

**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.