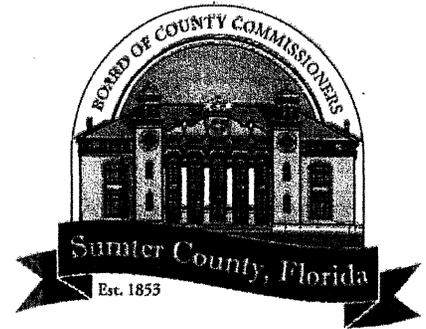


# Board of County Commissioners Sumter County, Florida

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



January 17, 2020

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

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

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

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Questions should be directed to Sue Farnsworth at the Planning Division at (352)689-4400.

I support the above.

I have no comment on the above.

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

*Please refer to accompanying letter. Thank you*

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

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(352) 689-4400  
7375 Powell Road  
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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

January 27, 2020

Response from:

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

RE: Case #SS2020-0002& R2020-0001

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

SOME OF THE USES ALLOWED IN HEAVY COMMERCIAL DISTRICTS ARE:

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

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

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

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

Sincerely,

Glen Hollow Homeowners Association

## Farnsworth, Sue

---

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

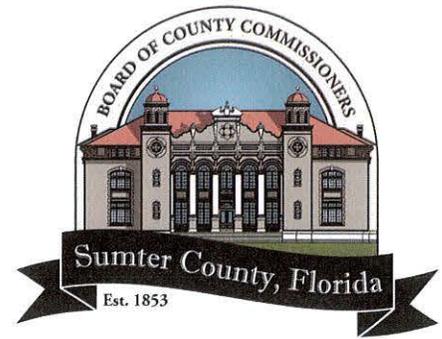
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# Board of County Commissioners Sumter County, Florida

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January 17, 2020

VIPACE LLC  
15595 SE 80TH AVE  
SUMMERFIELD, FL 34491

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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): \_\_\_\_\_

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

Good afternoon,

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

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

Thanks,

Gary and Jessica Fuchs



### Gary Fuchs, President

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

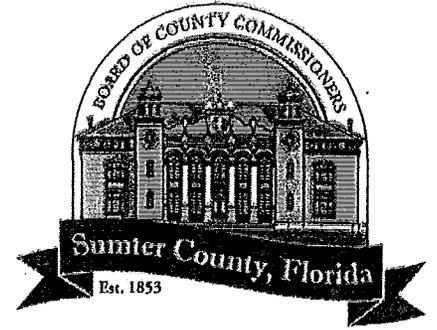
Direct: 352-259-5015 | Fax: 352-753-0496

[Gary.Fuchs@PLTitle.com](mailto:Gary.Fuchs@PLTitle.com) | [www.PLTitle.com](http://www.PLTitle.com)

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

# Board of County Commissioners Sumter County, Florida

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January 17, 2020

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

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

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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 live in Glen Hollow Farms

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Wildwood, FL 34785

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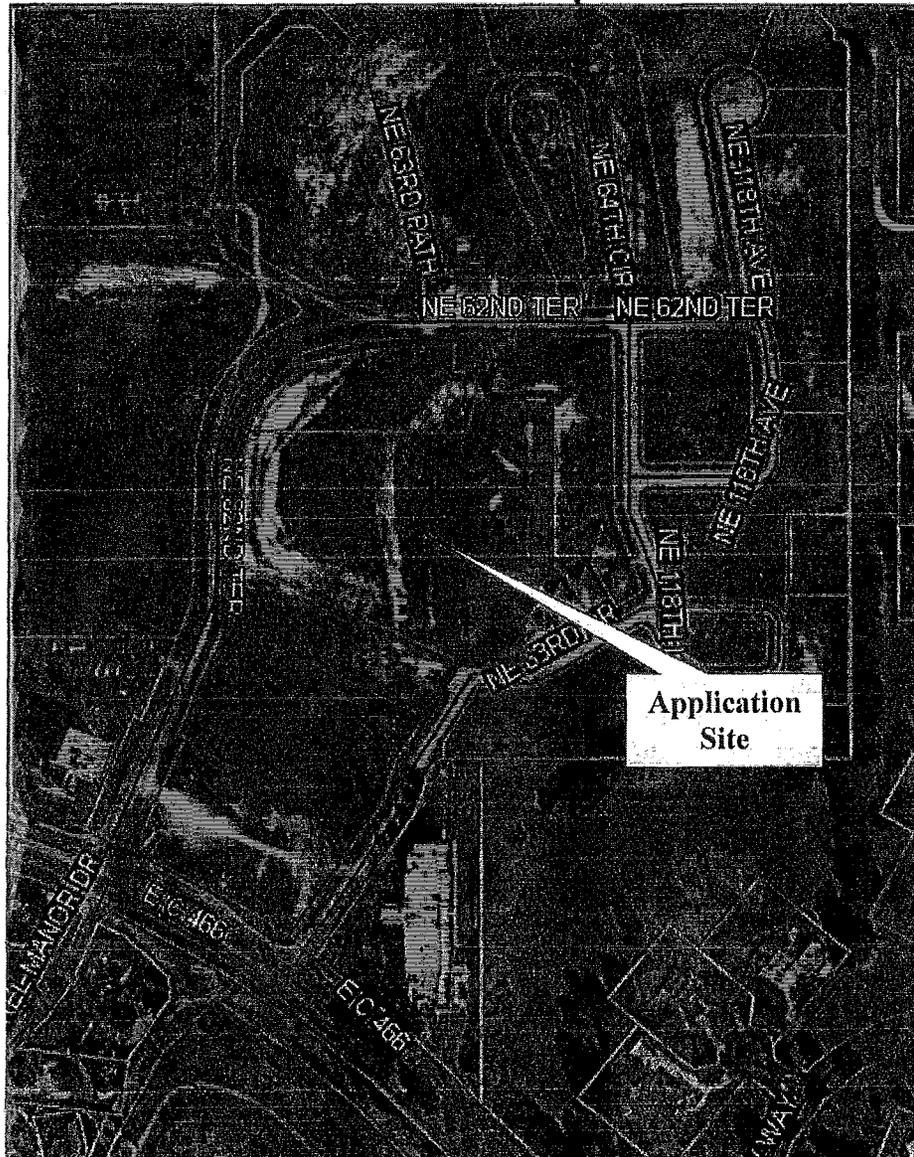
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and we have already objected to this application site being changed to heavy commercial and my reasons are the same that I provided at a public meeting and the letter I sent in for zoning case R2018-0010

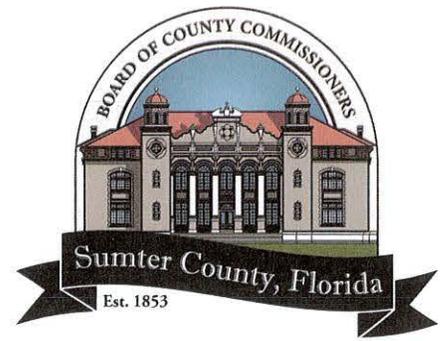
Please return no later than January 27, 2020 CASE# SS2020-0002& R2020-0001

### Location Map



# Board of County Commissioners Sumter County, Florida

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January 17, 2020

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

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