

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 October 13, 2020 and October 27, 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 27th Day of October, 2020, by the Sumter County Board of County Commissioners.

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS

STEVE PRINTZ, CHAIRMAN

ATTEST:

GLORIA HAYWARD,
SUMTER COUNTY CLERK OF COURT
BY:CAROLINE AL RESTIMAWI, Deputy Clerk

EXHIBITS

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | Revised Legal Description |
| <u>Exhibit 2</u> | Revised Master Plan (formerly Map H and Map H-1) |
| <u>Exhibit 3</u> | Revised Land Use Conversion Table |

EXHIBIT 1

REVISED LEGAL DESCRIPTION

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 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 MIDSECTION 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 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

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-OFWAY FOR COUNTY ROAD 101 .

AND

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

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-OFWAY 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)

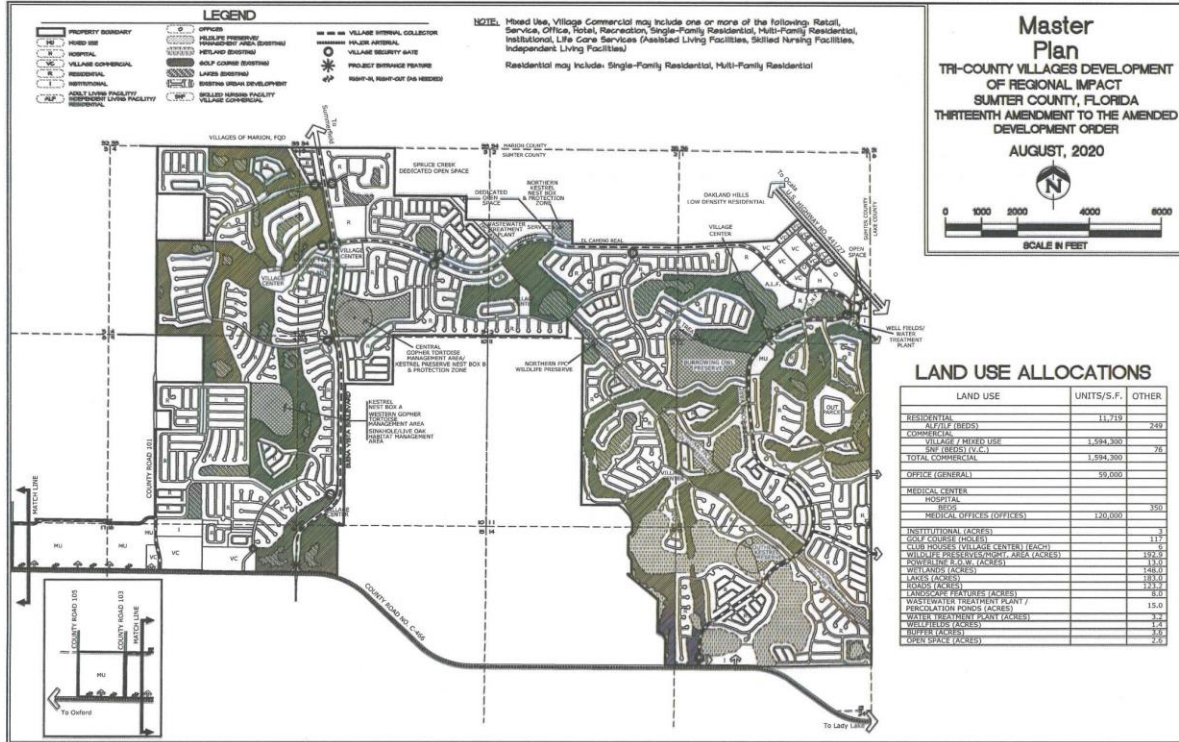


EXHIBIT 3

REVISED LAND USE CONVERSION TABLE

Kimley»Horn

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