOPMENT ORDER

EXHIBIT C PROPOSED LAND USE CONVERSION TABLE

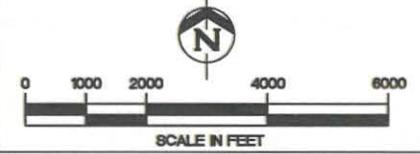
EXHIBIT A

REVISED MASTER PLAN (FORMERLY MAP H AND MAP H-1)

Master Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SUMTER COUNTY, FLORIDA THIRTEENTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER

AUGUST, 2020



LAND USE ALLOCATIONS

LAND USE	UNITS/S.F.	OTHER
RESIDENTIAL	11,719	249
ALF/ILF (BEDS)		
COMMERCIAL		
VILLAGE / MIXED USE	1,594,300	76
SNF (BEDS) (V.C.)		
TOTAL COMMERCIAL	1,594,300	
OFFICE (GENERAL)	59,000	
MEDICAL CENTER		
HOSPITAL		
BEDS		350
MEDICAL OFFICES (OFFICES)	120,000	
INSTITUTIONAL (ACRES)		3
GOLF COURSE (HOLES)		117
CLUB HOUSES (VILLAGE CENTER) (EACH)		6
WILDLIFE PRESERVES/MGMT. AREA (ACRES)		192.9
POWERLINE R.O.W. (ACRES)		13.0
WETLANDS (ACRES)		148.0
LAKES (ACRES)		183.0
ROADS (ACRES)		123.2
LANDSCAPE FEATURES (ACRES)		8.0
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS (ACRES)		15.0
WATER TREATMENT PLANT (ACRES)		3.2
WELLFIELDS (ACRES)		1.4
BUFFER (ACRES)		3.6
OPEN SPACE (ACRES)		2.6

NOTE: Mixed Use, Village Commercial may include one or more of the following: Retail, Service, Office, Hotel, Recreation, Single-Family Residential, Multi-Family Residential, Institutional, Life Care Services (Assisted Living Facilities, Skilled Nursing Facilities, Independent Living Facilities)

Residential may include: Single-Family Residential, Multi-Family Residential

LEGEND

- | | | |
|---|---|---------------------------------|
| PROPERTY BOUNDARY | OFFICES | VILLAGE INTERNAL COLLECTOR |
| MIXED USE | WILDLIFE PRESERVE/ MANAGEMENT AREA (EXISTING) | MAJOR ARTERIAL |
| HOSPITAL | WETLAND (EXISTING) | VILLAGE SECURITY GATE |
| VILLAGE COMMERCIAL | GOLF COURSE (EXISTING) | PROJECT ENTRANCE FEATURE |
| RESIDENTIAL | LAKES (EXISTING) | RIGHT-IN, RIGHT-OUT (AS NEEDED) |
| INSTITUTIONAL | EXISTING URBAN DEVELOPMENT | |
| ADULT LIVING FACILITY/
INDEPENDENT LIVING FACILITY/
RESIDENTIAL | SKILLED NURSING FACILITY | |
| | VILLAGE COMMERCIAL | |

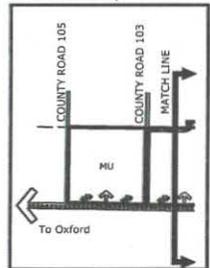
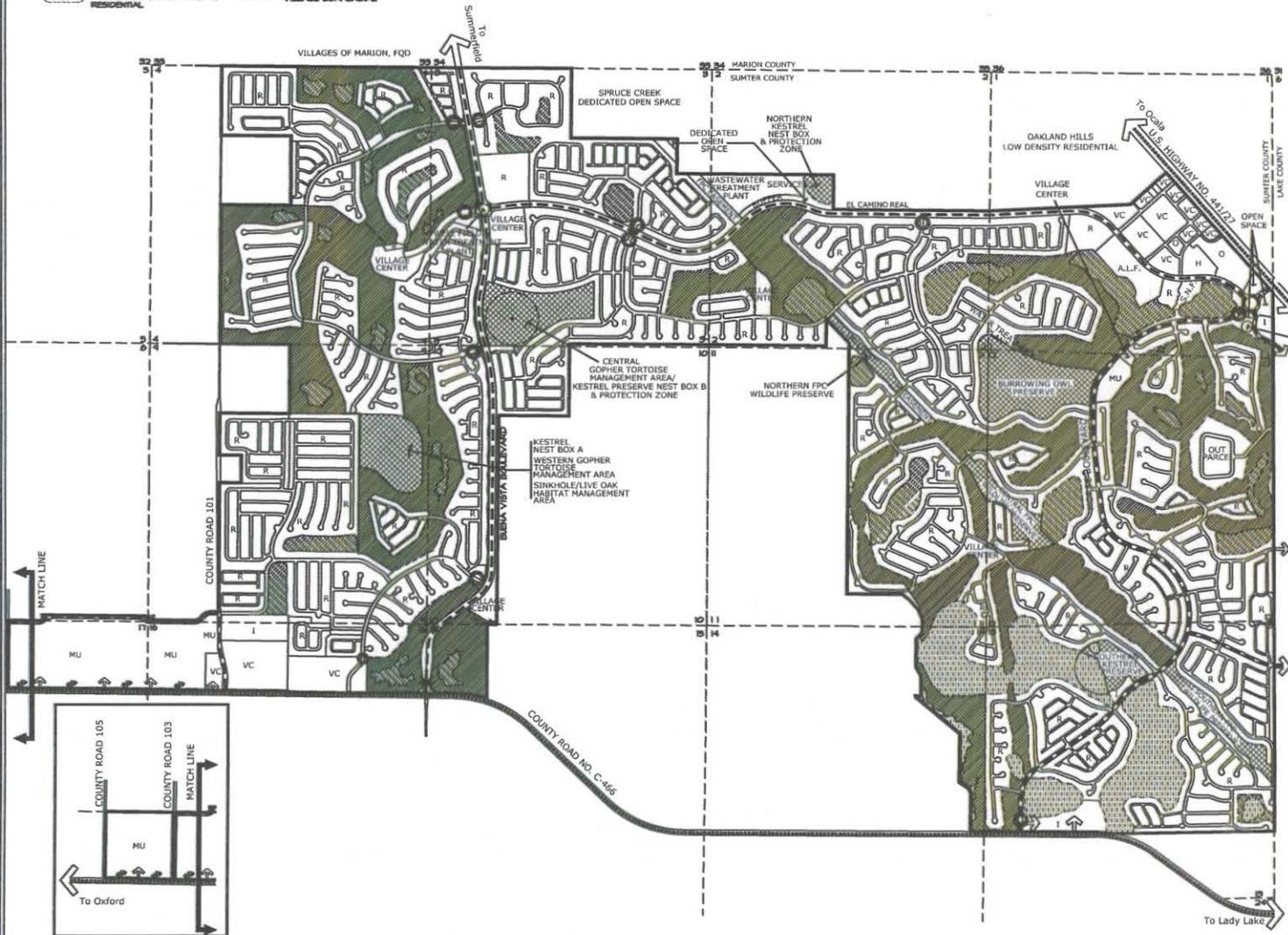


EXHIBIT B

PROPOSED RESOLUTION ADOPTING THE THIRTEENTH AMENDMENT
TO THE TRI-COUNTY VILLAGES OF SUMTER DEVELOPMENT ORDER

RESOLUTION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, ADOPTING A THIRTEENTH AMENDMENT TO THE DEVELOPMENT ORDER FOR THE TRI-COUNTY VILLAGES OF SUMTER DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 28, 2020 The Villages of Lake-Sumter, Inc. submitted an application (APPLICATION) to amend the Tri-County Villages of Sumter Development of Regional Impact (DRI) Amended and Restated Development Order (ADO); and

WHEREAS, the Sumter County Board of County Commissioners has conducted an advertised public hearing on _____, 2020 for the purpose of receiving public comment.

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

SECTION 1. FINDINGS OF FACT.

Based on the documentation and testimony received at the public hearing, the Board hereby finds as fact as follows: Tri-County Villages is a mixed-use retirement community located in northeastern Sumter County. It was formerly referred to as Orange Blossom Gardens. On May 29, 1990 the Sumter County Board of County Commissioners approved the Orange Blossom Gardens-West (OBGW) DRI DO. The OBGW DRI DO subsequently received minor amendments on August 14, 1990, and again on February 16, 1993. On September 20, 1994 the Sumter County Commission approved an expansion of the DRI and renaming the project as the Tri-County Villages DRI which combined the Sumter and Lady Lake portions (Orange Blossom Gardens-East) into a single project. The Sumter County Commission has approved the following amendments to the Tri-County Villages DRI: The first amendment was adopted by Resolution on October 29, 1996; the second amendment was adopted by Resolution on September 15, 1998; the third amendment was adopted by Resolution on May 15, 2000; the fourth amendment was adopted by Resolution on September 12, 2001; the fifth amendment was adopted by Resolution on May 14, 2002; the sixth amendment was adopted by Resolution on April 22, 2003; the seventh amendment was adopted by Resolution on March 16, 2004, the eighth amendment was adopted by Resolution on October 26, 2004, the ninth amendment was adopted by Resolution on October 11, 2005, the tenth amendment was adopted by Resolution

2009-13 on February 10, 2009, the eleventh amendment was adopted by Resolution 2012-66 on December 11, 2012 and the twelfth amendment was adopted by Resolution on April 24, 2017.

SECTION 2. CONCLUSIONS OF LAW.

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

1. Sumter County is the governing body having jurisdiction over the review and approval of the ADO and is authorized and empowered to issue this amendment to the Tri-County Villages of Sumter DRI ADO.
2. The property does not lie within an Area of Critical State Concern.
3. The proposed development is consistent with the applicable local comprehensive plan as amended and is consistent with the applicable local land development regulations.
4. The provisions of this amendment to the ADO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.
5. The impacts of this development, as conditioned by this Amendment to the ADO, are adequately addressed pursuant to the requirements of Sumter County, and the changes as approved by the County do not create additional adverse local impacts.
6. To the extent that the Application for Development Approval (ADA) or the APPLICATION, or any other document is inconsistent with the terms and conditions of this Amendment to the ADO, this Amendment to the ADO shall prevail.

SECTION 3. GENERAL CONDITIONS.

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

1. Revisions to Development Order
 - a. Delete All References to State and Regional Review. Delete all provisions in the ADO that require state and regional review for the Tri-County Villages DRI including rendering (also called transmitting or sending) the ADO or any other documents to state agencies which includes the Department of Economic Opportunity (previously called the

- Department of Community Affairs), the East Central Florida Regional Planning Council and the Withlacoochee Regional Planning Council.
- b. Delete All References to Substantial Deviation Review. Delete all provisions in the ADO that require substantial deviation review for the Tri-County Villages DRI including references that certain changes require further review pursuant to Chapter 380.06(19), F.S.
 - c. Add Provision that ADO is now Local Development Order. The Tri-County Villages DRI is a local development order that must be approved by the Sumter County Commission.
 - d. Delete All References to Annual Report and Final Report. All references requiring the submittal of annual report or final report by the Developer is deleted within the ADO.
 - e. Delete Consistency Requirements with Strategic Regional Policy Plans. All provisions requiring that the Tri-County Villages DRI be consistent with the East Central Florida Strategic Regional Policy Plan and Withlacoochee Regional Policy Plan are deleted.
 - f. Delete Lady Lake Portion from ADO. Amend the legal description to remove the Town of Lady Lake property from the DRI as shown on **EXHIBIT 1.**
 - g. Add Multi-Family As Permitted Use in ADO. The Tri-County Villages DRI is approved for 11,719 single-family or multi-family attached or detached residential units. The use of the conversion table could result in more than 11,719 residential units but only if other uses are converted to ensure no increase in external impacts. The reference to “not more than 11,719” units is deleted. In addition, rename Map H to Master Plan and amend the Master Plan to add multi-family to the list of permitted uses as shown on **EXHIBIT 2.**
 - h. Amend Master Plan. Amend the Master Plan to change portion of Village Center to Mixed Use and remove the Town of Lady Lake portion as shown on **EXHIBIT 2.** In addition, create a single Master Plan by deleting Map H-1. Finally, remove uses that were only located in the Town of Lady Lake portion of the DRI. The revised Master Plan is attached as **EXHIBIT 2.**

- i. Add Multi-Family to the Land Use Conversion Table. Amend the adopted land use conversion table to add multi-family to the list of uses as shown in the attached **EXHIBIT 3**.
- j. Amend Density Standard. Delete the 3.354 dwelling unit per gross acre density standard in the ADO and the Master Plan.
- k. Delete References to Acreage for Residential and Non-Residential Uses. Delete all references to acreage for residential and non-residential in the ADO and the Master Plan as reflected in **EXHIBIT 2**.
- l. Extend Buildout and Expiration Dates. Adopt December 31, 2025 as the DRI buildout and expiration dates.

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

1. Final Order. That this Amendment to the ADO shall constitute the final order of Sumter County in response to the APPLICATION filed by the Developer.
2. Definitions. That the definitions found in Chapter 380, F.S. (2020) shall apply to this amendment to the ADO.
3. Assignability: Persons Bound. That this Amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest including community development districts created pursuant to Ch. 190, F.S.
4. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.
5. Recordation of Notice of Adoption. Within 60 working days of rendition of the corresponding 13th ADO by Sumter County, the Developer shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Sumter County and shall provide a copy of the recorded Notice to Sumter County.
6. Restriction on Downzoning, Density Reduction or Intensity Reduction. That Sumter County agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless Sumter County can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on

substantially inaccurate information provided by the Developer, or that the change is clearly established by Sumter County to be essential to the public health, safety or welfare.

7. Impact Fees. That approval of this amendment to the ADO shall not exempt any portion or unit of the Tri-County Villages of Sumter development from any future impact fees imposed by Sumter County. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.

8. Effective Date. That upon adoption, this Amendment to the ADO shall become effective upon adoption of this Development Order by Sumter County.

ADOPTED, in Regular Session this _____, 2020, by the Sumter County Board of County Commissioners.

ATTEST:

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

CLERK AND AUDITOR

CHAIRMAN

EXHIBITS

Exhibit 1

Revised Legal Description

Exhibit 2

Revised Master Plan (formerly Map H and Map H-1)

Exhibit 3

Revised Land Use Conversion Table

EXHIBIT 1

REVISED LEGAL DESCRIPTION

EXHIBIT "1"

**TRI-COUNTY VILLAGES
DEVELOPMENT OF REGIONAL IMPACT
SUMTER COUNTY, FLORIDA**

A TRACT OF LAND IN SECTIONS 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND 17 TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE S1/2 OF THE SE1/4 OF SECTION 9; FROM SAID POINT OF BEGINNING RUN NORTH TO THE NORTHWEST CORNER OF AFORESAID S1/2 OF SE1/4; THENCE EAST TO THE SOUTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF SECTION 9; THENCE NORTH TO THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 9; THENCE WEST TO THE SOUTHWEST CORNER OF THE N1/2 OF THE NE1/4; THENCE NORTH TO THE SOUTHEAST CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID E1/2 OF SW1/4; THENCE NORTH TO THE NORTHWEST CORNER OF SAID E1/2 OF SW1/4; THENCE EAST TO THE NORTHEAST CORNER OF SAID E1/2 OF SW1/4; THENCE NORTH TO THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW1/4 OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID NE1/4 OF NW1/4; THENCE NORTH TO THE NORTHWEST CORNER OF SAID NE1/4 OF NW1/4; THENCE EAST ALONG THE NORTH LINE OF SECTION 4 TO THE NORTHWEST CORNER OF SECTION 3; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SECTION 3 TO THE NORTHEAST CORNER OF THE NW1/4 OF SECTION 3; THENCE SOUTH TO THE NORTHWEST CORNER OF THE S1/2 OF THE NE1/4 OF SECTION 3; THENCE EAST TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF THE NE1/4 OF SECTION 3; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SE1/4 OF NE1/4 THENCE EAST TO THE NORTHWEST CORNER OF THE S1/2 OF THE S1/2 OF THE NW1/4 OF SECTION 2; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SAID S1/2 OF S1/2 OF NW1/4 TO A POINT THAT IS 330 FEET WEST OF THE EAST LINE OF THE NW1/4 OF SECTION 2; THENCE PARALLEL WITH SAID EAST LINE RUN SOUTH TO THE EAST-WEST MID-SECTION LINE OF SECTION 2; THENCE ALONG SAID MID-SECTION LINE RUN EAST TO THE NORTHWEST CORNER OF THE N1/2 OF THE SW1/4 OF SECTION 1; THENCE CONTINUE EAST TO THE NORTHEAST CORNER OF SAID N1/2 OF SW1/4 ; THENCE NORTHEASTERLY TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 (BEING 200 FEET WIDE) WITH THE EAST BOUNDARY OF THE W1/2 OF THE NE1/4 OF SAID SECTION 1; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY TO THE EAST LINE OF SECTION 1; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SECTION 12 AND 13 RUN SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF SE 1/4 OF SECTION 13; THENCE WEST TO THE SOUTHEAST CORNER OF THE N1/2 OF THE SW1/4 OF SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID N1/2 OF SW1/4 RUN WEST TO THE NORTHERLY

EXHIBIT "1"

RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100.00 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE CONTINUE WEST TO THE EAST LINE OF THE SE1/4 OF SECTION 14; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 RUN N89°45'11"W, 256.48 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 475, PAGE 510, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF AFOREMENTIONED PROPERTY WITH THE FOLLOWING (5) COURSES: N00°29'26"E, 690.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY 170.86 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 55°56'21" AND A CHORD BEARING AND DISTANCE OF N27°28'45"W, 164.15 FEET TO THE POINT OF TANGENCY; THENCE N55°26'55"W, 176.96 FEET; THENCE N00°29'26"E, 925.00 FEET; THENCE N49°49'19"W, 1,092.25 FEET TO A POINT ON THE WEST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 14; SAID POINT BEING S00°21'41"E, 24.96 FEET OF THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 14; THENCE N00°21'41"W ALONG AFORESAID WEST LINE 24.96 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 14; THENCE ALONG THE WEST LINE OF SAID NE1/4 OF NE1/4 RUN N00°23'21"E, 1093.86 FEET; THENCE N45°13'10"E, 163.12 FEET; THENCE N00°23'21"E, 252.92 FEET; THENCE N21°04'15"W, 190.48 FEET; THENCE N41°28'52"W, 274.41 FEET THENCE N52°14'07"W, 157.86 FEET; THENCE N89°37'47"W, 1,059.81 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SECTION 11; THENCE ALONG SAID MID-SECTION LINE RUN NORTH TO THE SOUTHEAST CORNER OF THE W1/2 OF SECTION 2; SAID POINT BEING N89°41'35"E, 2,646.82 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 2; THENCE ALONG THE EAST LINE OF THE W1/2 OF SECTION 2 RUN N00°04'27"W, 109.72 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENTS ; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN N44°26'00"W, 622.28 FEET; THENCE S00°04'35"E, 506.40 FEET TO A POINT THAT IS 50.00 FEET NORTH OF THE SOUTH LINE OF THE SW1/4 OF SECTION 2; THENCE PARALLEL WITH SAID SOUTH LINE RUN S89°41'35"W TO THE WEST LINE OF THE SW1/4 OF SECTION 2; SAID POINT ALSO BEING ON THE EAST LINE OF THE SE1/4 OF SECTION 3; THENCE PARALLEL WITH AND 50.00 FEET NORTH OF SOUTH LINE OF THE SE1/4 OF SECTION 3 RUN WEST TO THE WEST LINE OF SAID SE1/4; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF THE NW1/4 OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID N1/2 OF NW1/4 RUN WEST TO THE NORTHEAST CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 10; THENCE SOUTH TO THE NORTHEAST CORNER OF THE W1/2 OF THE SW1/4 OF SECTION 10; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID W1/2 OF SW1/4; SAID POINT ALSO BEING ON THE NORTH LINE OF THE NW1/4 OF SECTION 15; THENCE ALONG SAID NORTH LINE RUN WEST 185.91 FEET, MORE OR LESS, TO A 4-INCH CONCRETE MONUMENT; SAID MONUMENT BEING N89°59'15"E, 1,142.39

EXHIBIT "1"

FEET OF THE NORTHWEST CORNER OF SECTION 15; FROM SAID CONCRETE MONUMENT RUN SOUTH 1,334.50 FEET TO THE SOUTH LINE OF THE N1/2 OF THE NW1/4 OF SECTION 15; THENCE S89°53'52"W ALONG SAID SOUTH LINE 363.01 FEET TO A POINT ON THE ARC OF A CURVE IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100-FEET WIDE); SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,959.86 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.17 FEET; SAID ARC HAVING A CENTRAL ANGLE OF 06°05'09", A TANGENT DISTANCE OF 104.18 FEET, A CHORD BEARING OF N86°26'53"W AND A CHORD DISTANCE OF 208.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°29'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE NE1/4 OF SECTION 16; THENCE CONTINUE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NE1/4 OF SECTION 16; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND

THE NE1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE E1/2 OF THE SW1/4, THE NW1/4 OF THE SE1/4, AND THE SW1/4 OF THE NE1/4 AND SE1/4 OF NW1/4, LESS BEGIN AT SW CORNER OF SE1/4 OF NW1/4, NORTH 525 FEET, EAST 415 FEET, SOUTH 525 FEET, WEST 415 FEET TO POINT OF BEGINNING OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LESS RIGHT-OF-WAY FOR COUNTY ROAD 466 AND COUNTY ROAD 101.

AND

THAT PORTION OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS ONE ACRE IN THE NORTHWEST CORNER THEREOF AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 101 AND LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N89°24'25"W, ALONG THE SOUTH LINE THEREOF, 1,325.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE N00°22'59"E, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 30.00 FEET; THENCE S89°24'25"E, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 871.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

EXHIBIT "1"

ANGLE OF 55°27'39", AN ARC DISTANCE OF 164.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'55", AN ARC DISTANCE OF 221.65 FEET; THENCE S89°39'10"E, 125.00 FEET TO THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S00°20'50"W, 203.75 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16. TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S00°33'29"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 594.277 FEET TO THE SOUTH LINE OF THE NORTH 594.277 FEET OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S89°24'25"E, ALONG THE EASTERLY EXTENSION OF THE SAID SOUTH LINE A DISTANCE OF 16.11 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD 101 AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER UNIT NO. 67 AS RECORDED IN PLAT BOOK 5, PAGES 49 THROUGH 49C, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES, N13°40'21"W, 37.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 1,040.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°38'33", AN ARC DISTANCE OF 29.81 FEET TO A POINT ON THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S00°33'29"W, ALONG SAID EAST LINE A DISTANCE OF 65.24 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD 466; LESS RIGHT-OF-WAY FOR COUNTY ROAD 101.

AND

THE SOUTH 106.60 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8.

EXHIBIT "1"

AND

THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD 466; LESS RIGHT-OF-WAY FOR COUNTY ROAD 103.

AND

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, LYING NORTH OF COUNTY ROAD 466; LESS ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE INTERSECTION OF THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 17 AND THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466; THENCE ALONG SAID RIGHT-OF-WAY N89°23'30"W, 153.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES, N89°23'30"W, 0.34 FEET; N89°22'50"W, 1170.69 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°24'31"E ALONG SAID WEST LINE A DISTANCE OF 17.87 FEET; THENCE DEPARTING SAID WEST LINE S89°22'50"E, 366.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'13", AN ARC DISTANCE OF 403.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 8,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'53", AN ARC DISTANCE OF 400.63 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING;

AND

LESS RIGHT-OF-WAY FOR COUNTY ROAD 103;

AND

LESS RIGHT-OF WAY FOR COUNTY ROAD 105;

AND

LESS AND EXCEPT HICKORY HILL HAMMOCK, A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGES 77 AND 77-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

EXHIBIT 2

REVISED MASTER PLAN (FORMERLY MAP H AND MAP H-1)

LEGEND

	PROPERTY BOUNDARY		OFFICES		VILLAGE INTERVAL COLLECTOR
	MIXED USE		WILDLIFE PRESERVE/ MANAGEMENT AREA (EXISTING)		MAJOR ARTERIAL
	HOSPITAL		WETLAND (EXISTING)		VILLAGE SECURITY GATE
	VILLAGE COMMERCIAL		GOLF COURSE (EXISTING)		PROJECT ENTRANCE FEATURE
	RESIDENTIAL		LAKES (EXISTING)		RIGHT-IN, RIGHT-OUT (AS NEEDED)
	INSTITUTIONAL		EXISTING URBAN DEVELOPMENT		
	ADULT LIVING FACILITY/ INDEPENDENT LIVING FACILITY/ RESIDENTIAL		SKILLED NURSING FACILITY/ VILLAGE COMMERCIAL		

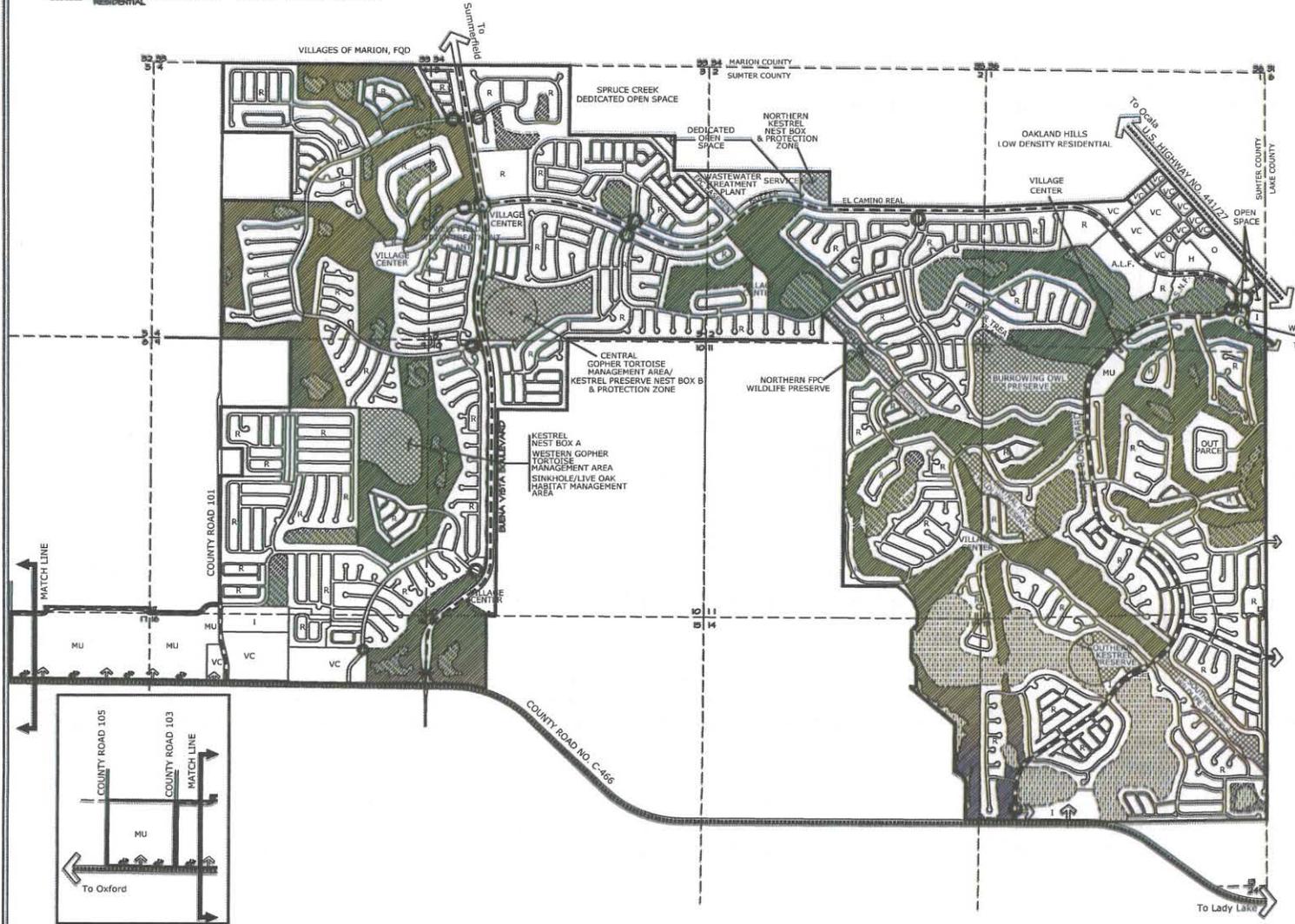
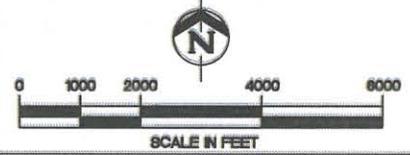
NOTE: Mixed Use, Village Commercial may include one or more of the following: Retail, Service, Office, Hotel, Recreation, Single-Family Residential, Multi-Family Residential, Institutional, Life Care Services (Assisted Living Facilities, Skilled Nursing Facilities, Independent Living Facilities)

Residential may include: Single-Family Residential, Multi-Family Residential

Master Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SUMTER COUNTY, FLORIDA THIRTEENTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER

AUGUST, 2020



LAND USE ALLOCATIONS

LAND USE	UNITS/S.F.	OTHER
RESIDENTIAL	11,719	
ALF/LF (BEDS)		249
COMMERCIAL		
VILLAGE / MIXED USE	1,594,300	
SNF (BEDS) (V.C.)		76
TOTAL COMMERCIAL	1,594,300	
OFFICE (GENERAL)	59,000	
MEDICAL CENTER		
HOSPITAL		350
BEDS		
MEDICAL OFFICES (OFFICES)	120,000	
INSTITUTIONAL (ACRES)		3
GOLF COURSE (HOLES)		117
CLUB HOUSES (VILLAGE CENTER) (EACH)		6
WILDLIFE PRESERVES/MGMT. AREA (ACRES)		192.9
POWERLINE R.O.W. (ACRES)		13.0
WETLANDS (ACRES)		148.0
LAKES (ACRES)		183.0
ROADS (ACRES)		123.2
LANDSCAPE FEATURES (ACRES)		8.0
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS (ACRES)		15.0
WATER TREATMENT PLANT (ACRES)		3.2
WELLFIELDS (ACRES)		1.4
BUFFER (ACRES)		3.6
OPEN SPACE (ACRES)		2.6

EXHIBIT 3

REVISED LAND USE CONVERSION TABLE



June 15, 2020

Mr. Martin L. Dzuro
Villages of Lake-Sumter, Inc.
3619 Kiessel Road
The Villages, Florida 32163

RE: *Tri-County Villages of Sumter DRI - Land Use Conversion Table - Revised June 2020*

Dear Martin:

This letter outlines the land use conversion (LUC) rates to allow conversion between land uses within the Tri-County Villages of Sumter Development of Regional Impact (DRI) with neutral net trip impact. The LUC rates are based on average PM peak hour trip generation rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The LUC table, below, is consistent with previously provided LUC tables for developments within The Villages to allow flexibility in the future as market conditions change.

Convert from	Convert to
0.571 Villages Single-Family Dwelling Unit	1 Villages Multi-Family Dwelling Unit
52.5 Square Feet Commercial	1 Villages Multi-Family Dwelling Unit

Below is an example calculation using the LUC table to help understand its application.

*If the developer would like to develop 150 Villages multi-family dwelling units, for example, the developer would need to reduce the commercial square footage by 7,875 square feet to remain trip neutral (using the calculation of 52.5 square feet of commercial is equal to 1 Villages multi-family dwelling unit, 150 * 52.5 = 7,875 square feet). The conversion would result in equivalent roadway impacts based on the most recent analysis for the Tri-County Villages of Sumter DRI.*

If you have any questions regarding this table or additional calculations, please feel free to contact me.

Sincerely,

Richard R. Barr, AICP
Senior Vice President

EXHIBIT C

PROPOSED LAND USE CONVERSION TABLE



June 15, 2020

Mr. Martin L. Dzuro
Villages of Lake-Sumter, Inc.
3619 Kiessel Road
The Villages, Florida 32163

RE: Tri-County Villages of Sumter DRI - Land Use Conversion Table - Revised June 2020

Dear Martin:

This letter outlines the land use conversion (LUC) rates to allow conversion between land uses within the Tri-County Villages of Sumter Development of Regional Impact (DRI) with neutral net trip impact. The LUC rates are based on average PM peak hour trip generation rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The LUC table, below, is consistent with previously provided LUC tables for developments within The Villages to allow flexibility in the future as market conditions change.

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52.5 Square Feet Commercial	1 Villages Multi-Family Dwelling Unit

Below is an example calculation using the LUC table to help understand its application.

*If the developer would like to develop 150 Villages multi-family dwelling units, for example, the developer would need to reduce the commercial square footage by 7,875 square feet to remain trip neutral (using the calculation of 52.5 square feet of commercial is equal to 1 Villages multi-family dwelling unit, $150 * 52.5 = 7,875$ square feet). The conversion would result in equivalent roadway impacts based on the most recent analysis for the Tri-County Villages of Sumter DRI.*

If you have any questions regarding this table or additional calculations, please feel free to contact me.

Sincerely,

Richard R. Barr, AICP
Senior Vice President

**SUMTER COUNTY
AMENDMENT TO THE VILLAGES OF SUMTER DEVELOPMENT
OF REGIONAL IMPACT DEVELOPMENT ORDER**

**PLANNING AND ZONING SPECIAL MASTER
September 21, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020
October 27, 2020**

CASE NO.: DRI2020-0002

LAND OWNER: The Villages Operating Company

REPRESENTATIVE: Darrin Taylor

REQUESTED ACTION: Amendment to the Tri-County Villages of Sumter Development of Regional Impact (DRI). The amendment proposes the following changes to the DRI Development Order (DO):

1. Removes references to state and regional review from the DRI DO;
2. Adds multi-family as a permitted use in the DRI;
3. Removes references to acreage for residential and non-residential uses; and
4. Extends the phase and buildout dates for the DRI.

PARCEL NUMBER: D12-001J.

LEGAL DESCRIPTION: TRACT J THE VILLAGES OF SUMTER UNIT NO 9 LESS THAT PORTION LYING IN LAND DESC IN OR 3253 PG 425

EXISTING ZONING: RPUD

EXISTING USE: Vacant

FUTURE LAND USE: Mixed-Use

PARCEL SIZE: 7.31 Acres

LOCATION: 1200 Morse Blvd and other such locations as are currently designated Mixed-Use by the DRI Development Order

SURROUNDING LAND USE AND ZONING

The subject property and all surrounding properties are zoned RPUD and have a Future Land Use designation of Mixed-Use.

CASE SUMMARY

The Villages is proposing to amend the Tri-County Villages of Sumter Development of Regional Impact Development Order in order to do the following:

1. AMEND THE DRI DO TO REFLECT THE REMOVAL OF STATE AND REGIONAL REVIEW FROM DRI PROCESS

In 2018 the Florida Legislature amended Chapter 380, F.S. to eliminate the DRI review process, rescinded all of the implementing DRI administrative rules and removed the state and regional agencies from the DRI process. As a result, local governments now have the full authority to adopt and amend DRI development orders based on their local requirements, which typically means consistency with the local comprehensive plan and land development regulations. Thus, large portions of adopted DRI development orders need to be updated to reflect these new requirements. In this amendment, The Villages is requesting the following revisions to the DRI DO to reflect state law:

- A. Adopt language in the DRI DO stating that the Tri-County Villages DRI DO is a local development order and is consistent with the Sumter County comprehensive plan and land development regulations;
- B. Remove all references to the Chapter 380 DRI review process including substantial deviation review and criteria and requiring further review pursuant to Chapter 380.06(19), F.S. ;
- C. Remove all references to state and regional review including transmitting or sending documents to DCA/DEO, RPCs (East Central and Withlacoochee) and all other state agencies;
- D. Delete all references to annual and final report;
- E. Delete all references and provisions related to air modeling;
- F. Delete consistency requirements with the East Central Florida and Withlacoochee Strategic Regional Policy Plans; and
- G. Remove the Town of Lady Lake portion from this DRI that requires amending the Master Plan, the entitlements table and the legal description. This amendment is needed because Sumter County has no jurisdiction over that portion of the DRI and the state requirements are no longer in effect that required both portions to be included.

2. ADD MULTI-FAMILY TO DRI DO

The Villages proposes to amend the DRI DO to add multi-family as a permitted use in the DRI and amend the Master Plan to permit multi-family in Mixed-Use, Villages Commercial and Residential at the Hacienda Hills portion of the DRI.

In order to permit multi-family in the DRI DO the following amendments are needed:

A. Amend DRI DO to state that the approved 11,719 residential units are approved for single-family and multi-family attached or detached units. Also, delete the phrase "not more than" because it is possible that non-residential square footage could be converted, resulting in more than 11,719 residential units at buildout.

B. Rename Map Has Master Plan and create a single Master Plan for the DRI by eliminating Map H-1.

C. Amend Master Plan to add multi-family as a permitted use and change a portion of Village Center to Mixed Use. In addition to multi-family, The Villages is also proposing to amend the list of permitted land uses to remove those uses that are not located in the Sumter County portion of the project.

D. Add multi-family residential to the DRI's land use conversion table. The conversion table will allow The Villages to add multi-family units by the conversion of other land uses without having to file a DRI amendment. The conversion table ensures that no new external traffic impacts are created.

E. Delete the 3.354 dwelling unit per gross acre density standard in the DRI DO and Map H. This density standard is no longer needed because the comprehensive plan establishes the maximum density permitted and the DRI DO establishes the total development entitlements permitted.

3. REMOVE REFERENCES TO TOTAL ACREAGE FOR RESIDENTIAL AND NONRESIDENTIAL

The DRI DO contains total acreage for residential and non-residential. The original DRI process required the acreage by use as part of the substantial deviation review. Over time, the acreage requirements were deleted from the Statutes but they have remained in the adopted DRI DO.

4. EXTEND DRI BUILDOUT AND EXPIRATION DATES

The DRI DO currently has a buildout date of December 31, 2018 and an expiration date of December 31, 2023. The Villages has already mitigated for all of the approved development entitlements and is not seeking new entitlements. However, in the abundance of caution The Villages is requesting an extension of the DRI buildout and expiration dates to December 31, 2025. This development order amendment does not create any new external impacts and is consistent with the Sumter County Comprehensive Plan and land development regulations.

CASE ANALYSIS:

Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides review criteria for LDC and zoning map amendments. Most of the requested amendments for DRI2020-0001 relate to changes in statute or the revision of obsolete standards. However, some of the requested amendments

relate to actual changes in use designation and therefore the standards of 13-313 (d) are utilized for the purposes of review, as follows:

- a) Change of conditions, or absence of changed conditions.

There are significant changed conditions associated with the identified parcel (D12-001J). The previous use of the property was removed after being determined not to be economically viable. The property is now vacant.

- b) Community need, or lack of community need.

The need for additional housing alternatives in Sumter County is supported by the current development and planned development of a number of multi-family residential projects. An assessment of the multi-family rental market in Sumter County conducted in 2018 by the Sumter County Economic Development Office indicated significant unmet demand for multi-family rental housing.

- c) Benefits to the community.

The addition of residential uses to the list of allowable uses in the DRI will provide additional economic flexibility to the property owner and potentially result in meeting additional housing needs.

- d) The rights of private property owners.

There are three single-family lots that abut the subject property. One is on the extreme north end of the tract and two are on the southern end. The perimeter of the tract is approximately 2600 feet and approximately 280 feet border private residences. The remainder of the perimeter abuts property owned by the applicant, property owned by the Village Center Community Development District or North Morse Boulevard. Impact on adjacent property owners is difficult to access since there is no specific development proposal accompanying the requested amendment, but any structural development of the site is likely to be set back significantly from the adjacent residences. The previous height limitation of 50 feet remains in effect. The previous use of the property generated significant traffic, but only during limited operating hours. The adjacent segment of Morse Boulevard is designated as a level of service (LOS) "F" by the Sumter County Board of County Commissioners and provides for no volume based improvements to the roadway based upon future changes. Potential impacts on adjacent and nearby property owners could be significant if the site were redeveloped, but both commercial and/or residential development will have significant impacts. Total automobile trip generation is limited on a DRI-wide basis by the DRI Development Order, but localized impacts may vary.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Most of the proposed amendments are administrative in nature and will have no actual impact on the development of The Villages. However, Parcel D12-001J will have significant additional use rights established. The subject property has a land use of Mixed-Use and a zoning of RPUD. The subject property is identified in The Villages Master Plan as “Village Center”, but the amendment would change the designation to Mixed-Use. The Mixed-Use designation provides for all commercial and residential uses available under the Development of Regional Impact Development Order. The addition of multi-family residential as a potential use is consistent with the current land use and zoning designation of the property.

The Mixed-Use Land Use is established by Policy 1.2.7 of the Sumter County Unified Comprehensive Plan. This policy provides that “*the master site plan for the related DRI or PUD must include a minimum of three (3) distinct land uses (residential, commercial, office, industrial, institutional, public services, parks and open space).*” This provision indicates that residential use is anticipated in the Mixed-Use district and is therefore consistent with the applicant’s request.

The RPUD zoning district is established by Section 13-422 of the Sumter County Land Development Code. The purpose and intent of the district is as follows:

“ ...to provide lands which are suitable for planned residential communities, multi-family or mixed-use residential/commercial developments, on relatively large tracts of land under unified ownership or control, while encouraging coherent, flexible and creative concepts of site planning.”

The requested change is consistent with the purpose and intent of the RPUD zoning district.

Other Comprehensive Plan policies supporting approval of the application include: Policy 1.1. 2. *Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:*

- a. Focus urban development to areas with appropriate existing or planned infrastructure;*
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;*
- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;*
- e. Encourage the clustering of dwellings by providing incentives such as allowing shared access drives, zero lot lines, and density bonuses.*

Policy 1.4.8 Cluster Development Objective 1.5 Residential Land Uses

Designate and promote sufficient areas for quality residential development by focusing residential densities to the urban areas and municipalities where public services are available, while protecting the rural character of the agricultural district.

Policy 6.1.3 Allocation of Mixture of Housing Densities and Types

The County and Cities shall provide space for future growth and development with proposed land uses on the Future Land Use Map allowing a mixture of residential densities and housing types to increase the opportunity for future housing to accommodate different income groups, groups with special needs, and for all current and future residents.

Based upon the foregoing, staff deems the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 58 (Support/no comment) 0 (Oppose) 50

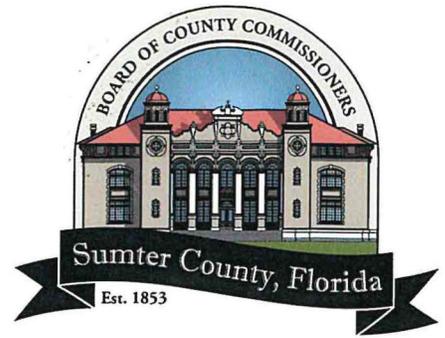
Map 1
General Location of DRI2020-0002

Location Map for Parcel D12-001J



Board of County Commissioners Sumter County, Florida

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September 11, 2020

BLOUNT MICHAEL DENNIS & SUSAN
1518 CERVANTES PL
THE VILLAGES, FL 32159

RECEIVED

SEP 16 2020

Sumter County
Planning Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): TOD MUCH TRAFFIC AND CONGESTION AS WELL AS POSSIBLE LOSS OF CERTAIN AMENITIES.

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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

Don Burgess, Dist 3
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7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
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7375 Powell Road
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Doug Gilpin, Dist 2
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Garry Breeden, Dist 4
Vice Chairman
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Wildwood, FL 34785

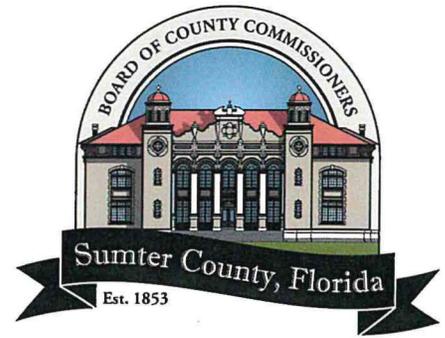
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September 11, 2020

DODD ROGER W TTEE & DIANA L TT
1521 CERVANTES PL
THE VILLAGES, FL 32159

RECEIVED
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Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): We live on the only major road that has only two lanes. Multi family housing will cause traffic congestion that cannot be handled. Our neighborhood is peaceful. We don't want it to become bustling & commercial lowering our property values. Thanks for asking our opinion.

Please return no later than **September 16, 2020**

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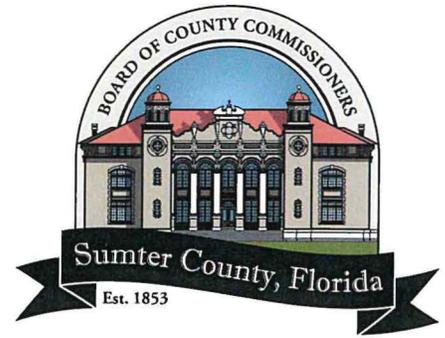
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September 11, 2020

RIEBAU ROCHELLE
1522 CERVANTES PL
THE VILLAGES, FL 32159

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Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): Does not provide the lifestyle we were promised! Increased traffic + people jammed in a small area without an increase to Amenities. Multi-family - hell no!

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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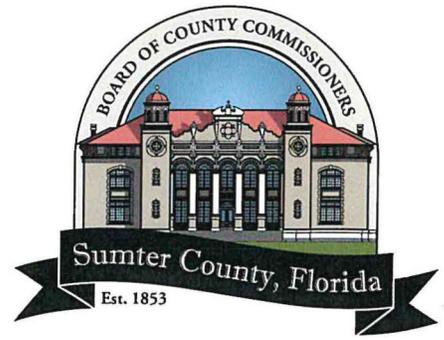
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September 11, 2020

SARRACCO JOHN T & KRISTI J
1526 CERVANTES PL
THE VILLAGES, FL 32159

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): We don't need more noise & traffic

Please return no later than **September 16, 2020**

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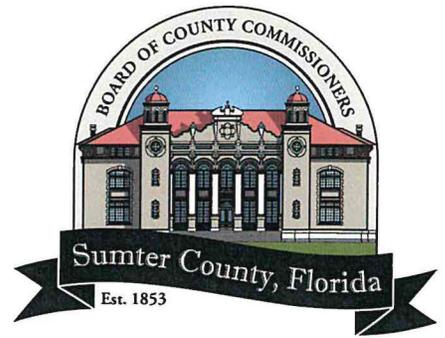
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September 11, 2020

CONLEY JUDITH M TRUSTEE
1201 CABELLA CIR
THE VILLAGES, FL 32159

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *I purchased this lot bec.*

IT WAS A BEAUTIFUL LOCATION SINGLE FAMILY HOMES, CLOSE TO HACIENDA COUNTRY CLUB + GOLF COURSE AND NOT FAR FROM SP. SPRINGS TOWN SQ. I WOULD NOT HAVE PURCHASED IF THERE WERE ANY HOMES BEHIND ME, A APPR. BLDG. NEAR ME.

Please return no later than **September 16, 2020**

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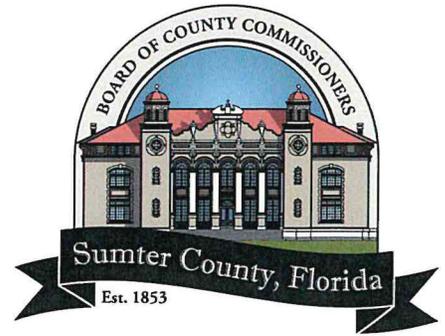
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Bushnell, FL 33513

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

QUIET + LOW TRAFFIC IS imp. TO ME
J. Conley

Board of County Commissioners Sumter County, Florida

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September 11, 2020

NOWAK BERT F & LINDA M
1202 CABELLA CIR
THE VILLAGES, FL 32159

RECEIVED
SEP 16 2020
Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): N. MORSE BLVD CANNOT HANDLE ANY MORE TRAFFIC! THIS WOULD DRASTICALLY DETERIORATE THE CULTURE AND LIFESTYLE OF THE COMMUNITY. PROPERTY VALUES WILL BE NEGATIVELY AFFECTED.

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

(OVER) →

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Wildwood, FL 34785

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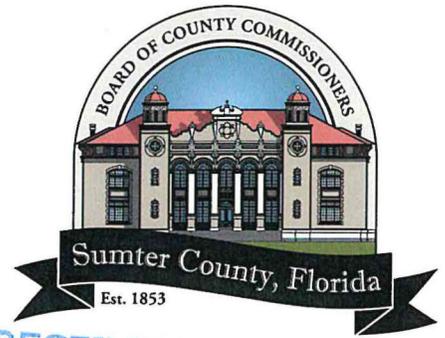
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SEP 16 2020

Sumter County
Development Services

September 11, 2020

DRAZENOVICH DARLENE A
1208 CABELLA CIR
THE VILLAGES, FL 32159

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s):

*I am disabled
AND DON'T DRIVE. I HAVE TO WALK AT HOME.
B/c I am concerned about the additional traffic*

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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

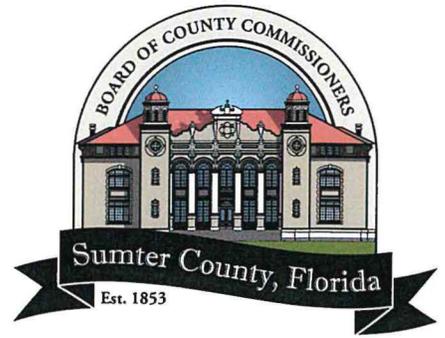
Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

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

Darlene Draynovich

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>



September 11, 2020

SWEKOSKY FRANK JOSEPH & MURPHY
1212 CABELLA CIR
THE VILLAGES, FL 32159

RECEIVED
SEP 16 2020
Sumter County
Development Services

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). The 13th amendment of the Tri-County Villages of Sumter Development of Regional Impact Development Order will be considered at a public hearing.

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): 1) Probable excess of traffic on Morse 2) Decrease in home value due to apartment building in a single family neighborhood.

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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

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Vice Chairman
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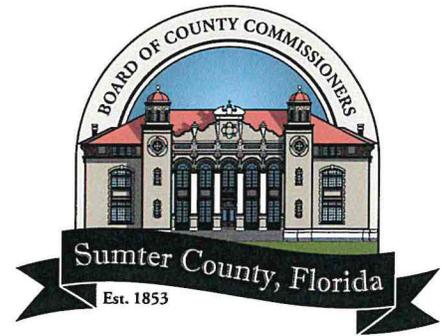
Bradley S. Arnold,
County Administrator
(352) 689-4400
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Wildwood, FL 34785

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September 11, 2020

WHOBREY PAUL W & JOANN S TRUST
1218 CABELLA CIR
THE VILLAGES, FL 32159

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Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): OUR PROPERTY GOING DOWN - INCREASE IN TRAFFIC - THE LOST OF OUR POOL + RESTAURANT

changing the definition of the Villages the way
Please return no later than **September 16, 2020** RE: CASE# **DRI2020-0002**

Al Butler, Dist 1
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7375 Powell Road
Wildwood, FL 34785

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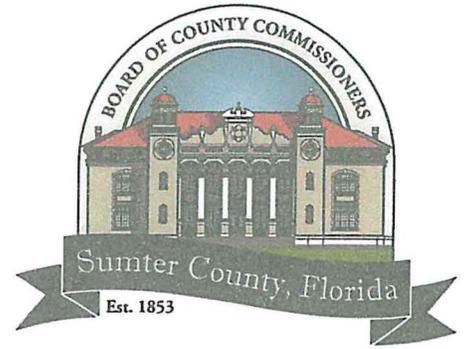
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Bushnell, FL 33513

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

Harold
Gary
saw
it.

Board of County Commissioners Sumter County, Florida

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Sumter County
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September 11, 2020

WILSON STEPHEN H & JUDITH L
1231 CABELLA CIR
THE VILLAGES, FL 32159

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): A Multi-Family use should not be entitled in an area of established single family dwellings. To approve this would be arbitrary & capricious

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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Wildwood, FL 34785

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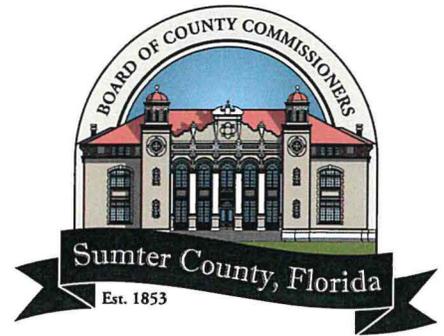
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Bushnell, FL 33513

County Attorney
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Post Office Box 485
Brooksville, Florida 34605

113 POT
ZONING

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



September 11, 2020

WARREN BRENDA C
1232 CABELLA CIR
THE VILLAGES, FL 32159

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Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *The increase in population as a result of your plans, would detrimentally affect the quality of life w/in the surrounding community; there would be crowded conditions, a need for more parking in an already limited area, and an unsafe increase in traffic on Morse Blvd.*

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Wildwood, FL 34785

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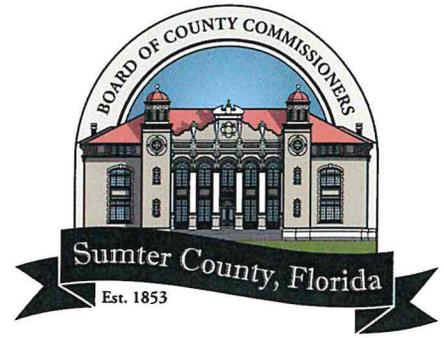
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September 11, 2020

RODGERS ROBERT M & JUDY K
1113 SAN ANTONIO LN
THE VILLAGES, FL 32159

RECEIVED
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Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): Too much CONGESTION ON MORSE Blvd. Depreciate Home Values to NEIGHBORING HOMES. No longer PRIORITY POOL & CLUBHOUSE RESTAURANT

Please return no later than **September 16, 2020**

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Wildwood, FL 34785

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Garry Breeden, Dist 4
Vice Chairman
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Wildwood, FL 34785

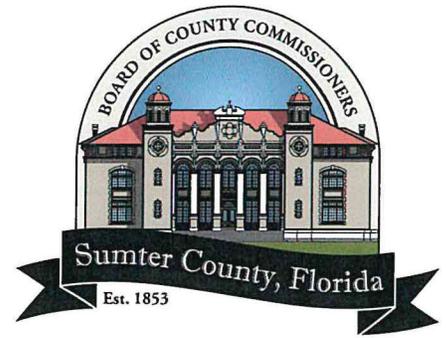
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Website: <http://sumtercountyfl.gov>



September 11, 2020

MIR KATHRYN GRACE (LE)
1701 MADERO DR
THE VILLAGES, FL 32159

RECEIVED

SEP 16 2020

Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): To much traffic

Please return no later than **September 16, 2020**

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Wildwood, FL 34785

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September 11, 2020

Lisa + Ed Johnes
1203 Cabella Circle
Hacienda North

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): CHANGE OF PROMISED LIFE STYLE!!
Traffic turning left on Morse Blvd. Traffic on circle turning left at light & No to apartments located amongst single family homes. Drop in house value due to apartments in neighborhood.

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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Wildwood, FL 34785

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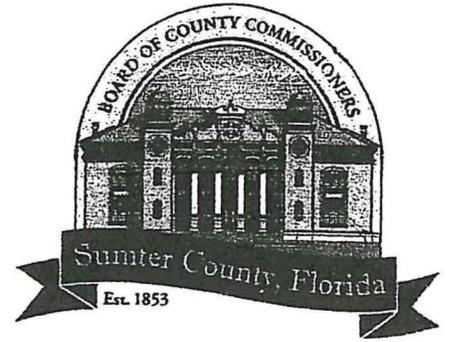
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September 11, 2020

RECEIVED
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1236 CABELLA CR.

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): Richard M. O'Malley
* INCREASED TRAFFIC - SAFETY ISSUE Nolan E. O'Malley
* DOT RENTALS ARE NOT SUITABLE FOR OUR LIFESTYLE
SUITABLE

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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September 11, 2020

1238 CABELLACK,

ELEANOR EISELE

RECEIVED

SEP 16 2020

Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): I never cranded as is - that is not what we were promised

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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

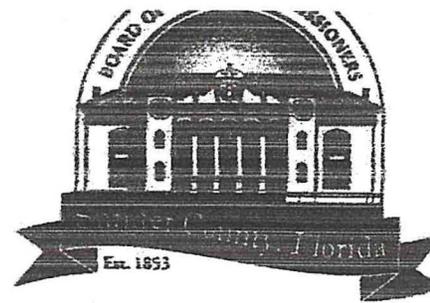
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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 Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



September 11, 2020

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SEP 16 2020

Sumter County
Development Services

Murphy Noreen Wall Sylvia Hanko Co. Trustees
1503 Cervantes Pl.
The Villages Fl. 32159-9164

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I support the above.

I have no comment on the above.

We I do not support the above for the following reason(s): *This is not The Villages we were promised. Putting a multi family community here was not what we brought into. It will cause lots of traffic and chaos.*

Please return no later than **September 16, 2020**

RE: CASE# **DR12020-0002**

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

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

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Chairman
(352) 689-4400
7375 Powell Road
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Vice Chairman
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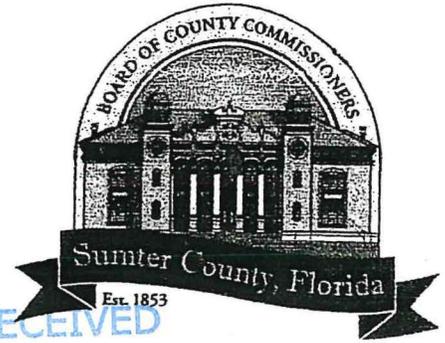
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(352) 569-6600
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Bushnell, FL 33513

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

Signed: *Noreen Murphy*
Sylvia Hanko

Board of County Commissioners Sumter County, Florida

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SEP 16 2020

Sumter County
Development Services

September 11, 2020

Sandra Parker 1502 Covantes Place, L.L.

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s):

I don't want this in my neighborhood.

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September 11, 2020

James and Jeanne Petullo
1504 Cervantes Place
The Villages, FL 32159

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Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): The area is residential and the traffic will be congestion plus and our neighborhood will be commercial. We loved our country club

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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Wildwood, FL 34785

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Vice Chairman
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Brooksville, Florida 34605

pool
&
Restaurant

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September 11, 2020

Robin & Sandy Milazzo
1507 Cervantes Place
The Villages, FL 32159

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Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s):

1) Traffic on Morse Blvd. (which is 2 lanes) will be excessive.
2) Additional stress will be put on our local amenities, especially during snowbird season.
3) We are being deprived of our Country Club neighborhood.
4) There is ample room

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RE: CASE# DRI2020-0002 to develop

Al Butler, Dist 1
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Wildwood, FL 34785

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multi family residences in the town square.

Board of County Commissioners Sumter County, Florida

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September 11, 2020

ANGELO & JACQUELINE MUSONE
1510 CERVANTES PLACE
THE VILLAGES, FL 32159

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Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *There is already too much road traffic on Morse Blvd already. Don't make it worse. If restaurant and pool were removed, why weren't they replaced instead of having more traffic. More older people will saturate our hospital & urgent care systems.*

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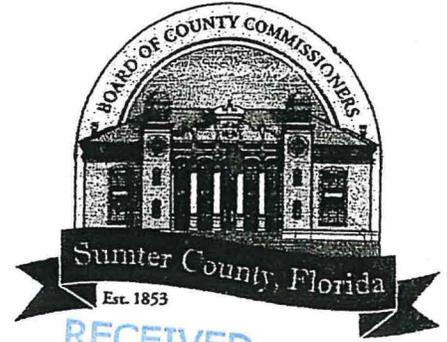
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SEP 16 2020

Sumter County
Development Services

September 11, 2020

John C. Ace 1515 Cervantes Place The Villages

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *I do not want multi-family apartments. I want a country club and restaurant.*

Please return no later than **September 16, 2020**

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Wildwood, FL 34785

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September 11, 2020

Claine Hookman
1516 Cervantes Place
The Villages, FL 32159

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Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *poor environmental developments; will increase problems with drainage, traffic, noise pollution*

Please return no later than **September 16, 2020**

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7375 Powell Road
Wildwood, FL 34785

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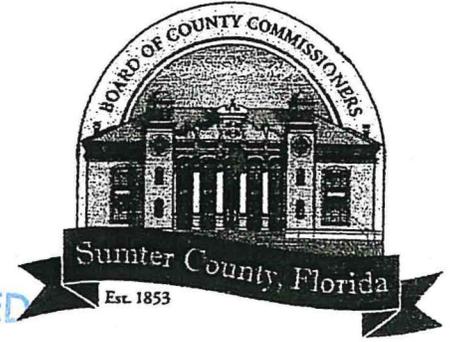
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September 11, 2020

1519 Cervantes Pl, Lady Lake 32159

David A. Shave DAVID A SHAVE 919-637-3111

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *Traffic on Mouse Already Nightmare, Property Values will take a hit, lack of Amenities that we want and are paying for - Debris NO*

Please return no later than **September 16, 2020**

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September 11, 2020

Joseph Reyda & Cindy Brown
1220 De Silva Street
Lady Lake, FL 32159

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Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): When we purchased here, we had a lovely country club pool, bar, and tennis courts. We never expected that to change. Broken promises.

Please return no later than **September 16, 2020**

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Brooksville, Florida 34605

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>



September 11, 2020

KENNETH WHALEY
1305 DESILVA ST
THE VILLAGES, FL 32159

RECEIVED

SEP 16 2020

Sumter County
Development Services

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). The 13th amendment of the Tri-County Villages of Sumter Development of Regional Impact Development Order will be considered at a public hearing.

CASE# DRI2020-0002 - 13th Amendment of The Tri-County Villages of Sumter Development of Regional Impact Development Order includes changing Parcel D12-001J from the Village Center designation to Mixed-Use, and adding multi-family residential as a permitted use in the Mixed Use district.

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): EXCESSIVE TRAFFIC GOING SOUTH ON MORSE BLVD. FROM MY HOME TO 466 or 466A, USED TO GET TO MANY BUSINESSES. ALSO, WHEN I BOUGHT MY LOT IN 1995, THE FOUNDER TOLD ME HE WAS GOING TO BUILD A SUPER CLUB, POOL & RESTURENT BY THE GOLF COURSE

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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
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7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice Chairman
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Wildwood, FL 34785

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

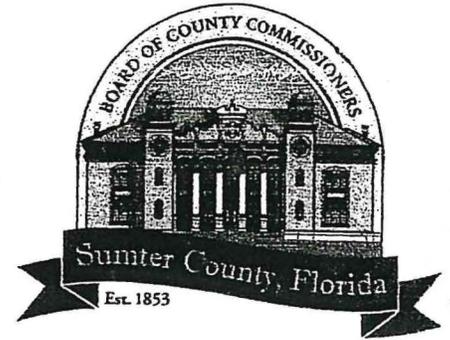
Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

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

WHY WAS IT REMOVED?

Board of County Commissioners Sumter County, Florida

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September 11, 2020

PATRICIA BEAL
1102 PRES A PL.
T.V. FLA, 32159

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SEP 16 2020

Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): NOT WHAT WAS PROMISED BY DEVELOPER

Please return no later than **September 16, 2020**

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RECEIVED
SEP 16 2020
Sumter County
Development Services

September 11, 2020

*Larry & Elaine Hill
1103 Presa Place
Hacienda South*

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I support the above.

I have no comment on the above.

No I do not support the above for the following reason(s):
It changes our life style in a negative way -- traffic etc.

Please return no later than **September 16, 2020**

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September 11, 2020

*Judy & Robert Rodgers
1113 SAN ANTONIO LANE*

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SEP 16 2020

Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *TRAFFIC, Lifestyle Quality we bought here for will NOT be for best. Property values decreased*

Please return no later than **September 16, 2020**

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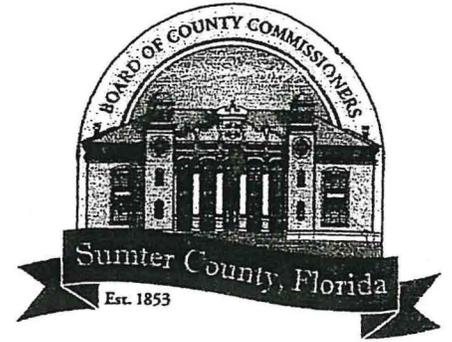
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September 11, 2020

*Allen Chambers
1117 SAN ANTONIO Lane*

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Sumter County
Development

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *Apartment Have No Place Being Built in Residential sections. This will cause more problems with traffic & parking. To say the least - what are they offering us in return? - NOTHING*

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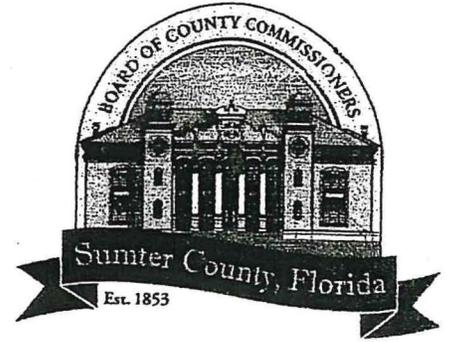
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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *Too much traffic on Mosser; noise pollution 118 San Antonio Sharon Miranda*

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Sumter County
Development Services

MIKE & PAT Wiest

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): TRAFFIC - ON MORSE COUNTRY CLUB TAKEN AWAY
APARTMENT Residents will be UNWILLING to SHARE

"Facilities"

Please return no later than **September 16, 2020**

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

Farnsworth, Sue

From: barbara jacques <baj43@comcast.net>
Sent: Wednesday, September 16, 2020 3:13 PM
To: Holley, Karl
Subject: Case #DRI2020-0002

Since we just received this notification today and a response is due today, we are responding via email.

We DO NOT support changing Parcel D12-001J to Mix-Use whether it be for multi-family residential or garage for hospital employees. Our property is an oversized a pie lot, which includes a Premiere home with a pool and hot tub, directly backs up to the golf cart storage garage and golf course, and for which a premium is paid for a golf course of lot. D12-001J appears to include the golf cart path, golf cart garage/starter shack & maintenance storage facility. Anything other than another country club similar to other country clubs with a restaurant for golfers like the other country clubs will severely diminish the value of our property. Would you want to see a monstrosity huge multi-level apartment complex or parking garage in your back yard? I don't think so. The additional traffic is another issue. We can hardly get out of Hacienda West as it is yet alone adding more traffic as a result of this change.

I realize this is a "done deal" as far as the developer and the Board of County Commissioners are concerned, but I wish they would reconsider this proposal and think about the impact to those residents who used life savings and paid premium prices for their homes so they could live out their dreams.

Thank you.

Vern Hatch and Barbara Jacques

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: chris briggi <chris_briggi@yahoo.com>
Sent: Tuesday, September 15, 2020 2:30 PM
To: Holley, Karl
Subject: Case DRI2020-0002

To Karl Holley and all District Officials

I am NOT in support of this amendment.

The key issues I have:

- decrease in property values.
- increase in traffic on and in our Village of Santo Domingo. Traffic at Morse and Madero is always busy and many accidents (reported and not) have happened around the intersection. Adding more vehicles will only exasperate the traffic issue. As well the location is on a dangerous blind curve.
- increase in Noise and Light Pollution
- loss of Recreational Facilities as promised by the developer.
- loss of our Village to a City. Villages have single family homes. Cities have apartments. We bought in a Village.
- close proximity would allow any apartments to see into my private house.
- concerns over flood plains
- concern over lost habits for local wildlife

Again these are my key concerns. There is a long list of other concerns.

Sincerely
Christopher Briggi
1707 Madero Dr.

Sent from Yahoo Mail for iPhone

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: John DeLuca <golfnutslj@comcast.net>
Sent: Tuesday, September 15, 2020 10:03 PM
To: Holley, Karl
Subject: Case No. DRI2020-2002

To: Karl Hooley, Planning Division, at Sumter County, Fl.

I do not support the Case above for the following reasons:

We live on Madero Drive and see lots of traffic going through this THRU street. It is a short cut way of getting from Morse Blvd to El Camino Real and return. Any additional residents, rental or owner, will add to an already bad situation of traffic load.

In addition, while there are NO THRU TRUCK SIGNS, we have been advised by the County that they are useless, because the signage is placed after the turn in to the street and that is too late for trucks to respond. That means more trucks going through our narrow and curvy residential streets.

Thank You for the opportunity to be heard.

Respectively Yours,

DeLuca John J & Elizabeth L TR
1705 Madero Drive
The Villages, FL 32159

Re: CASE# DRI2020-0002

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Kim Godwin <kingodwin84@yahoo.com>
Sent: Tuesday, September 15, 2020 11:22 AM
To: Holley, Karl
Subject: CASE# DR12020-0002

September 15, 2020

To: Karl Holley - Sumter County Planning Division

I do not support the above for the following reason(s):

*My property value will be negatively affected by increased traffic on an already busy road and on a dangerous curve
*My property value will be negatively affected by visual of a multi-story building from my property *My property value will be negatively affected by the loss of surrounding golf courses

Thank you,
GODWIN MICHAEL J & KIM L
1703 MADERO DR
THE VILLAGES, FL. 32159

Sent from my iPad

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Farnsworth, Sue

From: Barbara Mangels <fijitheta@yahoo.com>
Sent: Tuesday, September 15, 2020 1:23 PM
To: Holley, Karl
Subject: Case# DRI2020-0002

Mr Karl Holley

I am NOT in support of the change from Village Center designation to Mixed-User. This entire scenario has been poorly handled by the powers that be. We, who are near where HHCC used to be, are being dealt the probability of added traffic and accidents on Morse Blvd, a decrease in property values and even more traffic on Madero Drive, where I live. Our way of living is being altered as you make these changes to our area. We bought the lot for our home in 1997 BECAUSE of it's proximity to HHCC! Apartments will NOT be an asset to this single family neighborhood! We moved here years ago to live in the Villages, not in a city full of apartment dwellers.

You have never had the courtesy to show us what it is you plan to build. We really need a country club in our area with a nice restaurant like we had before.

Harold Schwartz would NEVER approve of what is being proposed!!

Barbara Mangels
1702 Madero Dr

Sent from my iPhone

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Farnsworth, Sue

From: Maria Guerrero <mguerrera93@gmail.com>
Sent: Tuesday, September 15, 2020 6:34 PM
To: Holley, Karl
Subject: Case# DRI2020-002

September 15, 2020

Dear Sumter County Commissioners,

We just this afternoon (September 15, 2020) received your letter regarding **CASE # DRI2020-0002 13th Amendment of the Tri-County Villages of Sumter Development of Regional Impact Development Order includes changing Parcel D12-001J from the Village Center designation to Mixed-Use, and adding multi-family residential as a permitted use in the Mixed Use district.**

We, **James H Journey and Maria G Guerrero**, of 1104 Presa Place, The Villages 32159, **adamantly oppose to any change in the current designation.**

There are several reasons, all personally impacting our quality of life. When we purchased our home, we paid a premium to be on a golf course and next to a country club. We bought in a fully developed area and expected it to remain in the same condition. We did not choose to live in a high density area. Had there been an apartment complex right behind or closely adjacent to the property we purchased, we would not have purchased it.

A change to multi-family residential will have very negative on our home and decrease its monetary value.

The reason for this is that there will be a significant increase in noise pollution (cooling and heating units, garbage pickup, parking noise at all times of night, partying by the dwellers), light pollution (security lights, lights from the apartments, cars coming and going at all times of night), and traffic (an increase of anywhere from 286 – 500 plus cars on a two lane road will significantly impact our ability to get in and out of Hacienda South. As it is, during the busy season, we have to wait at least 5 plus minutes get out of our area. Roads will deteriorate at a much faster rate. Furthermore, the impact on the use of the amenities by current homeowners will be severely curtailed. As it is, it is very difficult to use the recreation centers and the golf courses during the busy season, with an additional 500 plus number of people to use those facilities, usage for us will be severely limited. If we cannot enjoy the lifestyle we purchased, why live here? The point is, we bought a home in a single family development area and not to be in the middle of high density apartments.

If you the Commissioners, are the least bit concerned about the welfare of the current residents and taxpayers, you will deny the above amendment.

Thank you,

James H Journey
Maria G Guerrero
1104 Presa Place
The Villages, FL 32159
Mguerrera93@gmail.com

Farnsworth, Sue

From: Jennifer Parry <paradisepalm1@gmail.com>
Sent: Tuesday, September 15, 2020 7:35 PM
To: Holley, Karl
Subject: RE: CASE#: DRI2020-0002

September 15, 2020

RE: CASE#: DRI2020-0002

-

To the Board of County Commissioners Sumter County, Florida

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I am writing in response to the letter that I received in the mail regarding. CASE# DRI2020-0002-

I **DO NOT** support the 13th Amendment of The Tri-County Villages of Sumter Development of Regional Impact Development Order includes changing Parcel D12-001J from the Village Center designation to Mixed-Use, and adding multi-family residential as a permitted use in the Mixed-Use district.

I do not want to have a multi-family unit placed in my neighborhood. I purchased a home for a premium amount, located on the golf course with a country club (that has now been torn down). I purchased this home for enjoyment of a residential neighborhood. It was marketed by the villages for a residential community offering recreational facilities, and country clubs. Come and enjoy the villages lifestyle says the developers, as it is all being taken away from our neighborhood.

This will also negatively affect our neighborhood property value, increase traffic volume and noise.

Sincerely,

Jennifer Parry

Farnsworth, Sue

From: chasgill@gmail.com
Sent: Tuesday, September 15, 2020 9:40 PM
To: Holley, Karl
Subject: Sumter County Case DRI2020-0002

Importance: High

Sumter County Case DRI2020-0002

To: Mr. Karl Holley

Date: 09/15/2020

Case # DRI2020-002 - 13th Amendment of The Tri-County Villages of Sumter Development of Regional Impact Development Order includes changing Parcel D12-001J from the Village Center designation to Mixed-Use, and adding multi-family residential as a permitted use in the Mixed Use district.

Mr. Holley,

I respectfully, but vehemently oppose adding "multi-family residential" to Parcel D12-001J for the following reasons:

The Developer owned Hacienda Hills Championship Golf Course Country Club property (Recreational Facility) is surrounded by 20+ year old established privately owned single family properties. Many of those properties were purchased at a premium because they were located on, or close to the Championship Golf Course Country Club supporting the extensively marketed Lifestyle features such as a 'fine restaurant', pool, whirlpool, championship golf club, tennis, etc. That was a deciding factor for many of us who have lived in a country club neighborhood and environment in the past.

There are many vacant land areas in The Villages where a multi-family residential structure could be built without disturbing the extensively marketed Lifestyle we bought into. I find it difficult to believe the 3rd generation Morse family would not understand this valuable Lifestyle feature, since Championship Golf Course Country Clubs are a major topic in literally every Villages marketing venue.

Everyone knows the best advertisement for businesses is the 'referral' network. If a company loses focus on this fact it could eventually destroy the company! It's amazing how far and wide the current actions are communicated with folks stuck at home due to COVID.

Think of the volume of traffic this would add to Morse Boulevard. Even widening Morse won't help local residents merge into the Morse traffic flow.

Now for a possible recommendation/consideration:

I suspect the Morse family wants to increase monthly revenue income from their investment in the former Hacienda Hills Championship Golf Course and Country Club property. Why not build a beautiful structure containing an indoor pool, hot tub/whirlpool, family type restaurant, dance floor with pre-recorded music, and make it similar to our former Katie Bells. Katie Bells was very popular, and frequented by large crowds of participants. In my opinion it simply was NOT managed properly. And we would think that both of the well-established family restauranteurs would love to have the restaurant and could be successful. Why not start with Demshar's or TooJays!

Eliminate the 'negative attitude' that many residents certainly have developed about this proposed change, and bring back the positive feeling that promotes good will, and ultimately increases sales and revenue. Gary Morse certainly realized this!

I wish the best for our valued residents along with continued success for the Morse Family.

Chuck Gill
1512 Cervantes Pl
The Villages, FL 32159
Cell 352-250-9170

Farnsworth, Sue

From: Judy & Steve Wilson <warren97@embarqmail.com>
Sent: Tuesday, September 15, 2020 2:42 PM
To: Holley, Karl
Subject: DRI2020-002

Dear Planing and Zoning Special Master **and** the Sumter County Commission:

In connection with the above captioned application, my husband and I are COMPLETELY AGAINST granting this change of use.

The application states that the reason for this Change of Use request is based on "The amendment is needed because there is a strong demand for additional multi-family residential in The Villages. Adding more multi-family also further expands the types of housing units."

If more apartments (multi-family) units are needed then they should be built in an area ALREADY zoned for the construction of apartments. (Requesting this change of use is as CLOSE TO SPOT ZONING AS IT GETS).

If you allow this change of use then Your Boards are NOT holding the Developer to the same standards and zoning regulations that all other builders/developers must adhere to. An apartment complex should be built in a zone that allows for multi-family NOT for the developer to request and be granted a Change of Use **AFTER THE FACT!**

Also, for these Boards to grant a "change of use" so that the developer can build an apartment complex in an area that, **for over 25 years has been designated AND SOLELY USED FOR SINGLE FAMILY RESIDENCES ONLY** would be arbitrary and capricious AND it would be completely out of character with the neighborhood. The adverse affect these proposed apartments would have on the value of the homes in this area is an unfair burden to put on retirees living on a fixed income whose homes might possibly be worth less than what they originally paid for them.

In the applicant's own Unified Comprehensive Plan from May 2017 states, "Protect and enhance the quality of life by encouraging the most appropriate use of land and resources CONSISTENT WITH THE PUBLIC INTEREST by directing development to those areas with the capacity to accommodate growth in economic and environmentally acceptable manner."; "Proposed re-zonings and future land use map amendments of blighted areas and nonconforming uses shall be compatible with the desired character of the community."; AND LAST BUT NOT LEAST, "Zoning districts and the use permitted within them shall be compatible with the character of the neighborhood or community. In the context of this comprehensive plan, the term "compatible" shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term "compatible" does not require land uses to be similar in type or scale. Land development regulations shall provided standards to assure compatibility of proposed projects with surrounding land uses: (a) New residential development shall be

compatible with the predominant housing type in the surrounding neighborhood; (b) Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;"

THE APPLICANT DOESN'T SEEM TO BE ADHERING TO HIS OWN COMPREHENSIVE PLAN (unless, this is yet another thing that has been amended since May, 2017).

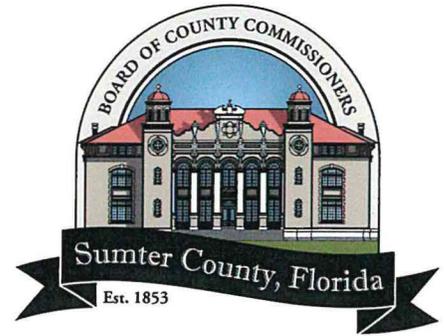
In this instance and due to the above, THE MAJORITY OF THE RESIDENTS ARE COMPLETELY AGAINST THIS CHANGE OF USE BEING GRANTED. OUR VOICES SHOULD BE HEARD, and these Boards, in your capacity as representatives of the residents within your community should vote accordingly. .

Respectfully, Judy Wilson

This email has been scanned by the Symantec Email Security.cloud service.
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Board of County Commissioners Sumter County, Florida

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



September 11, 2020

HUMBAR D KENNETH G
1235 CABELLA CIR
THE VILLAGES, FL 32159

RECEIVED
SEP 16 2020
Sumter County
Development Services

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). The 13th amendment of the Tri-County Villages of Sumter Development of Regional Impact Development Order will be considered at a public hearing.

CASE# DRI2020-0002 - 13th Amendment of The Tri-County Villages of Sumter Development of Regional Impact Development Order includes changing Parcel D12-001J from the Village Center designation to Mixed-Use, and adding multi-family residential as a permitted use in the Mixed Use district.

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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 karl.holley@sumtercountyfl.gov **Please include the case number on all emails.** Questions should be directed to Karl Holley 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): See attached 9-15-20

Kenneth Humbar d

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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
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Garry Breeden, Dist 4
Vice Chairman
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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

September 15, 2020

RE: CASE# **DR12020-0002**

**Board of County Commissioners
Sumter County, Florida
7375 Powel Road, Suite 200
Wildwood, FL 34785**

My wife and I moved to The Villages to relax. We each worked 57 years...from age 13 to age 70. We scrimped and saved; we used coupons and bought items on sale; we made sacrifices. Now, we want to “enjoy our country-club lifestyle and amazing retirement honeymoon; we want to live our dreams.”

We have “marketed” The Villages to countless friends and family throughout the United States. Many guests have visited our home where they enjoyed the “Lifestyle.”

Now we are faced with our bubble being broken by major changes in our lifestyle and dreams.

The developer may be “Continuing the Dream” but it appears to be his dream. What about the dreams of the people who have purchased homes, moved money and investments to The Villages facilities, dined at the restaurants, played games at the rec centers, etc.

Based on our experience as previous owners of 133 apartments, 4 commercial rentals, and current owners of nine single family homes (4 in Ohio and 5 in The Villages), we have concerns including:

- HOW MANY apartments will be on the Hacienda site? 50? 100? 286? 50 is a concern, but not a “tragedy.” We have heard some residents may even move so they don’t have the burden of ownership.
- What other sites will have apartments, and how many will be at each site?
- Height/location of the building(s). Will someone on 7th floor look in my kitchen window with binoculars?
- Lights – will this be a glowing tower in the dark? Part of it may overlook a street; will the other part overlook the Hacienda or other residential neighborhoods where apartments are built?
- Noise – cars coming and going day and night, pickleball bouncing, horseshoe clanking, apartment resident social gatherings in outside common areas, increased “neighborhood” frequency of EMS and fire calls.

Prior to moving to The Villages, my wife and I owned two mid-rise buildings. Firelands Retirement Center, a seven-story building with 77 apartments in Lorain, OH, and Fort Stephenson House, a five-story building with 56 apartments and 4 commercial spaces in Fremont, Ohio. Each building includes adjacent land for parking, patios for socializing, flower gardens, laundromats for use by residents only, and interior rooms for socials. The Fort had a public dining room (closed after we sold the building). Both buildings have interior postal stations with mailboxes like our mailboxes here. Both buildings are pet friendly.

RE: CASE# **DR12020-0002**
Board of County Commissioners
September 15, 2020

Occasionally if we worked late in Lorain, we would go to the waterfront boardwalk on Lake Erie and from the distance, we could see our 7-story building. In fact, we could see lights on in the apartments. We saw the parking lot lights and security lights at the top of the building.

The Fort in Fremont is five-stories. We could drive across the State Street Bridge and dine at a restaurant on the Sandusky River, and see the apartment building. It is the tallest building in Fremont, and we could see the lights shimmering in the evening twilight. In fact, at Christmas one year, our local newspaper wrote a front-page story "Fort Stephenson House Lights the Way to the Holidays." We had placed a huge star on the top of the building, and many residents decorated their windows with Christmas lights and candles. That building is secure with ample parking lot lights and security lights at the top of the building.

BOTH buildings are in COMMERCIAL areas of the communities. Firelands is in the downtown area of Lorain, next to a hotel with a church in the rear. The Fort is on the main street which runs through Fremont, between a Jazzercise studio and an employment agency.

In other words, two buildings (one with 77 apartments; one with 56 apartments) are not nestled in a housing development with premier/designer homes.

Because we housed elderly, there were frequent fire alarms (burning food because they took a nap), and frequent ambulances because they were old. YES, we have ambulance calls here...but Hacienda North is a village of 87 homes. A high rise building with 286 apartments and likely 400 or more occupants. By adding 400 people to our neighborhood, we are going to hear fire alarms and ambulances in our back yards.

The Lofts are lovely, but they are not in the middle of a beautiful golf course surrounded by beautiful homes.

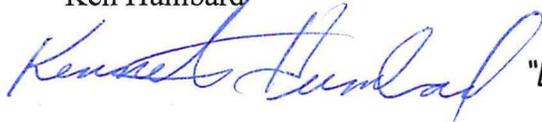
Unfortunately, the developer is not telling the residents the plans of where the rooftops will be built. This is creating anger, speculation, stress, work by committees and residents volunteering to stop the building of apartments and closing of facilities.

Perhaps if the developer shares the plans and ideas, we will know if we should be angry and upset.

I did my due diligence, and then purchased five homes in The Villages, all north of 466. One is my primary residence, and four are rentals. I purchased them because I believed my financial investment in homes would provide a favorable return on my investment. Now the developer is changing the beautiful environment, as well as the recreation and dining options. What is going to happen to the value of my investment of over \$1,200,000 in homes and improvements.

We understand the huge financial benefit of **MARKETING and PUBLIC RELATIONS. A good relationship with your customers and the public are worth their weight in gold.**

Ken Humbard

 "Living Our Dream"

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>



September 11, 2020

CHARLES & SANDRA GILL
1512 CERVANTES PL
THE VILLAGES, FL 32159

RECEIVED

SEP 16 2020

Sumter County
Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): BROKEN PROMISES
WANT COUNTRY CLUB ATMOSPHERE, TRAFFIC PROBLEMS
ROAD NEEDS TO BE WIDENED,

Please return no later than September 16, 2020

RE: CASE# DRI2020-0002

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(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
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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

Sumter County Case DRI2020-0002

To: Mr. Karl Holley

Date: 09/15/2020

Re: Case # DRI2020-002 -13th Amendment of The Tri-County Villages of Sumter Development of Regional Impact Development Order includes changing Parcel D12-001J from the Village Center designation to Mixed-Use, and adding multi-family residential as a permitted use in the Mixed Use district.

Mr Holley,

I respectfully but vehemently oppose adding “multi-family residential” to Parcel D12-001J for the following reasons:

- **The former privately owned Hacienda Country Club property is surrounded by privately owned properties. Many of those properties were purchased at a premium because they were close to a country club containing amenities such as a ‘fine restaurant’, pool, whirlpool, golf club, tennis, etc. That was a deciding factor for many of us who have lived in a country club neighborhood and environment in the past.**
- **There are many vacant land areas in The Villages where a multi-family residential structure could be built without disturbing the ‘quality of life’ we bought into. I find it difficult to believe the 3rd generation Morse family would not understand this valuable amenity.**
- **Most everyone knows the best advertisement for most businesses is the ‘referral’ network. If a company loses focus on this fact it could eventually destroy the company!**
- **Think of the volume of traffic this would add to Morse Boulevard. Even widening Morse won’t help local residents merge into Morse traffic flow.**

Now for a recommendation/consideration:

- **I understand the wish of the Morse family is to increase monthly revenue income from their investment in the former Hacienda Country Club property. Why not build a beautiful structure containing an indoor pool, hot tub/whirlpool, family type restaurant, dance floor with pre-recorded music, and make it similar to our former Katie Bells. Katie Bells was very popular and frequented by large crowds of participants.**
- **Eliminate the ‘negative attitude’ that many residents certainly have about this proposed change, and bring back the ‘positive feeling that promotes good will.**

I wish the best for our valued residents along with continued success for the Morse Family.

Chuck Gill

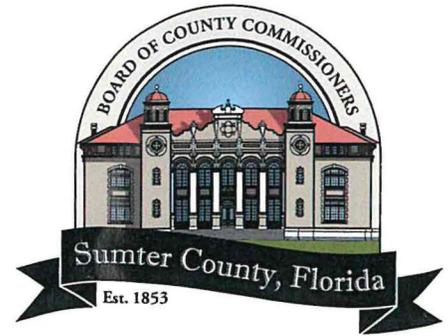
1512 Cervantes Pl

The Villages, FL 32159

Cell 352-250-9170

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September 11, 2020

KOUTZAROV IVAN & CAROLYN
1206 CABELLA CIR
THE VILLAGES, FL 32159

RECEIVED

SEP 16 2020

Sumter County
Development Services

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_____ I support the above.

_____ I have no comment on the above.

I do not support the above for the following reason(s): SEE ATTACHED LETTER

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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

Don Burgess, Dist 3
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Bushnell, FL 33513

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

Response your letter dated Sep. 13,2020

September 16, 2020

There are 1001 reason why this project should not be built. I will not lose my time as you well know the reasons. You are well aware what is happening and you are helping him to realize his money dreams. This meeting is nothing else than a Dog and Pony Show with a known with a known result.. The fast track approach is to avoid defeat in November. You can 't continue to use the mushroom theory.. 'keep them in the dark feed them sh..keep them happy' '

You can inform the developer that unless he stops the destruction of the old parts of the villages, I will DO what it takes to stop his sophisticated Time-Sharing Enterprise. There are many way to skin a fat cat. I CAN'T ALLOW HIM TO MAKE MORE MONEY OFF MY BACK AND ALL THE OTHER VILLAGERS.

IVAN KOUTZAROV

Cell 305 4677321



PS My normal blood pressure is 125. This morning is166. That has to stop. Is this what he advertises 'worry-free life forever''

Board of County Commissioners Sumter County, Florida

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September 11, 2020

FITZPATRICK PHYLLIS P TRUSTEE
1214 CABELLA CIR
THE VILLAGES, FL 32159

RECEIVED

SEP 16 2020

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Development Services

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): See Attached LETTER

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

County Attorney
The Hogan Law Firm
Post Office Box 485

Case # DR12020-0002

County Commissioners:

In response to your letter I do not want multi family residential to be approved in Parcel D12-001J. Please listen to the people. You well know what we feel north of Rt. 466.

Our promised lifestyle is going down the drain

We love the villages, please keep our lifestyle!!

We only received our letter today in the mail Sept. 14th. the letter is due back on the 16th. Do you think that is enough time for PROPER RESPONSE ?

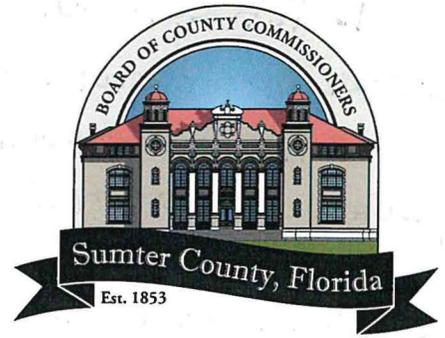
Phyllis Fitzpatrick

Phyllis Fitzpatrick
1214 Cabella Cir
The Villages Fl 32159

See attached letter

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



September 11, 2020

OBURN ROBERT P & PATSY N
1524 CERVANTES PL
LADY LAKE, FL 32159

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I do not support the above for the following reason(s): _____

See reverse.

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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

1. H.A.C.C. was a non amenity, 'Recreational Facility that according to our D&R. Dev. is to maintain in perpetuity.

2. H.A.C.C. is marketed as a Brand feature during Lifestyle preview visits, on marketing materials, and by Villages Realtors.

3. Hacienda Champion Golf course Country Club established premium priced homes along the course. Front and additional price premium walkable to the Golf course Country Club, therefore the Dev actions immediate decrease home values.

Location Map for Parcel D12-001J



4. Hacienda is a laid back 20 year established neighborhood that enjoys multigenerational owners and is experiencing a wave of new residents. The new residents study the entire Villages before purchase and choose the established idyllic area because it is NOT Brownwood or Finney. It is aesthetically and culturally offensive to insert apartments in place of the H.A.C.C.

5. Light, noise, dogs, crime and traffic will add to the change which will further decrease property values.

6. Decrease value of Hacienda Championship Golf course without a restaurant.

7. The Villages played dirty pool to residents by threatening and coercing the Amenity Authority Committee (AAC) to change use for assisted/independent living to multiuse family apartments and giving up the associated fee. If you approve the request you are financially responsible for the environmental review actions which is illegal.

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>



September 11, 2020

*Joe + Karen Weber
1508 Cervantes PL
The Villages, FL 32159*

RECEIVED

SEP 16 2020

Sumter County
Development Services

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). The 13th amendment of the Tri-County Villages of Sumter Development of Regional Impact Development Order will be considered at a public hearing.

CASE# DRI2020-0002 - 13th Amendment of The Tri-County Villages of Sumter Development of Regional Impact Development Order includes changing Parcel D12-001J from the Village Center designation to Mixed-Use, and adding multi-family residential as a permitted use in the Mixed Use district.

The dates and times of the hearings shall be as follows:

Planning and Zoning Special Master - September 21, 2020, 6:00 PM
County Commission (1st Reading) - October 13, 2020, 5:30 PM
County Commission (Final Reading) - October 27, 2020, 5:30 PM

All hearings will be held at **The Everglades Recreation Center, 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 karl.holley@sumtercountyfl.gov Please include the case number on all emails. Questions should be directed to Karl Holley 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): *See attached letter.*

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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

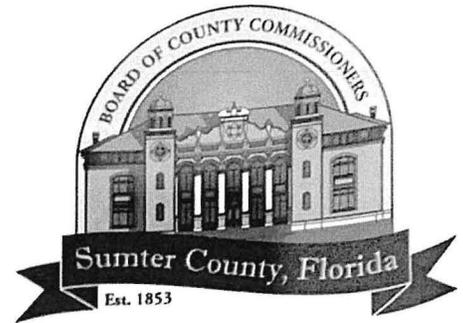
County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

From: Karen Weber jkw72107@gmail.com
Subject: Re: Board of County Commissioners letter
Date: Sep 15, 2020 at 11:12:25 AM
To:

Diana Iam in Maryland. Here is my comment: "Dear County Commissioners, We built our house in 1997 on Cervantes Place Hacienda North on the 9th hole of the Oaks course with a country club in place and a beautiful championship golf course and of course we paid more money for this property. We enjoyed the country club when our families and friends came to visit and that's where we would go to Hacienda pool, to the tiki bar and the restaurant. We played golf on Hacienda Hills, we purchased clothing from the pro shop and we were proud to wear the Hacienda Hills logo as our club. We are appalled that the new young owners of The Villages are putting our lives at risk on Morse Boulevard adding 200-300 or more cars coming in and out of that location on to that small street. The street has needed to be widened for traffic for 10 years now. We were in an accident on Morse Blvd at Madura in our golf cart with another golf cart in February 2008 and I was airlifted to Orlando hospital with life-threatening injuries. It was due to the traffic on Morse Boulevard way back then. And now the devaluation of our property is a major lifestyle change and major disappointment. Please reconsider this high rise apartment building in our residential neighborhood and give us another country club restaurant and pool and pro shop that we paid for and deserve. Thank you for your consideration. Joe and Karen Weber, 1508 Cervantes Place, Hacienda North. "

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>



September 11, 2020

RECONNU DAVID A (LE)
1710 MADERO DR
THE VILLAGES, FL 32159

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). The 13th amendment of the Tri-County Villages of Sumter Development of Regional Impact Development Order will be considered at a public hearing.

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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 karl.holley@sumtercountyfl.gov **Please include the case number on all emails.** Questions should be directed to Karl Holley 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): *My property values go down and tons more traffic on Morris which is crowded now*

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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
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215 East McCallum Avenue
Bushnell, FL 33513

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



August 28, 2020

Karl Holley
7375 Powell Road
Wildwood, FL 34785

Re: Villages of Sumter, DRI
11th Amendment - Zoning

Dear Mr. Holley:

Please accept this letter, application fee, application and documents as our request for approval of the Second Amendment to the Memorandum of Agreement for the development of Sumter Landing Downtown.

We request that this be placed on the September 21, 2020 Planning and Zoning Board Agenda. We also request that the County Commission act on the recommendation of the Planning & Zoning Board at their October 13, 2020 and October 27, 2020 meeting for Final Reading.

If you have any questions or require any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Dzuro', is written over the word 'Sincerely,'.

Martin L. Dzuro, V.P.
The Villages Operating Company
3619 Kiessel Road
The Villages, Florida 32163
(352) 753-6262
marty.dzuro@thevillages.com

Prepared by:

Jo O. Thacker
Nelson Mullins
390 N Orange Avenue
Suite 1400
Orlando, FL 32801

SECOND AMENDMENT TO MEMORANDUM OF AGREEMENT

THIS SECOND AMENDMENT TO MEMORANDUM OF AGREEMENT (“Second Amendment”) is dated this 20th day of August, 2020 between **SUMTER COUNTY**, a political subdivision of the State of Florida (the “County”), **THE VILLAGES OF LAKE-SUMTER, INC.**, a Florida corporation (“The Villages”) and **THE VILLAGES OPERATING COMPANY**, a Florida corporation (the “ Operating Company”).

RECITALS

1. The County and The Villages are parties to a Memorandum of Agreement for the development of the Sumter Landing Downtown which is recorded in Official Records Book 1044, Page 793, Public Records of Sumter County, Florida (the “Memorandum of Agreement”) and the County and The Villages entered into a First Amendment to Memorandum of Agreement dated September 26, 2006, as recorded in Official Records Book 1660, Page 255, Public Records of Sumter County, Florida (the “First Amendment”) collectively the “Memorandum of Agreement”).
2. Operating Company is the owner of the property described in **Exhibit “A”**.
3. At this time, the County and The Villages wish to amend the Memorandum of Agreement to define the Permitted Use of the Property described in **Exhibit “A”**.

NOW, THEREFORE, in consideration of the mutual covenants, herein contained and other good and valuable consideration, the parties agree as follows:

1. The Memorandum of Agreement is amended as to the Permitted Use allowed as to the property described in **Exhibit “A”** as follows:

Permitted Uses: Any commercial, institutional, single family residential and multi-family residential use as permitted in the DRI.

2. All other terms of the Memorandum of Agreement shall remain unchanged.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and your first above written.

BOARD OF COUNTY COMMISSIONERS
SUMTER COUNTY, FLORIDA

Steve Printz, Chairman

ATTEST:

_____, Clerk

WITNESSES:

THE VILLAGES OF LAKE-SUMTER, INC., a Florida corporation

Jennifer A. Peters
Name: Jennifer A. Peters

Vicki C. Suber
Name: Vicki C. Suber

Ryan McCabe
By: Ryan McCabe
Name: Ryan McCabe
Title: Vice President
Date: _____

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of August, 2020, by Ryan McCabe, as Vice President of THE VILLAGES OF LAKE-SUMTER, INC., who is personally known to me or who has produced _____ as identification.

(Seal)



Vicki C. Suber
Notary Public - State of Florida
Print Notary Name: Vicki C. Suber
My Commission Number is: _____

WITNESSES:

THE VILLAGES OPERATING COMPANY, a Florida corporation

Jennifer A. Peters
Name: Jennifer A. Peters
Vicki C. Suber
Name: Vicki C. Suber

By: [Signature]
Name: Martin L. Dzuro
Title: Vice President
Date: 8/20/20

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of August, 2020, by Martin L. Dzuro, as Vice President of THE VILLAGES OPERATING COMPANY, who is personally known to me or who has produced _____ as identification.

(Seal)



[Signature]
Notary Public - State of Florida
Print Notary Name: Vicki C. Suber
My Commission Number is: _____

Exhibit "A"

Building Area 1, 9, 16 and 26 of Lake Sumter Landing Downtown Replat as per Plat thereof, recorded in Plat Book 13, Pages 22, 22, 22 A-F of the Public Records of Sumter County, Florida.

**SUMTER COUNTY
MEMORANDUM OF AGREEMENT AMENDMENT**

**PLANNING AND ZONING SPECIAL MASTER
September 21, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020
October 27, 2020**

CASE NO.: MISC2020-0006

LAND OWNER: The Villages Operating Company

REPRESENTATIVE: Martin L. Dzuro

REQUESTED ACTION: Amend the Memorandum of Agreement for the Sumter Landings Downtown to include Single and Multi-Family Residential as permitted uses.

PARCEL NUMBERS: D23SL001, D23SL009, D23SL016, and D23SL026.

LEGAL DESCRIPTION: BUILDING AREA 1 LAKE SUMTER LANDING DOWNTOWN REPLAT PB 13 PGS 22-22F; and BUILDING AREA 9 LAKE SUMTER LANDING DOWNTOWN REPLAT PB 13 PGS 22-22F; and BUILDING AREA 16 LAKE SUMTER LANDING DOWNTOWN REPLAT PB 13 PGS 22-22F; and BUILDING AREA 26 LAKE SUMTER LANDING DOWNTOWN REPLAT PB 13 PGS 22-22F.

EXISTING ZONING: RPUD

EXISTING USE: Commercial

FUTURE LAND USE: Mixed-Use

PARCEL SIZE: 5.76 Total Acres

LOCATION:

Lake Sumter Landings Downtown, The Villages

SURROUNDING LAND USE AND ZONING

The application sites are currently developed for various commercial uses as part of an integrated urban core. The subject properties and all surrounding properties are zoned RPUD and have a Future Land Use designation of Mixed-Use.

CASE SUMMARY

In February of 2003, Sumter County and The Villages of Lake Sumter executed a Memorandum of Agreement defining the limits of the Sumter Landings Downtown and providing for allowable land uses and development standards. The Villages Operating Company is requesting an amendment to the Memorandum of Agreement to add single and multi-family to the list of permitted uses for the four identified parcels.

CASE ANALYSIS:

Section 13-313 (d), *General Administration of Amendment and Permit Applications- Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments. Since the Memorandum of Agreement controls allowable uses for Lake Sumter Landings under the DRI Development Order and the Master Plan associated with the RPUD zoning, the standards of 13-313 (d) are utilized:

- a) Change of conditions, or absence of changed conditions.
There are no significant changes to the conditions associated with the four identified parcels.
- b) Community need, or lack of community need.
The need for additional housing alternatives in Sumter County is supported by the current development and planned development of a number of multi-family residential projects. An assessment of the multi-family rental market in Sumter County conducted in 2018 by the Sumter County Economic Development Office indicated significant unmet demand for multi-family rental housing.
- c) Benefits to the community.
The addition of residential uses to the list of allowable uses in Lake Sumter Landings will provide additional economic flexibility to the property owner and potentially result in meeting additional housing needs.
- d) The rights of private property owners.
The applicant owns all properties adjacent to the four parcels that are the subject of the application. The closest residential property not under the ownership of the applicant is approximately 220 feet from the boundary of the closest subject parcel.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

The subject properties have a land use of Mixed-Use and a zoning of RPUD. The subject properties are identified in The Villages Master Plan as “Town Center”, which is defined by the Sumter County Land Development Code (Section 13-200) as follows:

Town center means a mixed-use area within a community that is designed to optimize pedestrian activity. Town centers are characterized by having many of the following characteristics; a mix of retail, office, entertainment, institutional and sometimes residential uses; on-street parking and shared parking with parking lots often in the interior of blocks or to the rear of buildings; buildings directly abutting the sidewalk and often each other; building overhangs that extend over the sidewalk, and typically have some two- or three-story buildings. Town centers must be developed under RPUD zoning. The requested change is consistent with the current designation of the property.

The Mixed-Use Land Use is established by Policy 1.2.7 of the Sumter County Unified Comprehensive Plan. This policy provides that “*the master site plan for the related DRI or PUD must include a minimum of three (3) distinct land uses (residential, commercial, office, industrial, institutional, public services, parks and open space).*” This provision indicates that residential use is anticipated in the Mixed-Use district and is therefore consistent with the applicant’s request.

The RPUD zoning district is established by Section 13-422 of the Sumter County Land Development Code. The purpose and intent of the district is as follows:

“ ...to provide lands which are suitable for planned residential communities, multi-family or mixed-use residential/commercial developments, on relatively large tracts of land under unified ownership or control, while encouraging coherent, flexible and creative concepts of site planning.”

The requested change is consistent with the purpose and intent of the RPUD zoning district.

Other Comprehensive Plan policies supporting approval of the application include: Policy 1.1. 2. *Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:*

- a. Focus urban development to areas with appropriate existing or planned infrastructure;*
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;*
- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;*
- e. Encourage the clustering of dwellings by providing incentives such as allowing shared access drives, zero lot lines, and density bonuses.*

Policy 1.4.8 Cluster Development Objective 1.5 Residential Land Uses

Designate and promote sufficient areas for quality residential development by focusing residential densities to the urban areas and municipalities where public services are available, while protecting the rural character of the agricultural district.

Policy 6.1.3 Allocation of Mixture of Housing Densities and Types

The County and Cities shall provide space for future growth and development with proposed land uses on the Future Land Use Map allowing a mixture of residential densities and housing types to increase the opportunity for future housing to accommodate different income groups, groups with special needs, and for all current and future residents.

Based upon the foregoing, staff deems the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 27 (Support/no comment) 4 (Oppose) 18

Map 1
General Location of MISC2020-0006

Lake Sumter Landings Location Map



Farnsworth, Sue

From: tm3130@aol.com
Sent: Tuesday, September 15, 2020 12:08 PM
To: Holley, Karl
Subject: CASE # MISC2020-0006 MOA FOR LAKE SUMTER LANDING

Hi Karl,

We spoke briefly the other day, and I appreciate your time. Regarding the above:

I DO NOT SUPPORT CASE # MISC2020-0006 FOR THE FOLLOWING REASONS:

1. With all of the growth taking place within 3 miles of Lake Sumter Landing, and I am referring to the **planned apartments across the bridge off of Rt. 466**, the **LAST THING WE NEED IS MORE APARTMENTS!** Prior to the Corona Virus, when the Town Square was up and running, it was always packed and difficult to find parking and seating. With all of the growth down south, people were coming up to Lake Sumter Landing to enjoy the town square.

2. Look at all of the **new homes and apartments going up on Rt. 466A**. More people and more congestion. Same holds true for **Spanish Springs, and Hacienda Hills Country Club**.

3. Based on what I read this morning about the meeting in Spanish Springs, even though people objected and voiced their opinions against apartments in Spanish Springs, and the Zoning Board Members voted against it, **the owner of the project still has the last word**. Why are we wasting every body's time, when they will do what they want to do anyway.

When we settled here in 2005, The Villages was a great choice for retirement. Everything we wanted, and very affordable. With what I see happening now, the future looks like an overcrowded

retirement community where traffic will bring everything to a halt, movie theaters overcrowded, restaurants with long wait lines, etc. I might as well go back up North and retire up there. Very disappointed with the Morse family!

Tom Materazo

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Margaret Finch <maggiefinch@mac.com>
Sent: Wednesday, September 16, 2020 10:33 AM
To: Holley, Karl
Subject: Case # MISC2020-0006

To whom it may concern,

I DO NOT support the proposed Sumter Landing Downtown Planning change.

I have enjoyed living in Lake Shore Cottages since 2010. Part of my reason for purchasing a high end expensive home in this neighborhood was to take advantage of the amenities in Sumter Landing without having to drive.

I believe the proposed changes would detract from the ambiance of the square and increase congestion.

In addition, I do not believe that adequate notice of the proposal or time to respond was provided to all residents of The Villages. A change of this magnitude should be addressed with public forums to outline the changes in detail. To my knowledge, this has not occurred.

Respectfully,

Maggie Finch
maggiefinch@mac.com
853 South Shore Lane
The Villages, FL 32162
)

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Donna Angel <da.angel58@gmail.com>
Sent: Tuesday, September 15, 2020 12:14 PM
To: Holley, Karl
Cc: Donna Angel
Subject: Case #MISC2020-0006

Case #MISC2020-0006

I support the above

I have no comment on the above

I do not support the above for the following reason:

I live in the Lakeshore Cottages area and I/we will be negatively impacted by 2 of the parcels that are currently being proposed.

I vehemently oppose this proposition for many reasons. Foremost, of all the multi-family / single family re-zone conversions currently in process or review, this proposal is the ONLY one that infringes upon homes that are currently next to 2 parcels.

Also, this area does not have proper egress and ingress for the volume of people and traffic that will be generated by this conversion. Traffic studies are imperative! It would be negligent to proceed without proper due diligence. There should be a significant review prior to such a hasty decision.

A vote should be postponed until proper impact studies are conducted and input solicited from those directly impacted by this monumental change.

Respectfully,
Donna Angel
932 Cottage Dr

Sent from my iPad

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

Farnsworth, Sue

From: Ron Ciecka <ronciecka@hotmail.com>
Sent: Wednesday, September 16, 2020 8:58 AM
To: Holley, Karl
Subject: Case #MISC2020-0006

Re: Case #MISC2020-0006

I support the above

I have no comment on the above

I do not support the above for the following reason: More study needs to be done regarding population density, parking and access to amenities. In addition, recent changes to the Sumter County Supervisor board demands this zoning change be delayed until after the new board takes over ; after November 1st 2020. The existing board of Supervisors have been "censured" by the 2020 election results, and we should not allow a "lame duck" board to allow changes without investigating and presenting all impacts to their constituency; a constituency that no longer supports the existing board.

Regards
Ron Ciecka
983 Fish Camp Road
The Villages, FL 32162

cell 301-481-8840

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: blase rau <blaserau@sbcglobal.net>
Sent: Wednesday, September 16, 2020 2:13 PM
To: Holley, Karl
Subject: Case #MISC2020-0006

My wife and I live in The Cottages at Lake Sumter. We bought here about 2 years ago and paid plenty because we specifically wanted this prime location. **We are opposed to adding multi-family units.**

Because renters have no investment in the community and common recreational areas care is often not top of mind, abuse of the rentals as well as the amenities are known to be common. Littering can become an even greater problem. There is not the same amount of pride as the area being your "home".

Overcrowding is often associated with decreases in quality of living conditions and sanitation. It can create a lack of open space, pollution, disease and shortage of clean water.

Morse Blvd. north of 466 is only a 2 lane road and the cart paths run right along side the auto traffic. During high season this is already a very unsafe situation and traffic tie-ups often occur. Has a traffic study been done? What is the rush for this to be pushed through?

Over many years the development of The Villages was undertaken with a lot of thought-out planning. It was planned as a single family, active, retirement community. The amenities offered are wonderful, but even right now at high season it is often impossible to get a tee time or attend a recreational class. The rec centers, golf courses, town centers etc. were planned for the size of the area based on single family homes. Are there any plans to increase these due to the increase in population density?

This seems like a classic bait and switch routine with the added hurry-up so it all gets done before anyone realizes what's going on.

Sincerely,
Blase & Shirley Rau
1033 Cottage Drive
The Villages, FL 32162
708-246-0662
blaserau@sbcglobal.net

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: George Angel <gwangel@comcast.net>
Sent: Tuesday, September 15, 2020 12:13 PM
To: Holley, Karl
Subject: CASE: MISC20-0006

I am responding to the notice regarding the proposal to add multi family housing to four parcels located at Lake Sumter Landing.

I do not support this for the following reasons:

My address is 932 Cottage Dr. located in Lakeshore Cottages. This project will be right in my backyard. I am not opposed to growth or building homes, but if you look at the other multi family units that have been built or are proposed, they do not impact established residences like this project will do. The Lofts at Brownwood, no homes impacted. The proposal at Hacienda is basically in an existing parking lot where no homes are impacted.

Obviously more people means more traffic which would certainly impact my residence. How about traffic studies before progressing with the proposal.

I also believe that the proposal is being rushed through in order to take advantage of the current members on the county board of commissioners. I think this proposal of zoning changes from commercial to multi use should be made after the elections in November, so that the newly elected commissioners can look at the proposal more objectively.

Finally, how about some plans to look at first. Will the units be 4 stories high? Will they look like cottages that match the current architecture of Lake Sumter Landing or will they look like the ones in Brownwood that are basically boring looking apartments.

George Angel
303-641-0437

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Deborah Shaw <deborah.shaw2131@icloud.com>
Sent: Tuesday, September 15, 2020 11:37 AM
To: Holley, Karl
Subject: Case#MISC2020-0006

I am against the proposed ordinance ...Deborah Shaw
947 Fish Camp Road
The Villages 32162

Being a home owner in the Lakeshore Cottages and watching the increased traffic..which I have almost been hit twice...foot traffic and gate traffic into our small enclave ...since we really are the only homes everyone goes out of way to see are homes since they are different then any one else in the Villages...pool has been invaded by everyone ...when bands play in the square it's as if a carnival cruise line landed...no enforced security...This village and surroundings villages are already being influenced by outside the Villages communities using our amenities..that we pay for..Highways are already have traffic backing up ..we are a retirement community that they are not enforcing...Did not buy a home here to be surrounded by multi use families...These proposal is deplorable...Commissioners should be ashamed to even try to change ordinances..Deborah Shaw 727-858-2131

Sent from my iPhone

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

Farnsworth, Sue

From: Connie McMahon <connie.mcmahon@icloud.com>
Sent: Wednesday, September 16, 2020 9:06 AM
To: Holley, Karl
Subject: Fwd: Case #MISC2020-0006 Proposed Sumter Landing Downtown Planning Change

Begin forwarded message:

From: Connie <yogamimi1@gmail.com>
Date: September 16, 2020 at 8:59:40 AM EDT
To: karl.holly@sumtercountyfl.gov
Subject: **Fwd: Case #MISC2020-0006 Proposed Sumter Landing Downtown Planning Change**

Please acknowledge receipt of this email .

Begin forwarded message:

From: Connie <yogamimi1@gmail.com>
Date: September 15, 2020 at 2:25:17 PM EDT
To: karl.holly@sumtercountyfl.gov
Subject: **Case #MISC2020-0006 Proposed Sumter Landing Downtown Planning Change**

I am responding by email :

I DO NOT SUPPORT the proposed change for the following reasons:

1. Inadequate details given to make an informed decision.
2. When we purchased in The Villages it was with the understanding that there were not and would never be any multi-family dwellings (apartments)
3. The likelihood it would devalue my property
4. Sumter Landing already is high density

Connie L McMahon
944 Cottage Drive
Lakeshore Cottages

Subject: Proposed Sumter Landing Downtown Planning Change

We just received a letter from the Board of Commissioners about a proposal to add single and multi-family units in four parcels around Sumter Landing. I assume the letter went to all of you. Unfortunately residents who are out of state probably haven't received it.

The problem is it only gives us two days to respond. The responses have to be received by September 16th. The only way to make your opinion known is to use email. You have three choices for your answer. Please be sure to include the case number. If you want to respond send an email to:

karl.holley@sumtercountyfl.gov

Re: Case #MISC2020-0006

_____ I support the above

_____ I have no comment on the above

__XX__ I do not support the above for the following reason: _____

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Connie <yogamimi1@gmail.com>
Sent: Wednesday, September 16, 2020 9:07 AM
To: Holley, Karl
Subject: Fwd: Case #MISC2020-0006 Proposed Sumter Landing Downtown Planning Change

Begin forwarded message:

From: Connie <yogamimi1@gmail.com>
Date: September 16, 2020 at 8:58:38 AM EDT
To: karl.holly@sumtercountyfl.gov
Subject: **Fwd: Case #MISC2020-0006 Proposed Sumter Landing Downtown Planning Change**

Please acknowledge receipt of this email.

Begin forwarded message:

From: Connie <yogamimi1@gmail.com>
Date: September 15, 2020 at 2:28:49 PM EDT
To: karl.holly@sumtercountyfl.gov
Subject: **Fwd: Case #MISC2020-0006 Proposed Sumter Landing Downtown Planning Change**

I am responding by email :

I DO NOT SUPPORT the proposed change for the following reasons:

1. Inadequate details given to make an informed decision.
2. When we purchased in The Villages it was with the understanding that there were not and would never be any multi-family dwellings (apartments)
3. The likelihood it would devalue my property
4. Sumter Landing already is high density

Richard E McMahon, Jr
944 Cottage Drive
Lakeshore Cottages

Subject: Proposed Sumter Landing Downtown Planning Change

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The problem is it only gives us two days to respond. The responses have to be received by September 16th. The only way to make your opinion known is to use email. You have three choices for your answer. Please be sure to include the case number. If you want to respond send an email to:

karl.holley@sumtercountyfl.gov

Re: Case #MISC2020-0006

_____ I support the above

_____ I have no comment on the above

__XX__ I do not support the above for
the following reason: _____

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Donna puthoff <jdputhoff@gmail.com>
Sent: Wednesday, September 16, 2020 10:50 AM
To: Holley, Karl
Subject: Lake Sumter Downtown Planning Changes

September 16, 2020.

To the Board of County Commissioners, Sumter County, Florida:

We were disappointed to receive your letter about these changes the day before our reply was requested - therefore we are responding by email.

Re: **Case #MISC2020-0006**

_____ I support the above

_____ I have no comment on the above

 X I do not support the above for the following reasons:

HOUSING PRICES No one will deny that apartments/multi family housing added to a single family housing development will be detrimental to housing prices. Renters are often transient with little or no thought about improvements to their property. Statistics show that often a “renter” does not have the same pride of ownership that owners do.

TRAFFIC, NOISE and Gasoline Fumes / Health Concerns. Proposed changes will bring more residents to the Lake Sumter area, leading to more more traffic, thus creating more noise. Motorcycles and golf carts traveling into the square are extremely loud on Lake Shore drive. (On a personal note, we purchased in the Lake Shore Cottages, because it was important to have an open porch to sit on for fresh air due to my health condition. Unfortunately over the last few years, I rarely sit on my back porch that faces Lake Shore Drive due to the heavy traffic especially the traffic coming into the parking lot in the morning and leaving the parking lot in the evening. The line of vehicles creates such strong fumes it becomes too overwhelming for my breathing. I need to go inside for my asthma.) The fumes and noise would be multiplied for anyone who wants to sit on their back porch on Lake Shore. Many of the residents that back up to Lake Shore have had to glass-in their back porch due to noise and fumes.

PARKING- there is already a lack of parking in the town square especially in the evening. If more housing options are added, it is probable that each additional housing unit would bring two more automobiles, as well as the distinct possibility for golf carts taking up parking spaces to the already overcrowded town square parking.

Please keep us informed about any meetings about this issue.

Donna and Jim Puthoff

980 Cottage Drive
The Villages, FL 32162
jdputhoff@gmail.com

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Sally Jepsen <salare@aol.com>
Sent: Tuesday, September 15, 2020 12:58 PM
To: Holley, Karl
Subject: MISC2020-0006

I DO NOT support as your information is too ambiguous AND YOU ARE RUSHING THISWHY?

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Jack Saum Sr <jack.saumsr@beltwaycompanies.com>
Sent: Tuesday, September 15, 2020 6:04 PM
To: Holley, Karl
Cc: Jack Saum Sr
Subject: misc2020-0006

I do not support the above for the following reasons

- 1 it was not in the master plan when we purchased the property
- 2 multi family housing would increase already congested infrastructure unless additional roads are planned
- 3 the current amenities in Sumter landing are already crowded. Without an additional town square or expansion of the current amenities would negatively impact the quality of life
- 4 additional multi family housing, without additional infrastructure, would negatively impact the value of our property

Jack Saum Sr

Chairman | Beltway Companies

D: 410-247-5700 | T: 410-247-5700 | F: 410-247-3198
jack.saumsr@beltwaycompanies.com



"Delivering more than just trucks."

1800 Sulphur Spring Rd | Baltimore, MD 21227
www.beltwaycompanies.com

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Farnsworth, Sue

From: Allen Besey <albesey2000@yahoo.com>
Sent: Wednesday, September 16, 2020 11:34 AM
To: Holley, Karl
Subject: Re: Case #MISC2020-0006

I DO NOT support Case #MISC2020-0006 for the following reasons:

As a property owner at Bridgeport of Lakeshore Cottages, 854 South Shore Lane, we feel that residential apartments directly across from our homes may have a negative effect on our property values. We purchased specifically in that location because of it's proximity to the Sumter Landing town center and all that it offers.

We understand the business of multi-family vs single-family residences and commercial property. If current commercial business is not generating enough capital at this time, converting vacant businesses into apartments may add new capital but will also insure that attracting new businesses will never happen if space is no longer available.

We are most upset that we have never been contacted or sent any piece of mail informing us of this proposal. Maybe if we were all given some basic planning information we would have a better understanding of the changes being proposed and why. As we are away from our home in the summer, we don't have access to face to face meetings but hope to be there soon to set up a time to understand what this proposal means to our immediate community and home values.

Sincerely,
Allen and Elaine Besey
352-391-7116

Sent from my iPad

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Susan Klein <sakmlf@gmail.com>
Sent: Wednesday, September 16, 2020 9:07 AM
To: Holley, Karl
Subject: Re: Case # MISC2020-0006

To whom it may concern,

I DO NOT support the proposed Sumter Landing Downtown Planning change.

I have enjoyed living in Lake Shore Cottages since 2010. Part of my reason for purchasing a high end expensive home in this neighborhood was to take advantage of the amenities in Sumter Landing without having to drive.

I believe the proposed changes would detract from the ambiance of the square and increase congestion.

In addition, I do not believe that adequate notice of the proposal or time to respond was provided to all residents of The Villages. A change of this magnitude should be addressed with public forums to outline the changes in detail. To my knowledge, this has not occurred.

Respectfully,

Susan Klein, MD

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Tom Cahill <cahillusa@gmail.com>
Sent: Tuesday, September 15, 2020 12:18 PM
To: Holley, Karl
Subject: Re: Case #MISC2020-0006

Mr. Holley: Thank you for bringing this to our attention:

Re: Case #MISC2020-0006

_____ I support the above

_____ I have no comment on the above

XXXX We do not support the above for the following reason:

The current changes being proposed by 'The Villages Management' in adding all these Apartment Complexes will 'negatively' affect the 'Character, Density & Lifestyle' of our Town Squares & Community.

We are vehemently AGAINST IT. It is a 'shameful' MONEY GRAB!!! Tom Cahill 956 Cottage Drive / Lakeshore Cottages



Virus-free. www.avast.com

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Farnsworth, Sue

From: Chris Klein <chris.klein@netscape.com>
Sent: Tuesday, September 15, 2020 12:30 PM
To: Holley, Karl
Subject: Re: Case #MISC2020-0006

Dear Mr. Holley,
Re: Case #MISC2020-0006

I support the above

I have no comment on the above

I do not support the above for the following reason: When we purchased our home in this small enclave, we did so because it was unique and close to the town square with low density housing in the immediate vicinity. The proximity to restaurants, shopping and businesses that support the lifestyle afforded by being in this location, caused us to pay a significant premium for our home. To now make a decision to convert office space, restaurants and businesses into an apartment complex is totally inexcusable and unreasonable. An apartment complex will totally change the ambience and character of our community. Statistics also demonstrate the property values significantly decrease when you build apartments in a residential community.

The Villages advertisements have clearly marketed lifestyle living in single family homes for many years. To now introduce apartment living immediately adjacent to existing single family homes is a breach of trust to homeowners who purchased with the knowledge of their surrounding and the benefits of the location.

Location, location, location has always been the guiding principle in home valuations and by building apartments the developer is impairing and infringing on our quality of life and our financial future/legacy.

Chris & Jan Klein
869 South Shore Lane
The Villages, FL 32162

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Betty Cinq-Mars <bettycinqmars@gmail.com>
Sent: Tuesday, September 15, 2020 1:06 PM
To: Holley, Karl
Subject: Re: Case #MISC2020-0006

Re: Case #MISC2020-0006

_____ I support the above

_____ I have no comment on the above

**__XXX__XXX__ I do not support the
above for the following reason**

I am a resident of Lakeshore Cottages in Sumter Landing. I have enjoyed Owning and living in this downtown community for 8 years. Building Apartments in this local area would not be in our best interest as it would Invite congestion and put a real strain on our resources.

There is an obvious conflict of interest between home owners and Developers.

THE VILLAGES has been a winning model of growth and Prosperity . This proposed change will seriously impair community sentiment and I strongly believe ultimately the entire character of this community should this be allowed to proceed.

Consider spending your energy by better marketing business opportunities In the community for all of our benefit.

Betty J. Cinq-Mars
956 Cottage Drive
The Villages, Fl.

BettyCinqMars@gmail.com

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Farnsworth, Sue

From: BD Carleton <carleton1005@comcast.net>
Sent: Wednesday, September 16, 2020 8:47 AM
To: Holley, Karl
Subject: RE: Case #MISC2020-0006

Re: Case #MISC2020-0006

I support the above

I have no comment on the above

I do not support the above for the following reason: More study needs to be done regarding population density, parking and access to amenities. In addition, recent changes to the Sumter County Supervisor board demands this zoning change be delayed until after the new board takes over ; after November 1st 2020. The existing board of Supervisors have been "censured" by the 2020 election results, and we should not allow a "lame duck" board to allow changes without investigating and presenting all impacts to their constituency; a constituency that no longer supports the existing board..

Regards,
Bernard Carleton
1005 Cottage Drive
The Villages, Fl 32162

Cell: 914-262-0559

Sent from Mail for Windows 10

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Board of County Commissioners Sumter County, Florida

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



September 11, 2020

RABLEY JOHN A & CYNTHIA P (LE)
992 COTTAGE DR
THE VILLAGES, FL 32162

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). An amendment to the agreement dated February 11, 2003 affecting the property is being considered at a public hearing.

CASE# MISC2020-0006 - Amendment of the Memorandum of Agreement (MOA) for Sumter Landing Downtown for Single and Multi-family to be added as allowable uses on the following parcels (D23DSL001, D23SL009, D23SL016 and D23SL026).

The dates and times of the hearings shall be as follows:

Planning and Zoning Special Master - September 21, 2020, 6:00 PM
County Commission (1st Reading) - October 13, 2020, 5:30 PM
County Commission (Final Reading) - October 27, 2020, 5:30 PM

All hearings will be held at **The Everglades Recreation Center, 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 karl.holley@sumtercountyfl.gov **Please include the case number on all emails.** Questions should be directed to Karl Holley 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): PARKING ISSUES, EXTRA TRAFFIC IN ALREADY BUSY AREA, DO NOT NEED MORE PEOPLE IN ALREADY CROWDED AREA, ESPECIALLY WITH SNOWBIRDS HERE

Please return no later than **September 16, 2020**

RE: CASE# **MISC2020-0006**

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

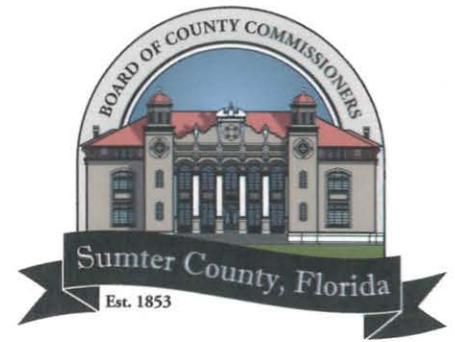
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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 Sumter County, Florida

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September 11, 2020

LAKE SUMTER LANDING PROFESSION
1020 LAKE SUMTER LNDG
THE VILLAGES, FL 32162

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). An amendment to the agreement dated February 11, 2003 affecting the property is being considered at a public hearing.

CASE# MISC2020-0006 - Amendment of the Memorandum of Agreement (MOA) for Sumter Landing Downtown for Single and Multi-family to be added as allowable uses on the following parcels (D23DSL001, D23SL009, D23SL016 and D23SL026).

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

Please return no later than **September 16, 2020**

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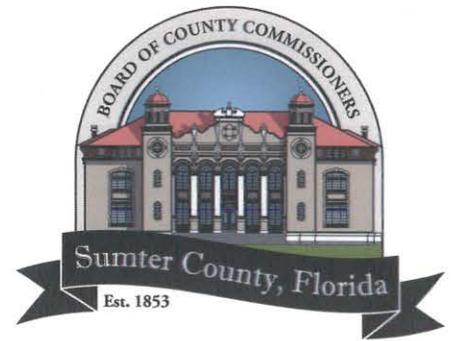
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September 11, 2020

THE VILLAGES OPERATING COMPANY
3619 KIESSEL RD
THE VILLAGES, FL 32163

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). The 13th amendment of the Tri-County Villages of Sumter Development of Regional Impact Development Order will be considered at a public hearing.

CASE# DRI2020-0002 - 13th Amendment of The Tri-County Villages of Sumter Development of Regional Impact Development Order includes changing Parcel D12-001J from the Village Center designation to Mixed-Use, and adding multi-family residential as a permitted use in the Mixed Use district.

The dates and times of the hearings shall be as follows:

Planning and Zoning Special Master - September 21, 2020, 6:00 PM
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I support the above.
 I have no comment on the above.
 I do not support the above for the following reason(s): _____

Please return no later than **September 16, 2020**

RE: CASE# **DRI2020-0002**

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

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September 11, 2020

GTMJ INVESTMENT GROUP LLC
3619 KIESSEL RD
THE VILLAGES, FL 32163

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **The Villages Operating Company** (see map on reverse). An amendment to the agreement dated February 11, 2003 affecting the property is being considered at a public hearing.

CASE# MISC2020-0006 - Amendment of the Memorandum of Agreement (MOA) for Sumter Landing Downtown for Single and Multi-family to be added as allowable uses on the following parcels (D23DSL001, D23SL009, D23SL016 and D23SL026).

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): _____

Please return no later than **September 16, 2020**

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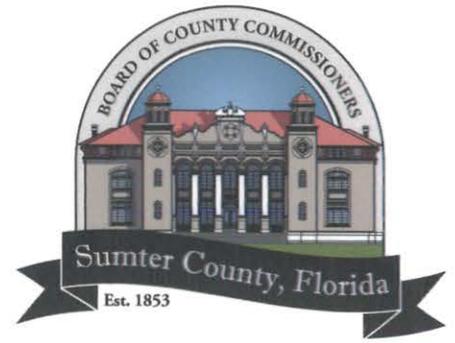
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September 11, 2020

THE VILLAGES OPERATING COMPANY
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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): _____

Please return no later than **September 16, 2020**

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