

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 hearings 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: 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 34,811 single-family attached or detached residential or multi-family residential units. Multi-family

units are limited to the existing upper floors of the existing buildings in the Lake Sumter Landing Town Center as more particularly defined in the Memorandum of Agreement between Sumter County and The Villages. The use of the conversion table could result in more than 34,811 residential units but only if other uses are converted to ensure no increase in external impacts. The reference to "not more than" the approved 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 (limited to the existing upper floors of the existing buildings in Lake Sumter Landing) 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, create a single Master Plan by deleting Map H-1.
- 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**. In addition, use the already adopted and in effect single family residential conversion factor for the creation of multi-family units.
- j. 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**.
- k. 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 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

Exhibit 1

Revised Legal Description

Exhibit 2

Revised Master Plan (Formerly Map H-1 and Map H-2)

Exhibit 3

Revised Land Use Conversion Table

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

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

THE SOUTH 112 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 114 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 114 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 112 OF THE NORTHWEST 114 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 HAND 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 114; THE SOUTH 3/4 OF THE SOUTHEAST 114 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 112 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 112 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 112 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 114 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND

THE SOUTHEAST 114 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 114 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 15FT OF W 789FT 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 112 OF SAID SW 1/4; AND LESS THE FOLLOWING DESCRIBED LAND:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 114 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 112 OF THE SOUTHWEST 114; 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 112 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 114, LYING NORTH OF COUNTY ROAD NO. 44A; THE NORTHEAST 1/4 OF THE SOUTHWEST 114; THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 114 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 114;
THE EAST 112 OF THE SOUTHEAST 114; THE SOUTHEAST 114 OF THE NORTHEAST 1/4;
THE EAST 112 OF THE NORTHEAST 1/4 OF THE NORTHEAST 114;
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 114 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 RUNS 37°51'52" W. A DISTANCE OF 1037.14 FEET TO A 4" CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY C44- 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 1/4 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 1/4 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:

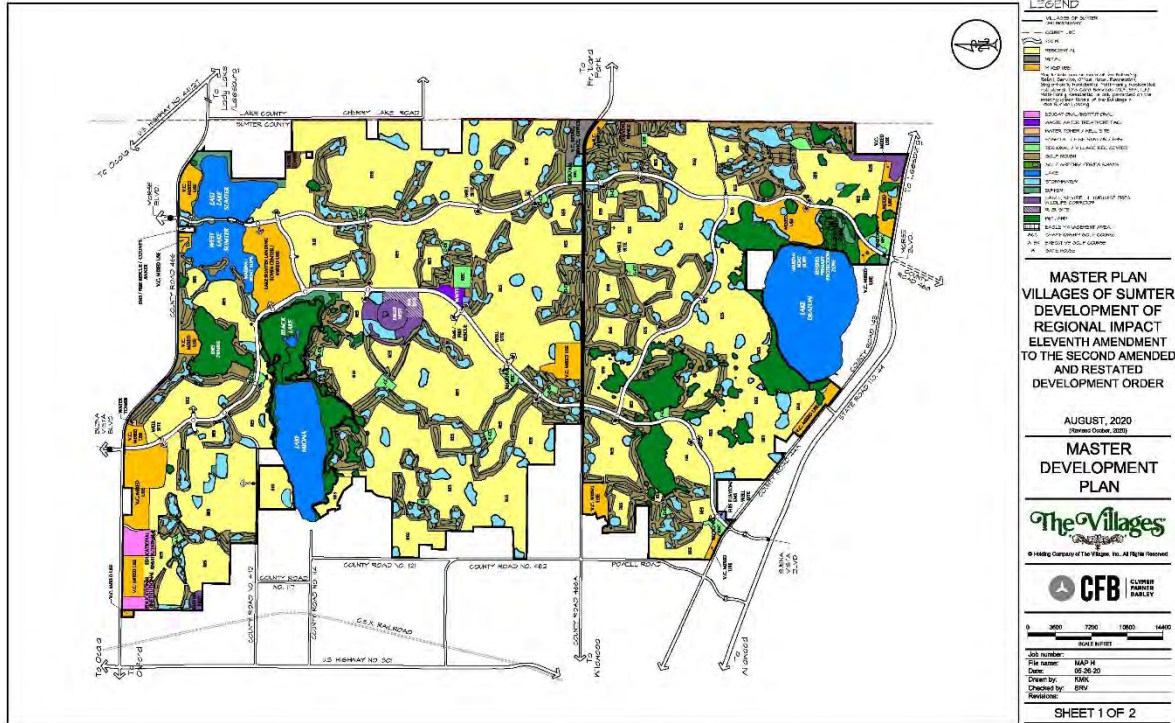
THAT LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

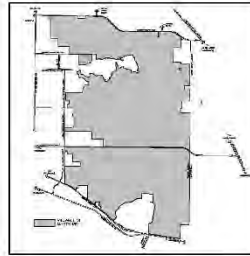
FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 RUN N89°25'10"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 661.60 FEET TO THE NORTHWEST CORNER OF THE EAST 1/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 AND THE WESTERLY 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-1 AND MAP H-2)





Villages of Sumter Development of Regional Impact - Land Use Allocation

LAND USE	VILLAGE OF SUMTER			
	ACRES	UNITS	APPROXIMATE TOTAL SQUARE FEET	OTHER
TOTAL		34,344		
RESIDENTIAL				
MIXED USE RESIDENTIAL				
RETAIL SERVICES				
TOYS/GENERAL MERCHANDISE			1,686,070	100 UNITS
VETERINARY FACILITIES/ANIMAL CARE				
INDUSTRIAL/LOGISTICS FACILITIES			411,457	180 UNITS
OFFICE				
HOTELS				200
ROCKS				
ATTRACTION / RECREATION				
THEATRE	5			8
RECREATION/RECREATION CENTERS				6
BOAT RAMP				16
BOATSLIPS - CAR RAMP				8
BOATSLIPS - LAKE BOATSLIP				
CLUB/HOUSES/VILLAGE REC. CENTERS	163			
GOLF COURSES	2,992			
TOTAL				396
EDUCATIONAL / INSTITUTIONAL			461,260	
FACILITIES & SERVICES				
FIRE STATION/ GAR	37			
FIRE STATION - RESIDENTIAL FACILITY	2			3
FIRE STATION - INDUSTRIAL FACILITY	78			2
WATER TREATMENT	2			4
RADIO TOWER	74			
CONCRETE/PAVEMENT/RESERVATION & MAINTENANCE AREAS	166			
WETLANDS	969			
LAKES				
COLLECTION RESERVOIR	361			
PARKS / OPEN SPACE/ BUFFER	297			
STORMWATER	906			

NOTE: ACRES/UNITS 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 NUMBER: MPP-15-1
 DATE: 02-28-20
 DRAWN BY: JKW
 CHECKED BY: SKV
 REVISIONS:

SHEET 2 OF 2

EXHIBIT 3

REVISED LAND USE CONVERSION TABLE



Kimley-Horn
and Associates, Inc.

May 13, 2010

■
1725 Heritage Blvd
Tallahassee, Florida
32308

Mr Marty Dzuro
Grant & Dzuro
990 Old Mill Run
The Villages, Florida 32162

Subject: Villages of Sumter Development of Regional Impact
Notice of Proposed Change

Dear Marty:

Enclosed with this letter are updated land use conversion matrices (Tables 1 and 2) for future use in The Villages of Sumter Development of Regional Impact. The matrices have been updated to include three additional land uses: congregate care facility, assisted living, and nursing home. A congregate care facility is also known as an independent living facility (ILF), assisting living is also known as an assisted living facility (ALF), and skilled nursing is also known as a skilled nursing facility (SNF). The matrices were also updated with trip rates (Table 3) from the latest buildout analysis of The Villages of Sumter, which was the 3rd Substantial Deviation in 2008, and any subsequent conversions. As agreed to previously, the matrices take into account the different concentrations of land use in different areas of the development with trip rates specific to each area - north of CR 466A and south of CR 466A. The conversion matrices are based on external trip rates for each land use in each area, such that any conversion would be trip neutral with respect to external roadways. The conversion limits agreed upon in the current Development Order remain unchanged.

Below is an example calculation using the matrices to help understand their application.

*If one would like to develop 260 beds of assisting living north of CR 466A, one would need to reduce the commercial square footage by 17,160 to remain trip neutral (using the Area 1 matrix one bed of assisted living is equal to 66 square feet of retail, $260 * 66 = 17,160$). The conversion would result in equivalent external roadway impacts based on the most recent buildout analysis for The Villages.*

■
TEL 850 553 3600
FAX 850 309 0055



Kimley-Horn
and Associates, Inc.

Mr. Marty Dzuro, May 13, 2010, Page 2

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

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Richard R. Barr".

Richard R. Barr, AICP
Senior Vice President

Enclosures

RRB/brs

K:\TAL_TPTO\040380 Villages\02-022 Vill of Sumter\2159 NOPC No 5\Correspondence\Dzuro\M100513.doc

TABLE 1
 LAND USE TRADE-OFF MATRIX - AREA 1
 FROM C.R. 466 TO C.R. 466A
 EQUIVALENT P.M. PEAK HOUR EXTERNAL TRIPS

Land Use		Residential D.U.	Retail (Area I) sq. ft.	Office (Area I) sq. ft.	Hotel (Area I) Room	Congregate Care (ILF) D.U.	Assisted Living (ALF) Bed	Nursing Home (SNF) Bed
VILLAGES OF SUMTER (CR 466 to CR 466A):								
Residential	1 d.u. is equivalent to	1,000	88	118	0.533	2,000	1,333	1,333
Retail (Area 1)	1,000 sq. ft. is equivalent to	11,375	1,000	1,319	6,067	22,750	15,187	15,187
Office (Area 1)	1,000 sq. ft. is equivalent to	8,625	758	1,000	4,610	17,240	11,500	11,500
Hotel (Area 1)	1 room is equivalent to	1,875	165	217	1,000	3,750	2,500	2,500
Congregate Care Facility (ILF)	1 d.u. is equivalent to	0.500	44	58	0.267	1,000	0.667	0.667
Assisted Living (ALF)	1 bed is equivalent to	0.750	66	87	0.400	1,500	1,000	1,000
Nursing Home (SNF)	1 bed is equivalent to	0.750	66	87	0.400	1,500	1,000	1,000

Note: Residential Land Use includes both single-family and multi-family dwelling units.

TABLE 2
 LAND USE TRADE-OFF MATRIX - AREA 2
 FROM C.R. 466A SOUTH
 EQUIVALENT P.M. PEAK HOUR EXTERNAL TRIPS

Land Use		Residential D.U.	Retail (Area 2) sq. ft.	Office (Area 2) sq. ft.	Hotel (Area 2) Room	Congregate Care (ILF) D.U.	Assisted Living (ALF) Bed	Nursing Home (SNF) Bed
VILLAGES OF SUMTER (From CR 466A South):								
Residential	1 d.u. is equivalent to	1,000	101	131	0.333	2,000	1,333	1,333
Retail (Area 2)	1,000 sq. ft. is equivalent to	9.875	1,000	1,295	3.267	10,750	13,167	13,167
Office (Area 2)	1,000 sq. ft. is equivalent to	7.525	722	1,000	4.667	15,250	10,167	10,167
Hotel (Area 2)	1 room is equivalent to	1.875	150	246	1.000	3,750	2,500	2,500
Congregate Care Facility (ILF)	1 d.u. is equivalent to	0.500	51	66	0.267	1,000	0.667	0.667
Assisted Living (ALF)	1 bed is equivalent to	0.750	76	98	0.400	1,500	1,000	1,000
Nursing Home (SNF)	1 bed is equivalent to	0.750	76	98	0.400	1,500	1,000	1,000

Note: Residential Land Use includes both single-family and multi-family dwelling units.

TABLE 3
 VILLAGES OF SUMTER
 P.M. PEAK HOUR TRIPS - BY AREA

Land Use	Cumulative No. of Units at Buildout	External Trips
Residential (Area 1)	23,054	1,790
Residential (Area 2)	10,775	835
Total Residential	33,829	2,625
Retail (Area 1 - CR 466 to CR 466A)	1,852,433	1,686
Retail (Area 2 - CR 466A South)	2,368,600	1,868
Total Retail	4,221,033	3,554
Office (Area 1 - CR 466 to CR 466A)	240,622	166
Office (Area 2 - CR 466A South)	295,888	181
Total Office	536,510	347
Hotel (Area 1 - CR 466 to CR 466A)	120	18
Hotel (Area 2 - CR 466A South)	280	41
Total Hotel	400	59