



August 28, 2020

Karl Holley  
7375 Powell Road  
Wildwood, FL 34785

Re: Villages of Sumter, DRI  
11<sup>th</sup> 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](mailto:marty.dzuro@thevillages.com)

Prepared by:

Jo O. Thacker  
Nelson Mullins  
390 N Orange Avenue  
Suite 1400  
Orlando, FL 32801

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## SECOND AMENDMENT TO MEMORANDUM OF AGREEMENT

**THIS SECOND AMENDMENT TO MEMORANDUM OF AGREEMENT** (“Second Amendment”) is dated this 20<sup>th</sup> 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 20<sup>th</sup> 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.