



The following is an update, as of November 2, 2011

- 1 On October 21, 2011, the Florida Department of State reinstated the POA. However, this is the seconded time the POA was administratively dissolved and the reinstated by the Florida Department of State. It is staff's opinion that the multiple failures to maintain an appropriately registered POA with the Florida Department of State are a gross violation of Section 12 of the Agreement.
2. The required annual report to the County has not been provided. It is staff's opinion that the filing of the annual report beyond the 45 day grace period is not sufficient for compliance.
- 3 Activity has started on correcting the condition of the berm. However, the berm is still not in compliance.

In addition, on November 2, 2011, Brad Cornelius, Director of Planning & Development, and Aimee Webb, Development Coordinator, met with Nancy Steinmetz. On October 25, 2011, Mrs. Steinmetz received a summary judgment that will provide her ownership of a majority of the property within the Village Park Center PUD. The case number is 602009CA001070.

No action is required at tonight's public hearing. The second and final public hearing is scheduled for November 22, 2011, at 5:00 p.m. at the Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, FL 32162.

Attached for the Board's information are:

- o Approved and recorded Site and Concurrency Development Agreement for the Village Park PUD;
  - o Copy of letter sent to owners of record regarding public hearings for termination,
  - o Email from Phillip Pierson, dated October 28, 2011,
  - o Letter from Laura A. Vogal, Esq., dated October 31, 2011,
  - o Florida Department of State Record for the Village Park Center Property Owner's Association, Inc.
  - o Pictures of the berm taken on October 25, 2011.
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**SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
PURSUANT TO  
CHAPTER 163, FLORIDA STATUTES  
[VILLAGE PARK CENTER PUD]**

THIS SITE AND CONCURRENCY DEVELOPMENT AGREEMENT, dated this 29 day of December, 2009, is entered into by and between:

- VILLAGE PARK ASSOCIATES, LLC, A NEVADA LIMITED LIABILITY COMPANY ("*Associates*") and
- VILLAGE PARK CENTER INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY ("*Investors*"); and
- JP DEVELOPERS, LLC, A NEVADA LIMITED LIABILITY COMPANY ("*JP*"); and
- VILLAGE PARK ESTATE HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY ("*Estate*"); and
- VILLAGE PARK CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("*POA*"); and
- ORANGE BLOSSOM UTILITIES, INC., A FLORIDA CORPORATION ("*Utilities*") (by limited Joinder - see Section 7); and
- VILLAGE PARK AT 466, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("*Park*") by limited Joinder - see Section 12); and
- RONALD MILLER ("*Miller*") (by limited Joinder - see Section 12); and
- PATRICIA REID ("*Reid*") (by limited Joinder - see Section 12); and
- MICHELE LITTLE ("*Little*") (by limited Joinder - see Section 12); and
- THE COUNTY OF SUMTER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA ("*County*")

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(Note: Associates, Investors, Developers, and Estate are hereinafter collectively the "Current Owners" POA, to the extent that it holds title to any of the Property that is the subject of this Agreement, shall also be subject to the obligations of the Current Owners under this Agreement).

RECITALS:

- A. The Florida Local Government Development Agreement Act, Chapter 86-191, Laws of Florida, now codified at Sections 163.3220 through 163.3243, Florida Statutes, authorizes local governments to enter into development agreements with developers subject to the procedures and requirements of the Act.
- B. L & N Land Investments, Inc., a Florida Corporation (the "Original Owner") previously owned the parcel of real property located in Sumter County, Florida, depicted and described on attached Exhibit "A" (the "Property"), which is the subject of this Agreement. All of the Parties to this Agreement with the exception of the County (i.e. Associates, Investors, JP. Estate, POA, Utilities, Park, Miller, Reid and Little) are currently the Owners, in separate parcels, of all of the Property.
- C. The Property consists of two contiguous parcels of real property which were, previously, the subject of separate Memorandums of Agreement between Original Owner and County, one parcel being a 9.55 acre parcel described on attached Exhibit "B" (the "Commercial Parcel"), the second parcel being a 42.13 acre parcel described on attached Exhibit "C" (the "Mixed-Use Parcel"); less and except parcels thereof previously conveyed to third parties and described on attached Exhibit "D" (collectively the "Outparcels"). [The combination of the Commercial Parcel and Mixed-Use Parcel, less the Outparcels, is the "Property" described on Exhibit "A", and is the subject of this Agreement.] The Commercial Parcel and the Mixed-Use Parcel are the subject of separate prior Memorandums of Agreement between Original Owner and County, which are described in Recitals D, E and F below.
- D. On April 20, 2004, Original Owner received approval from County to develop the Commercial Parcel as a commercial development, and on September 28, 2004, Original Owner and County entered into a Memorandum of Agreement regarding the Commercial Parcel, which was recorded in OR Book 1274, at Page 576, of the Public Records of Sumter County, Florida ("Memorandum No. 1"). [NOTE: all references in this Agreement to recording information of instruments recorded in Public Records are references to the Official Records Books and Pages of the Sumter County, Florida, Public Records.]
- E. On July 12, 2005, Original Owner received approval from County to develop the Mixed-Use Parcel for a combination of residential and commercial uses, and on said date County and Original Owner entered into a Memorandum of Agreement regarding development restrictions upon, and development criteria for, the Mixed-Use Parcel, which was recorded in OR Book 1422 at Page 420 ("Memorandum No. 2").
- F. On July 12, 2005, Original Owner obtained zoning approval from County for the development of the Mixed-Use Parcel as a Residential Planned Unit Development ("RPUD") and as a condition of said zoning approval Original Owner agreed to certain development restrictions and criteria for the development of the Mixed-Use Parcel as are stated in the Memorandum of Agreement between Original Owner and County recorded in OR Book 1845, at Page 350 ("Memorandum No. 3").
- G. Subsequent to the date of Memorandum No. 3 described in the preceding Recital F the Original Owner and others conveyed to Current Owners, in multiple transactions, title to multiple parcels constituting all of the Property other than a tract (the "Utility Tract" described in Section 7 below) on which a wastewater treatment plant, and other utilities infrastructure, is being constructed to provide potable water and sanitary utility services for the Property, as described in Section 7 below.



- H. On May 13, 2008, County approved a Plat of the Property, named "Village Park Center" which was recorded in Plat Book 10, at Pages 23 23A of the Public Records of Sumter County, Florida (the "Current Plat").
- I. Current Owners have submitted to County a revised plan for the common development of the Property as a part of a mixed-use Residential Planned Unit Development, and as a part of the proposal have also submitted to County for its review and approval a proposed re-plat of a portion of the Original Plat, as described below.
- J. County and Current Owners enter into this Agreement to consolidate, amend and restate in total the terms and provisions of Memorandum No. 1, Memorandum No. 2, and Memorandum No. 3 regarding the development of the Property, and upon the execution of this Site and Concurrency Development Agreement by County and Current Owners this Agreement shall supersede and restate in total all of the terms and provisions of Memorandum No. 1, Memorandum No. 2, and Memorandum No. 3.
- K. County and Current Owners enter into this Agreement to memorialize and confirm their respective agreements, obligations and covenants regarding the permitted uses, development restrictions, and design criteria for the Property, as set forth below.
- L. As set forth later in this Agreement, the following third parties, who are the owners of individual Lots or tracts not owned by the Current Owners, have executed the attached Consent and Joinders to this Agreement to consent to and join into this Agreement as they relate to their respective properties:
- (1) Utilities has executed a Consent and Joinder as the owner of the Utility Tract, as set forth in Section 7 below.
  - (2) Village Park at 466, LLC, has executed its Consent and Joinder as the owner of a tract located within the boundaries of the Property, as set forth in Section 12 below.
  - (3) Ronald Miller, Michele Little, and Patricia Reid have executed their respective Consent and Joinders as the owners of individual Lots located within the boundaries of the Property, as set forth in Section 13 below.
- M. County has held public hearings to accept and encourage public input with respect to the proposal of the Current Owners contained in this Agreement, and has considered such public input.
- N. County has determined that the provisions of this Agreement and the contemplated vesting of the development rights contemplated by this Agreement are consistent with, and not in contravention of, the provisions of the County's Comprehensive Plan.
- O. County has provided its Notice of Intent to consider entering into this Site and Concurrency Development Agreement by advertisements published in the Villages Daily Sun, a newspaper of general circulation and readership in Sumter County, Florida, on November 28, 2009, and on December 21 2009, and by mailing a copy of the Notice of Intent to the Current Owners and to the persons and entities shown on the most recent Sumter County Tax Roll to be the Current Owners of property lying within 150 feet of the boundaries of the Parcels which are the subject-matter of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.
- P. The Sumter County Zoning & Adjustment Board, serving as the County's Local Planning Agency, held a public hearing on December 7, 2009, to consider this Agreement. The Board of County

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Commissioners held a public hearing on December 29, 2009, to consider this Agreement, and has found and determined that its execution of this Agreement will further the objectives of the Local Government Comprehensive Planning and Land Development Regulation Act, and that the development contemplated and permitted by this Agreement is consistent with County's Comprehensive Plan and County's existing Land Development Code.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the County and Owners agree (as applicable) as follows, which agreements shall be binding upon the parties and their respective successors and assigns, as applicable:

1. **Incorporation of Recitals.** The parties confirm and agree that the above recitals are true and correct and incorporate the terms and provisions herein for all purposes.
2. **Preliminary Statement.** This Chapter 163 Site and Concurrency Development Agreement is a consolidation, amendment, and restatement in total of all of the provisions of Memorandum No. 1, Memorandum No. 2, and Memorandum No. 3 described above in Recitals D, E, and F, respectively. Upon execution of this Agreement the terms and provisions hereof shall control the development of, permitted uses of, and development criteria for the Property. All terms and provisions of the prior three Memorandums are merged into this Agreement, which shall be the sole Agreement controlling future development of the Property, or portions thereof.
3. **Definitions.** For the purposes of this Agreement, in addition to any terms which are specifically defined elsewhere in this Agreement the following terms shall have the following meanings:
  - 3.1 **"Agreement"** – This Chapter 163 Site and Concurrency Development Agreement, as the same may be subsequently amended, modified or supplemented pursuant to its terms and provisions and pursuant to the provisions of Sections 163.3161 through 163.3215, inclusive, of the *Florida Statutes*.
  - 3.2 **"Consent" or "Consents"** – As applicable, to one or more of the Consent and Joinders executed by Utilities, Ronald Miller, Michele Little, and Patricia Reid, under which the Parties executing the Consent and Joinders consent to, and join in to, this Agreement as they relate to their respective Parcels.
  - 3.3 **"County"** – Sumter County, Florida, a political subdivision of the State of Florida.
  - 3.4 **"DCA"** – The State of Florida Department of Community Affairs.
  - 3.5 **"District"** – The Southwest Florida Water Management District, an agency of the State of Florida.
  - 3.6 **"Effective Date"** – The date thirty (30) days after the State land planning agency has received from County a copy of this Agreement following its recordation in the Public Records of Sumter County, Florida, as is set forth more specifically in Section 20.1 below.
  - 3.7 **"FDOT"** – The State of Florida Department of Transportation, an agency of the State of Florida.
  - 3.8 **"Master Site Plan"** – The Conceptual PUD Master Site Plan for "Village Park Center" which has been submitted by Current Owners to County for approval, and approved by County on December 29, 2009. A copy of the approved Master Site Plan is attached to this Agreement as Exhibit "E".

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- 3.9 **"Parcel" or "Parcels"** -- As applicable, one or more of the Parcels of real property which are specifically described or defined under the terms of this Agreement.
- 3.10 **"Project"** -- The development of the Property (defined below) in accordance with the following conceptual plan:
  - 3.10.1 The Property will be developed as a mixed-use Residential Planned Unit Development under the zoning classification of Planned Unit Development contained in County's Code of Ordinances.
  - 3.10.2 All development of the Property shall be in accordance with the Master Site Plan shown on attached Exhibit "E".
  - 3.10.3 The development of the Property shall be limited to those permitted uses, and their respective development intensities, shown in Section 5 below.
- 3.11 **"Property"** -- The real property which is the subject of this Agreement, and is described on the attached Exhibit "A", and consists of the combination of the Commercial Parcel described on attached Exhibit "B" and the Mixed-Use Parcel described on attached Exhibit "C", less and except the Outparcels described on attached Exhibit "D". All development of the Property shall be subject to, and in accordance with, the provisions of this Agreement.
- 3.12 **"Public Facilities"** -- Those public facilities that are identified in Section 14.
- 3.13 **"PUD"** -- The Village Park Center Planned Unit Development which is the subject of this Agreement.
- 3.14 **"Subdivision"** -- Any individual platted subdivisions located within the Project. Improvement plans for individual Subdivisions will be approved by County subject to the provisions of this Agreement and subject to the approved Master Site Plan, on a Subdivision-by-Subdivision basis.
- 4. **Duration of the Agreement.** Subject to the later provisions of this Agreement, this Agreement shall have a term of twenty (20) years, commencing on the Effective Date of the Agreement.
- 5. **Development Restrictions and Permitted Uses.** Permitted uses of, or portions thereof, and development restrictions with respect to, the Property, and amendments of the uses permitted or development restrictions regarding the Property, shall be in accordance with the provisions of this Section and Sections 6, 8, 9, 10 and 13 below.
  - 5.1 **Initial Permitted Uses.** The initial permitted uses of the Property shall be as follows:

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PERMITTED USES	PARCELS BUILDINGS ON MASTER SITE PLAN	DEVELOPMENT INTENSITY	MAXIMUM HEIGHT
Single Family Residential (detached)	Lots 1-12 and Parcels labeled "Estate Home"	14 Units	35 feet <sup>1</sup>
Attached Townhomes	Townhome Parcels Identified on Site Plan	42 Units	35 feet <sup>1</sup>
Detached Homes	Detached Homes Parcels Identified on Site Plan	55 Units	35 feet <sup>1</sup>
Residential	Building C Residential	83,794 sq. ft. / 52 Units	35 feet <sup>1</sup>
Commercial	Building C Commercial	33,694 sq. ft.	35 feet <sup>2</sup>
Office / Retail	Buildings A&B	42,196 sq. ft.	35 feet <sup>2</sup>
Office / Retail	Building D	29,526 sq. ft.	35 feet <sup>2</sup>
Office / Retail	Building E	17,640 sq. ft.	35 feet <sup>2</sup>
Office / Retail	Building F	17,640 sq. ft.	35 feet <sup>2</sup>
Restaurant	Restaurant A	5,500 Sq. ft.	35 feet <sup>2</sup>
Restaurant	Restaurant B	5,500 Sq. ft.	35 feet <sup>2</sup>
<p>NOTE: No residential structures shall exceed 35 feet in height.</p> <p>The maximum building height for non-residential buildings shall be 35 feet, except for fully sprinkled buildings, which shall have a maximum height of 50 feet. Application of this design criteria of building heights shall not include uninhabitable architectural or mechanical features.</p>			

5.2 **Amendment of Permitted Uses.** The permitted uses, development intensities, and maximum heights included in the preceding matrix may be amended or modified only by amendment of the terms of this Agreement.

5.3 **Relationship to Land Use Classification and Zoning Classification.** The restrictions on or provisions herein concerning the development of the Property or any portion thereof

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do not operate to supercede any applicable land use classification or zoning classification of the Parcels, or any portion thereof, subject to the following provisions:

- 5.3.1 The Property consists of parcels having land use classifications of Commercial and High Density Residential on the Future Land Use Map of County's Comprehensive Plan, and a zoning classification of Residential Planned Unit Development (RPUD) under County's Zoning Code.
  - 5.3.2 The Property or portions thereof may only be developed in accordance with the applicable land use classification and zoning classification of the Property that may exist, or be amended from time to time, under County's Comprehensive Plan, County Zoning Code, or County's Land Development Regulations. If an Owner desires use of a Parcel or a portion thereof which is not included in the matrix in Section 5.1 above the Owner must seek and procure the amendment of, as applicable, the land use classification or (zoning classification) or both, of the Parcel and an amendment of this Agreement.
6. **Housing For Older Persons.** Subject to all local ordinances, as they may be amended from time to time, at least eighty percent (80%) of the occupied residential units must be occupied by at least one (1) person fifty-five (55) years of age or older. It shall be the responsibility of the Board of the Property Owners' Association (see Section 12 below) to determine whether eighty percent (80%) of the occupied residential units on the Property are occupied by at least one (1) person who is fifty-five (55) years of age or older. No person under the age of eighteen (18) years of age may be a permanent occupant of any residential unit, except that persons under the age of eighteen (18) years may be permitted to visit and temporarily reside for periods not to exceed thirty (30) days in total in any calendar year. Such temporary residency shall be governed by the rules and regulations of the Association, adopted by the Board of Directors of the Association. Notwithstanding anything in the contrary set forth in this Section, the restriction that no person under the age of eighteen (18) years of age may be a permanent occupant of any residential unit shall be in perpetuity and shall not be subject to amendment. The provisions of this Section are intended to be consistent with, and are set forth in order to comply with the provisions of, the Federal Fair Housing Act and the Housing for Older Persons Act (collectively the "Act") and exceptions therefrom provided in 42 U.S.C. §3607 regarding discrimination of familial status, and may be amended at any time by a majority of the Association's Board of Directors (without the joinder or vote of owners) to reduce the fifty-five (55) years of age restriction if so permitted by the Act.
  7. **Utilities; Joinder Of Utilities Parcel Owners.** Potable water and sanitary sewer services for the Property shall be provided by private entity utilities. County shall have no obligation to manage, maintain, repair, or operate utilities services on the Property. Sanitary sewer and potable water services for the Property shall be provided by an on-site wastewater treatment plant approved by County in 2004, and an on-site central water system, both utilities facilities located on the Utility Parcel which is described on attached Exhibit "F". All sanitary sewer and potable water services shall be provided in accordance with any applicable rules and regulations of County or any other Governmental Authority having jurisdiction over such services. Utilities executes its Consent and Joinder to this Agreement to agree to the terms and provisions of this Memorandum of Agreement and acknowledge that the terms of this Memorandum of Agreement shall encumber all of the Property, including the Utilities Parcel. The Joinder of Utilities to this Agreement is limited to these purposes.
  8. **Roads.** No publicly dedicated roadways shall be constructed on the Property. The roads located within the boundaries of the Property and providing access to the individual Tracts and Lots depicted on the Current Plat are owned by the Association. Association shall provide to County, in form and content acceptable to County a non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress over the Roadways for the purposes of access over the Roadways



for governmental and public entities (including but not limited to law enforcement, fire, emergency services, building permit, and code enforcement activities). County shall have no obligation for the construction, improvement, maintenance or repair of any roadways on the Property. There shall be no direct access from any roadways constructed on the Property to the lands lying north of the Property. All owners of any portion of the Property confirm and acknowledge that County has no obligation or responsibility for the construction, maintenance or repair of roadways constructed on the Property. Unless the Current Owners have assigned to a third party ("Successor Developer") said road obligations, and said Successor Developer has in writing acknowledged the assumption of the obligation to construct roadway improvements, Current Owners shall be solely responsible for the construction of roads on the Property. Association shall be responsible for the inspection, repair, maintenance and replacement of the roadway facilities on the Property, and Association's Joinder to this Agreement constitutes an acknowledgment of the assignment of the obligations of Current Owners to Association for the inspection, repair, maintenance and replacement of roadway facilities and improvements, and an express assumption of those obligations. This assumption of obligations by Association shall not, however, operate to release Current Owners from their obligations to complete construction of all roadways planned under the improvement plans for the project, to be constructed on Tract Q as depicted on the Current Plat.

9. **Storm Water Management.** Storm water drainage, runoff and retention shall be pursuant to development orders or permits issued by the District, or development orders or permits as amended by the District, and as required by County's Development Code. All of the Property shall be served by a storm water management system designed in accordance with the regulations of the District and County and permitted by the District. County shall have no obligation for the construction of storm water management system improvements, or the maintenance of storm water management systems. Current Owners shall be responsible for the construction, operation and maintenance of storm water management system improvements in accordance with the terms of all development orders or permits issued by District and County. Current Owners shall have the right, subject to any required approval by District and County, to assign to the Association responsibility for inspection, maintenance, repair and replacement of surface water and storm water management system improvements, as set forth in Section 12.4 below.
10. **Design Criteria, Setbacks, & Buffering Requirements.** The Property may be developed as single lots or as multiple lot parcels, and shall be developed in accordance with the following development standards:
  - 10.1 **Impervious Surfaces.** The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%). Individual site plans with an impervious surface ratio in excess of eighty percent (80%) may be approved provided that the approved ratio, when considering all of the Property shall not exceed the eighty percent (80%) coverage ratio. Individual site plans submitted shall submit documentation that the aggregate of all the Property previously developed, and the proposed site plan, when considered in aggregate, will not exceed the eighty percent (80%) impervious surface ratio for the project.
  - 10.2 **Building Height.** The maximum building height for any residential building located on the Property shall be thirty-five feet (35'). The maximum building height for non-residential buildings located on the Property shall also be thirty-five feet (35'), except for fully sprinkled buildings, which may have a maximum height of fifty feet (50'). Application of this design criteria for building heights shall not include uninhabitable architectural or mechanical building features.
  - 10.3 **Lot Size.** No minimum lot size shall be required. However, all required setbacks must be provided.



- 10.4 **Lot Width.** No minimum lot width is required. However, all required setbacks must be provided.
- 10.5 **Setbacks.** Setbacks for individual lot or tracts in the Property shall be consistent with the approved Site Plan.
- 10.6 **Eastern Boundary.**
- 10.6.1 There shall be constructed and maintained a thirty foot (30') irrigated landscape buffer and stack block wall along the eastern boundary of the Property as depicted on Sheet No. 45 of the Construction Plans For The Village Park Center Downtown & Residential For Village Park Investors, LLC, as prepared by Springstead Engineering, Inc., under Job Number 031001.007, approved by the County on December 29, 2009. Installation of the buffer and stack block wall must be completed on or before the first of the following dates to occur: (1) the date of issuance of the first Certificate of Occupancy for a residence or model in the Estate section of the Property; or (2) March 1, 2010.
- 10.6.2 The irrigation system shall be provided for all shrubs and trees in the buffer, designed to deliver adequate water on a regular basis throughout the natural life of the landscaping; the system shall be designed, installed, operated, and maintained in accordance with the Florida Irrigation Society's "Standards and Specifications for Landscape Irrigation Systems," current edition.
- The irrigated landscape buffer shall be maintained in perpetuity, to achieve and preserve the intended dense screen of healthy shrubs and trees, and aided by such maintenance to thrive and grow to their full mature and natural form and habit. This perpetual maintenance shall include:
- 10.6.2.1 Provision and replenishment of pine straw mulch around all shrubs and trees to maintain soil moisture and minimize competing weed growth.
- 10.6.2.2 Regular removal and treatment for weeds in the turf and planted areas.
- 10.6.2.3 Regular mowing of turf to maintain a neat, pasture-like appearance; line trimming and edging of turf at bed lines, walls, and fence lines visible from Glen Hollow Farms.
- 10.6.2.4 Fertilization of trees, shrubs, and turf using appropriately formulated slow-release fertilizer, at a rate of three (3) times a year for a minimum period of four (4) years, to achieve the required mature growth and opacity of foliage.
- 10.6.3 The large oak tree currently located in the southeast corner of the Property between Lot 12 and the Lift Station originally intended to be removed by the Current Owners shall remain on the Property.
- 10.6.4 The POA shall be responsible for the inspection, maintenance, repair and replacement (as required) of the irrigated landscape buffer, stacked block wall and irrigation systems described previously in this Section 10.6, whether or not the POA is the owner of the parcel of the Property on which the improvements are located. The POA's right, and responsibility, to inspect, maintain, repair and



replace these improvements shall be established in the terms of the Declaration to be recorded in the Sumter County Public Records, described in Section 12.2 below.

- 10.7 **Architecture Standards.** The architectural design and exterior elevations of all proposed structures on the Property shall be designed in conformance with the architectural and elevation renderings provided in the "Master Planning & Conceptual Design Package for Village Parc Centre" dated August 21, 2008, prepared by Burke Hogue & Mills Architecture and Interior Design, which has been submitted by Current Owners to County and approved by County. Current Owners shall implement these architecture standards requirement through the recordation of restrictive covenants under which architectural standards are controlled by an Architectural Review Board, or a similar entity, originally controlled by Current Owners or their designee and controlled after build-out by representatives of Owners of parcels of the Property.
- 10.8 **Parking Areas.** Each paved parking space located on the Property shall contain a rectangular area not less than twenty (20) feet in length and ten (10) feet in width. Each paved handicap parking space shall contain a rectangular area of not less than twenty (20) feet in length and twelve (12) feet in width. All handicap parking areas shall follow the guidelines of the Florida Accessibility Code, Section 11-46, Florida Administrative Code. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as parking spaces created are contained within the required rectangular areas. The number of required parking spaces shall be in accordance with the Schedule shown on the attached Exhibit "G".
- 10.9 **Building Heights.** The maximum building height for any residential building located on the Property shall be thirty-five feet (35'). The maximum building height for non-residential buildings located on the Property shall also be thirty-five feet (35'), except for fully sprinkled buildings, which may have a maximum height of fifty feet (50'). Application of this design criteria for building heights shall not include uninhabitable architectural or mechanical building features.
11. **Intersection Signalization.** If County, during the term of this Agreement, requests that Current Owners submit to County for its review a traffic signal warrant analysis for the potential signalization of the intersection of NE 62<sup>nd</sup> Terrace and C-466 then the following provisions shall be applicable:
- 11.1 Current Owners shall immediately procure, at their expense, a traffic signal warrant analysis prepared by qualified engineers, in accordance with methodology approved by County.
- 11.2 If County determines that the traffic signal warrant analysis substantiates the need for signalization of the intersection, County shall provide written notice to Current Owners, and Current Owners shall, at their cost immediately initiate and pursue completion with due diligence the design, permitting and construction of the signalization of the intersection, in accordance with plans and specifications reviewed and approved by County and any other applicable permitting governmental authority.
12. **Property Owners' Association ("POA").** Current Owners have formed the POA, a Florida not-for-profit Corporation, for the purpose of the ownership, inspection, maintenance, repair and replacement of Common Elements (defined below) on the Property. The rights, operations and activities of the POA shall be in accordance with the following provisions:
- 12.1 If title to a portion of the Property on which Common Elements (such as, but not limited to, roadways, buffer or landscape areas, and areas on which storm water management system improvements are constructed) is conveyed to the POA, the POA shall thereafter



be responsible for the cost of inspection, maintenance, repair, and replacement of Common Element improvements located on the Property. Additionally, the POA may be charged with maintenance obligations under the terms of the Declaration described below.

12.2 Prior to the initiation of ownership of real property or maintenance obligations by the POA, Current Owners (or a Successor Developer to Current Owners) shall cause to be prepared, executed, and recorded in the Sumter County Public Records a Declaration of Covenants (the "Declaration") regarding the POA, containing therein copies of the Articles of Organization and Bylaws of the POA, the procedures for assessment of residential units or commercial properties for regular or special assessments, and the operating procedures for the POA.

12.3 Each owner of a residential lot or residential unit located on the Property shall be a member of the POA, and each owner of a commercial lot or commercial unit located on the Property shall be a member of the POA. Assessments for inspection, repair, maintenance, and replacement of common improvements owned or maintained by the POA shall be in accordance with the terms of the recorded Declaration. The Declaration shall contain the initial formula for allocation of assessments between residential units and commercial properties, and the procedure for adjustment of the same.

12.4 The POA shall have the authority and responsibility to inspect, maintain, repair, and replace surface water and storm water management system improvements (subject to the provisions of Section 9 above) as well as all other Common Areas, including roadways, water retention areas, and common ownership tracts, depicted on the approved Master Site Plan, and shall have the authority to levy assessments against its members for the purposes of the performance of the maintenance, repair, and replacement, all in accordance with the terms of the recorded Declaration.

13. **Joinder By Additional Owners.** Attached to this Agreement and incorporated herein for all purposes are the Joinder and Consents of Village Park at 466, LLC; Ronald Miller; Michelle Little; and Patricia Reid; who by their Joinder and Consent to this Agreement acknowledge and agree that:

13.1 They are each the owner of one or more individual parcels, tracts or Lots located within the boundaries of the Property.

13.2 They each consent to and join in this Agreement, acknowledge that the terms of this Agreement shall constitute an encumbrance on all of the Property, including the sub-parcels owned by them, and further acknowledge that future development of the Property, including their respective sub-parcels, shall be subject to the terms and provisions of this Agreement.

14. **Development Permits Required.**

14.1 **Local Development Permits.** The local development permits approved or needed to be approved for the development of each respective Parcels for their development in accordance with the provisions of this Agreement, and the status of each such permit or approval, as follows:

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PERMIT	STATUS
— Amendment of land use classification for the Property under the County's Comprehensive Plan	Completed
— Assignment of a zoning classification for the Property under the County's zoning code	Completed
— Sumter County approval of the Conceptual Master Plan for the project	Original Completed Modification Pending
— Southwest Florida Water Management District Environmental Resource Permit	Completed
— Florida Department of Environmental Protection Wastewater Treatment Facility Construction and Operation Permit	Completed
— Florida Department of Environmental Protection Sanitary Sewer Collection Permit	Completed
— Florida Department of Environmental Water Treatment Facility Construction and Operation Permit	Completed
— Southwest Florida Water Management District Water Use Permit	Original Completed Modification Pending
— Sumter County Connection Permit for connection of entrance road to C466	Completed
— Approval of improvements/construction plans through DRC for development	Original Completed Modification Pending
— Sumter County approval of final Plat of development	Completed
— Sumter County approval of Re-Plat of residential tracts	Pending

Nothing in this Agreement shall be deemed to obviate the Owners' compliance with terms and provisions of each such identified permits, nor to obligate County to grant any of the permits, actions, or approvals enumerated above.

14.2 **Additional Permits.** The failure of this Agreement to address any particular permit, condition, term, or restriction on development shall not relieve the Owners of the necessity of complying with any law governing said permitting requirement, conditions, terms and restrictions with respect to the contemplated development of the Parcels of the Owners, as applicable.

14.3 **Additional Conditions.** County reserves the right to impose additional conditions, terms, restrictions or other requirements determined to be necessary by them for the public health, safety, and welfare of their citizens with respect to the development contemplated by the Owners and described in this Agreement, provided that such conditions, terms or restrictions shall not be in contravention with the terms of this Agreement.

15. **Public Facilities.** The Public Facilities that will service the developments of the Parcels owned by the Owners and described in this Agreement, the person or entity who shall provide such

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Public Facilities, and the date of any new Public Facilities which must be constructed, are as follows:

- 15.1 **Transportation Facilities.** All of the Property is located within the jurisdictional boundaries of County. This Agreement and the obligations of Current Owners and the Owner hereunder constitute, to the extent required, a Concurrency Development Agreement to mitigate the future traffic facilities impacts of the development of the Property.
  - 15.2 **Potable Water.** Potable water services for the Project will be provided by Orange Blossom Utilities, Inc., the owner of a licensed private water system. The private water provider presently has the sufficient permitted constructed capacity, unreserved, to service the development of all of the Property.
  - 15.3 **Sanitary Sewer.** Sanitary sewer services for the Property shall be provided by Orange Blossom Utilities, Inc. ("Utilities"), as the owner of a licensed private wastewater treatment and disposal system. The private wastewater treatment and disposal system owned by Utilities has sufficient permitted and constructed capacity, unreserved, to service the development of all of the Property.
  - 15.4 **Solid Waste Collection.** Solid waste collection services for the Project will be provided by a private solid waste hauler. Solid waste disposal for the Project will be provided by the County's solid waste facility. The County's solid waste facility has sufficient permitted and constructed capacity, unreserved, available to provide solid waste disposal service for development of all of the Property.
  - 15.5 **Fire Services.** Fire services for the Project will be provided by County, and County presently has sufficient permitted and constructed fire services capacity to provide fire services for the Project without a decrease in the County's level of services provided.
  - 15.6 **Educational Facilities.** The Property is currently served by the following schools, operated by the Sumter County Board of Public Education:
    - 15.6.1 Wildwood Elementary School.
    - 15.6.2 Wildwood Middle/High School.
  - 15.7 **Recreational Facilities.** The Property is served by recreational facilities owned by Sumter County, including Lake Miona Park located within 1 ¼ miles of the Property, Oxford Park located within 2 ¼ miles of the Property, and Cherry Lake Park located within 3 miles of the Property.
  - 15.8 **Health Systems and Facilities.** Villages Regional Medical Center is located within 3.25 miles of the Property.
16. **Annual Report.** During the term of this Agreement, Current Owners agree to file Annual Reports with respect to the Project with County and with the DCA (if applicable under the later provisions of this Section), in accordance with the following provisions:
- 16.1 Annual Reports must be filed with County each year during the initial five (5) years of the term of the Project, not later than forty-five (45) days prior to the expiration of a yearly term.
  - 16.2 The Annual Report filed with County and the DCA (as applicable) shall contain the information required to be filed in the Annual Report under the then-existing provisions in Chapter 163 of the Florida Statutes, and such other information as is reasonably required by County related to the specific terms and provisions of this Agreement



- 16.3 County will have the right, without modification of this Agreement, to agree to eliminate some or all of the reporting requirements included in the Annual Reports by separate written agreement with Current Owners.
- 16.4 During the term of this Agreement, Current Owners shall timely file with the DCA, as Annual Reports included under the terms of this Agreement, Annual Reports as required under the provisions of Chapter 163 of the *Florida Statutes* as the same may subsequently be amended or modified. Current Owners shall provide to County, if not required by statute, a copy of all Annual Reports filed with the DCA simultaneous with their filing. The information required in County's Annual Reports (as described above) which is not included in the Annual Reports required to be filed with the DCA shall be included in supplemental Annual Reports simultaneously filed with County with the transmittal of the copy of the Annual Report filed by Current Owners with the DCA.
- 17 **Termination.** Termination of this Development Agreement shall be in accordance with the following provisions:
- 17.1 **Termination by County.** If County finds on the basis of the Annual Report, or otherwise, that Current Owners have failed to comply with the terms of this Agreement, County may, after written notice to Current Owners designating a reasonable time to cure any such non-compliance by Current Owners, terminate or modify this Agreement, at County's sole and absolute discretion by the Board of County Commissioners after review and consideration of Staff findings at two (2) Public Hearings of the Board of County Commissioners or by one (1) Public Hearing of the Zoning Adjustment Board (the Local Planning Agency) and one (1) Public Hearing of the Board of County Commissioners. The choice of which Public Hearing procedure to exercise shall be at the sole discretion of the Board of County Commissioners.
- 17.2 **Termination by Mutual Consent.** This Agreement may be terminated by the mutual agreement of Current Owners and County, evidenced by writing and signed by appropriate representatives of each party. If under the terms of this Agreement Current Owners are obligated to construct improvements to traffic facilities which are owned by or located in the County, termination of this Agreement by County and Current Owners will require the consent and joinder of the County in order to release Current Owners from the obligations to construct the required traffic improvements, if such improvements must be constructed under the terms of this Development Agreement.
- 17.3 **Effect of Termination.**
- 17.3.1 Upon (a) a termination of this Agreement under the provisions of Sub-section 17.1; or (b) the expiration of the term of this Agreement; the provisions of Sections 5, 6, 7, 8, 9 and 10 of this Agreement shall remain in full force and effect and shall be binding upon Current Owners and any successor-in-title to Current Owners to the Property or any portion thereof.
- 17.3.2 In the event of the termination of this Agreement under the provisions of Sub-section 17.2 above, all of the rights of Current Owners and County and hereunder shall terminate and subsequent development of the Property shall be limited to uses permitted in the then-existing land use designation of the Property (or any portions thereof) as set forth on the Future Land Use Map of County's Comprehensive Plan, and any then-existing zoning classification of the Property, or any portions thereof, or any subsequent amendments thereto.
18. **Conflict.** In the case of a conflict between the terms of this Agreement and County's Zoning Code, the terms of this Agreement shall control. Matters not specifically addressed in this

Agreement shall be controlled by the terms and provisions of County's Zoning Code, as then amended.

19. **Binding Effect.** The terms and conditions set forth in this Agreement shall inure to the benefit of Owner, as the Owner of the Property, and any successor-in-title to Owner as to the Property or any portion thereof, and shall additionally constitute a covenant running with title to the Property or any portions thereof, and shall be legally binding upon any heirs, assigns, and successors-in-title or interest to the Owner of the Property or any portion thereof.

20. **Enforcement.** Enforcement of this Agreement shall be undertaken through the Sumter County Board of County Commissioners ("County Commission"). Upon approval of this Agreement the Property shall only be used for the Permitted Uses described herein. No changes in the Permitted Uses, further expansion of the Permitted Uses, addition to the Permitted Uses, or addition to the facilities shall be permitted except as approved by formal amendment of this Agreement.

21. **General Provisions:**

21.1 **Effective Date.** After its execution by all Parties, including the execution of all referenced Consents and Joinders described above this Agreement shall be recorded in the Public Records of Sumter County, Florida, and the Effective Date of the Agreement shall be determined in accordance with the following provisions:

21.1.1 The County shall record (recording costs shall be paid by Current Owners) this Agreement in the Public Records of Sumter County, Florida, within fourteen (14) days after the date of the execution of this Agreement by County.

21.1.2 County shall provide (by certified or registered mail) a copy of this Agreement, after recordation in the Public Records, to the State Land Planning Agency (the Florida Department of Community Affairs) within fourteen (14) days after the date the Agreement is recorded in the Public Records.

21.1.3 The "Effective Date" of this Agreement shall be the date thirty (30) days after the date the recorded Agreement has been received by the State Land Planning Agency pursuant to the preceding provisions of this Section 20.1

21.1.4 In the event this Agreement is amended the Effective Date of the Amendment shall be recorded, and the Effective Date of the Amendment, shall be determined in accordance with the procedures and terms of this Section 21.1.

21.2 **Notices.**

21.2.1 **Effective Date of Notices.** Any notice required or permitted hereunder, and all demands and requests given or required to be given by and party hereto to another Party, shall be in writing unless otherwise provided herein and shall be deemed given (a) when received if personally delivered or sent by telex, telegram, or facsimile, or (b) if sent by Federal Express (which terms shall be deemed to include within it any other nationally recognized reputable firm of overnight couriers) one (1) day after depositing with Federal Express, charges prepaid, before its deadline for next day delivery, or (c) if mailed, five (5) days after mailing if such notice has been delivered to the United States Postal Service with postage prepaid and properly marked for certified or registered mail with a request for return receipt, addressed as set forth in this Section.

21.2.2 **County's Address.** If given to Sumter County any notice hereunder shall be addressed and given as follows:

Sumter County, Florida  
Attn: County Administrator

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
02/05/2010 12:51:23PM  
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910 North Main Street  
Bushnell, FL 33513



With Copy to: Sumter County Attorney  
910 North Main Street  
Bushnell, FL 33513

With Additional Copy to: Sumter County Planning Department  
910 North Main Street  
Bushnell, FL 33513

21.2.3 Current Owners' Addresses. If given to Current Owners, any notice hereunder shall be addressed and given as follows:

**VILLAGE PARK ASSOCIATES, LLC**  
Manager: Mr Paul Rohan  
9000 Regency Square Blvd., Ste. 200  
Jacksonville, FL 32211

**VILLAGE PARK CENTER INVESTORS, LLC**  
Manager: Commercial First, LLC  
Attn: Mr. Jeffrey Phillips  
2295 NW Corporate Blvd , Ste. 110  
Boca Raton, FL 33431

**JP DEVELOPERS, LLC**  
Attn: Mr. Jeffrey Phillips  
2295 NW Corporate Blvd., Ste. 110  
Boca Raton, FL 33431

**VILLAGE PARK ESTATE HOMES, LLC**  
Manager: Commercial First, LLC  
Attn: Mr Jeffrey Phillips  
2295 NW Corporate Blvd., Ste. 110  
Boca Raton, FL 33431

**With Single Copy To:**  
Gray, Ackerman & Haines, P.A.  
Attn: Steven H. Gray, Esquire  
125 NE 1st Avenue, Ste. 1  
Ocala, FL 34470  
Tel: (352) 732-8121  
Fax: (352) 368-2183  
E-mail: [sgray@gahlaw.com](mailto:sgray@gahlaw.com)

21.2.4 POA Address. If given to POA a Notice hereunder shall be addressed and given as follows:

**VILLAGE PARK CENTER PROPERTY OWNERS ASSOCIATION, INC.**  
Attn Mr. Jeffrey Phillips, President  
2295 NW Corporate Blvd., Ste. 110  
Boca Raton, FL 33431

**With Single Copy To:**  
Gray, Ackerman & Haines, P.A.  
Attn: Steven H. Gray, Esquire  
125 NE 1st Avenue, Ste. 1

2010 3224

Ocala, FL 34470  
Tel: (352) 732-8121  
Fax: (352) 368-2183  
E-mail: [scrav@qahlaw.com](mailto:scrav@qahlaw.com)



- 21.2.5 **Additional Addresses.** If given to Utilities, a Notice hereunder shall be addressed as follows.
- ORANGE BLOSSOM UTILITIES, INC.  
PO Box 250  
Lady Lake, FL 32158
- 21.2.6 **Additional Addresses.** If given to Ronald Miller, a Notice hereunder shall be addressed as follows:
- RONALD MILLER  
c/o: Mr. Jeffrey Phillips  
2295 NW Corporate Blvd. Ste. 110  
Boca Raton, FL 33431
- 21.2.7 **Additional Addresses.** If given to Patricia Reid, a Notice hereunder shall be addressed as follows:
- PATRICIA REID  
c/o Village Park Estate Homes, LLC  
2295 NW Corporate Blvd., Ste. 110  
Boca Raton, FL 33431
- 21.2.8 **Additional Addresses.** If given to Michele Little, a Notice hereunder shall be addressed as follows:
- MICHELE LITTLE  
c/o Village Park Estate Homes, LLC  
2295 NW Corporate Blvd. Ste. 110  
Boca Raton, FL 33431
- 21.2.9 **Additional Addresses.** If given to Village Park at 466, LLC, a Notice hereunder shall be addressed as follows:
- VILLAGE PARK AT 466, LLC  
Manager: Mr. Paul Rohan  
9000 Regency Square Blvd., Ste. 200  
Jacksonville, FL 32211
- 21.2.10 **Modification of Address.** Any Party hereto may change the address or addresses to which a Notice is to be sent, or the facsimile number, by giving written notice of such change to the other Parties to this Agreement in the manner provided herein.
- 21.3 **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.
- 21.4 **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be

binding upon and inure to the benefit of the parties hereto, their respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.

- 21.5 **Amendment.** This Agreement shall not be amended or modified except by an amendment in writing, executed by all parties hereto in the same form as this Agreement.
- 21.6 **Severability.** In the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not effect the enforceability or the validity of the remaining provisions of this Agreement.
- 21.7 **Successors and Assigns** All covenants and agreements in this Agreement made by or on behalf of any parties hereto shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, whether so expressed or not.
- 21.8 **Applicable Law** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall only be in a court of competent jurisdiction in Sumter County, Florida.
- 21.9 **Entire Agreement.** This Agreement shall constitute the entire agreement of the parties hereto; all prior agreements between the parties, whether written or oral, are merged herein and shall be of no force or effect. This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

IN WITNESS WHEREOF, the parties have set their hand and seal as of the day and year first above written.

SEE ATTACHED SEPARATE SIGNATURE PAGES

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
02/05/2010 12:51:23PM  
AGREEMENT

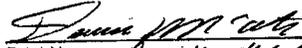
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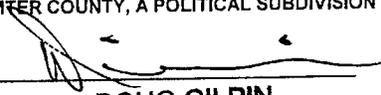
SIGNATURE PAGE OF SUMTER COUNTY, FLORIDA  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY, VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET AL.

APPROVED AS TO FORM AND CONTENT BY SUMTER COUNTY ATTORNEY:

  
Print Name: Russell McAttee

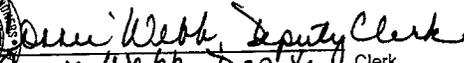
AS TO COUNTY

SUMTER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

By:   
Print Name: DOUG GILPIN  
Chairman, Board of County Commissioners

ATTEST:



  
Donnie Webb Deputy Clerk  
Clerk

DEC 29 2009

APPROVED BY SUMTER COUNTY COMMISSION ON: \_\_\_\_\_

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
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SIGNATURE PAGE OF VILLAGE PARK ASSOCIATES, LLC  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY, VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET AL.

Signed and sealed in our presence as witnesses:

VILLAGE PARK ASSOCIATES, LLC, A  
NEVADA LIMITED LIABILITY COMPANY

Michelle Teerlink  
Print Name: Michelle Teerlink

By: [Signature]  
Print Name: Paul Kanan  
Title: Principal  
Date: 1-26-2010

Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged  
before me by Paul Kanan as \_\_\_\_\_ for VILLAGE PARK ASSOCIATES, LLC, A  
NEVADA LIMITED LIABILITY COMPANY, who is:

Personally known by me, OR  
 Produced a driver's license as identification.

Dated: this 26 day of January, 2010.

Print Name: Michelle Teerlink  
Notary Public, State of Florida  
Commission number DD 710035  
Commission expires 8/29/2011

Michelle Teerlink



SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
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SIGNATURE PAGE OF VILLAGE PARK CENTER INVESTORS, LLC  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY, VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET AL.

Signed and sealed in our presence as witnesses:

[Signature]  
Print Name: ASHLEY DAVIDSON  
[Signature]  
Print Name: MARK BLUMSTEIN

VILLAGE PARK CENTER INVESTORS, LLC, A  
NEVADA LIMITED LIABILITY COMPANY

By: [Signature]  
Print Name: JEFFREY PHILLIPS  
Title: MANAGING MEMBER COMMERCIAL FIRST LLC  
Date: 1/11/2010 MANAGING MEMBER

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged before me by Jeffrey Phillips as MANAGER for VILLAGE PARK CENTER INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY, who is:

Personally known by me. OR  
 Produced a driver's license as identification.  
Dated: this 11<sup>th</sup> day of January, 2010



Print Name: P. Orosa  
Notary Public, State of Florida  
Commission number  
Commission expires

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
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SIGNATURE PAGE OF JP DEVELOPERS, LLC  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY, VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET AL.

Signed and sealed in our presence as witnesses:

JP DEVELOPERS, LLC, A NEVADA LIMITED  
LIABILITY COMPANY

[Signature]  
Print Name: ASHLEY DANESON

By: [Signature]  
Print Name: JEFFREY PHILLIPS

[Signature]  
Print Name: MARLE BLUMSTON

Title: MANAGING MEMBER OF COMMERCIAL FIRST US  
MANAGING MEMBER  
Date: 1/11/2010

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged  
before me by JEFFREY PHILLIPS MANAGING MEMBER for JP DEVELOPERS, LLC, A NEVADA  
LIMITED LIABILITY COMPANY who is:

- Personally known by me, OR
- Produced a driver's license as identification.

Dated: this 11<sup>th</sup> day of January, 2010



[Signature]  
Print Name:  
Notary Public, State of Florida  
Commission number  
Commission expires

2010 3224



SIGNATURE PAGE OF VILLAGE PARK ESTATE HOMES, LLC  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY VILLAGE PARK ASSOCIATES, LLC, VILLAGE PARK CENTER  
INVESTORS, LLC; ET AL.

Signed and sealed in our presence as witnesses:

VILLAGE PARK ESTATE HOMES, LLC, A  
NEVADA LIMITED LIABILITY COMPANY

[Signature]  
Print Name: ASHLEY DAVIDSON

[Signature]  
By: JEFFREY PHILIPS

[Signature]  
Print Name: MARK KLUMSTERN

Print Name: JEFFREY PHILIPS  
Title: MANAGING MEMBER OF COMPANY FIRST LLC - MANAGING MEMBER  
Date: 1/11/2010

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged before me by JEFFREY PHILIPS as MANAGING MEMBER for VILLAGE PARK ESTATE HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY, who is:

- Personally known by me, OR
- Produced a driver's license as identification.

Dated this 11<sup>th</sup> day of January, 2010



[Signature]  
Print Name:  
Notary Public, State of Florida  
Commission number  
Commission expires

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SIGNATURE PAGE OF VILLAGE PARK CENTER PROPERTY OWNERS ASSOCIATION, INC.  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC, ET AL.

Signed and sealed in our presence as witnesses:

[Signature]  
Print Name: ASHLEY DAVISON

[Signature]  
Print Name: MARK BLUMSTADT

VILLAGE PARK CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

By: [Signature]  
Print Name: JEFFREY PHILLIPS  
Title: PRESIDENT  
Date: 1/19/2010

STATE OF FLORIDA  
COUNTY OF KNOWLEDGE

The foregoing SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged before me by JEFFREY PHILLIPS as PRESIDENT for VILLAGE PARK CENTER PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, who is:

- Personally known by me. OR
- Produced a driver's license as identification.

Dated this 11<sup>th</sup> day of January, 2010



[Signature]  
Print Name:  
Notary Public, State of Florida  
Commission number  
Commission expires

SIGNATURE PAGE OF ORANGE BLOSSOM UTILITIES, INC.  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY, VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET. AL.

Signed and sealed in our presence as witnesses:

ORANGE BLOSSOM UTILITIES, INC., A  
FLORIDA CORPORATION

Sheila Rodriguez  
Print Name: Sheila Rodriguez  
Mark Roberson  
Print Name: Mark Roberson

By: Nancy Steinmetz  
Print Name: Nancy Steinmetz  
Title: President  
Date: 1-12-2010

STATE OF FLORIDA  
COUNTY OF Lake

The foregoing SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged  
before me by Nancy Steinmetz as President for ORANGE  
BLOSSOM UTILITIES, INC., A FLORIDA CORPORATION, who is:

Personally known by me, OR  
 Produced a driver's license as identification.

Dated: this 12<sup>th</sup> day of January, 2010 ~~2009~~



Sheila Rodriguez  
Print Name: SHEILA RODRIGUEZ  
Notary Public, State of Florida  
Commission number DD 774140  
Commission expires June 25, 2012

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
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**CONSENT AND JOINDER OF VILLAGE PARK AT 466, LLC  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY, VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET AL.**

The undersigned, VILLAGE PARK AT 466, LLC, as the owner of a sub-parcel of the Property which is the subject-matter of this Agreement, does hereby expressly consent to the terms and provisions of this Agreement, as set forth in Section 12 thereof.

The undersigned further represents and warrants that the sub-parcel owned by the undersigned and located within the boundaries of the Property does not constitute the homestead of the undersigned, nor is it contiguous with any real property claimed by homestead as the undersigned under the laws of the State of Florida.

In witness whereof, the undersigned has executed this Consent and Joinder on this 22<sup>nd</sup> day of January, 2009 10

Signed and sealed in our presence as witnesses: **VILLAGE PARK AT 466, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

Print Name: Susan C. Bringle

By: [Signature]  
Print Name: Paul Kahan

Print Name: Beverly J. Hernandez

Title: Manager  
Date: 1-22-10

STATE OF FLORIDA  
COUNTY OF Marion

The foregoing SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged before me by Paul Kahan as Manager for VILLAGE PARK AT 466, LLC, A FLORIDA LIMITED LIABILITY COMPANY who is

- Personally known by me, OR
- Produced a driver's license as identification.

Dated: this 22<sup>nd</sup> day of January, 2009 10

**BEVERLY J. HERNANDEZ**  
Notary Public, State of Florida  
My comm. expires June 22, 2012  
Comm. No. DD 799520

[Signature]  
Print Name:  
Notary Public, State of Florida  
Commission number  
Commission expires

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
02/05/2010 12:51:23PM  
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**CONSENT AND JOINDER OF RONALD MILLER  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY, VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET. AL.**

The undersigned, RONALD MILLER, as the owner of a sub-parcel of the Property which is the subject-matter of this Agreement, does hereby expressly consent to the terms and provisions of this Agreement, as set forth in Section 12 thereof.

The undersigned further represents and warrants that the sub-parcel owned by the undersigned and located within the boundaries of the Property does not constitute the homestead of the undersigned, nor is it contiguous with any real property claimed by homestead as the undersigned under the laws of the State of Florida.

In witness whereof, the undersigned has executed this Consent and Joinder on this 11 day of January, 20 10

Signed and sealed in our presence as witnesses:

Kathemelly  
Print Name: KATHENNELLY  
Samuel J. Simon  
Print Name: Samuel J. Simon

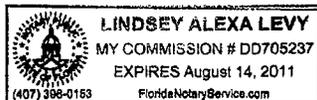
Ronald Miller  
RONALD MILLER  
Date: 1/11/10

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing CONSENT AND JOINDER OF RONALD MILLER TO SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged before me by RONALD MILLER, who is

Personally known by me, OR  
 Produced a driver's license as identification.

Dated: this 11<sup>th</sup> day of January, 20 10



Lindsey Levy  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission number \_\_\_\_\_  
Commission expires \_\_\_\_\_

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
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**2010 3224**



**CONSENT AND JOINDER OF PATRICIA REID  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET AL.**

The undersigned, PATRICIA REID, as the owner of a sub-parcel of the Property which is the subject-matter of this Agreement, does hereby expressly consent to the terms and provisions of this Agreement, as set forth in Section 12 thereof.

The undersigned further represents and warrants that the sub-parcel owned by the undersigned and located within the boundaries of the Property does not constitute the homestead of the undersigned, nor is it contiguous with any real property claimed by homestead as the undersigned under the laws of the State of Florida.

In witness whereof, the undersigned has executed this Consent and Joinder on this 11 day of January, 2010

Signed and sealed in our presence as witnesses:

Michael Carson  
Print Name: Michael Carson

Steve Johnson  
Print Name: Steve Johnson

P. Reid  
PATRICIA REID  
Date: 1/11/2010

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing CONSENT AND JOINDER OF PATRICIA REID TO SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged before me by PATRICIA REID who is

Personally known by me, OR  
 Produced a driver's license as identification.  
Dated: this 11<sup>th</sup> day of January, 2010



P. Orosa  
Print Name  
Notary Public, State of Florida  
Commission number  
Commission expires

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**CONSENT AND JOINDER OF MICHELE LITTLE  
TO  
SITE AND CONCURRENCY DEVELOPMENT AGREEMENT  
BETWEEN SUMTER COUNTY VILLAGE PARK ASSOCIATES, LLC; VILLAGE PARK CENTER  
INVESTORS, LLC; ET.AL.**

The undersigned, MICHELE LITTLE, as the owner of a sub-parcel of the Property which is the subject-matter of this Agreement, does hereby expressly consent to the terms and provisions of this Agreement, as set forth in Section 12 thereof.

The undersigned further represents and warrants that the sub-parcel owned by the undersigned and located within the boundaries of the Property does not constitute the homestead of the undersigned, nor is it contiguous with any real property claimed by homestead as the undersigned under the laws of the State of Florida.

In witness whereof, the undersigned has executed this Consent and Joinder on this 11 day of January, 2010.

Signed and sealed in our presence as witnesses:

Michelle Carota  
Print Name: MICHELLE CAROTA

John O'Brien  
Print Name: JOHN O'BRIEN

[Signature]  
MICHELE LITTLE  
Date: 1/11/2010

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing CONSENT AND JOINDER OF MICHELE LITTLE TO SITE AND CONCURRENCY DEVELOPMENT AGREEMENT was acknowledged before me by MICHELE LITTLE, who is:

- Personally known by me, OR
- Produced a driver's license as identification.

Dated, this 11<sup>th</sup> day of January, 2010.



Print Name: P Orosa  
Notary Public, State of Florida  
Commission number  
Commission expires

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**SCHEDULE OF EXHIBITS**

<b>EXHIBIT</b>	<b>REFERENCE</b>	<b>DESCRIPTION</b>
A	Recital B	Legal description of the Property
B	Recital C	Legal description of the Commercial Parcel
C	Recital C	Legal description of the Mixed-Use Parcel
D	Recital C	Composite legal description of the Out Parcels
E	§ 3.8	Approved Master Site Plan
F	§ 7	Legal Utilities Tract
G	§ 10.8	Schedule of Parking Space Requirements

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EXHIBIT "A"

PARCEL NO. 1

BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE SOUTH 1332.15 FEET; THENCE WEST 220.72 FEET; THENCE NORTH TO THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE NORTH 50.00 FEET OF THE EAST 25.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION. LESS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND PROCEED SOUTH ALONG THE WEST BOUNDARY OF SAID WEST 1/4, A DISTANCE OF 60.00 FEET TO A REFERENCE POINT "A"; THENCE RETURN TO POINT OF BEGINNING AND PROCEED WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 60.00 FEET; THENCE SOUTHEASTERLY TO REFERENCE POINT "A"

PARCEL NO. 2

BEGIN 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST. THENCE SOUTH 1334.50 FEET; THENCE EAST 1285.32 FEET; THENCE NORTH 1332.49 FEET TO THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE WEST ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

PARCEL NO. 3

THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST LYING NORTH OF HIGHWAY C-466 AND THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION LYING NORTH OF HIGHWAY C-466.

EXCEPT A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND A PORTION OF THOSE LANDS AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 525, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 499, PAGES 124, 125 AND 126 OF THE PUBLIC RECORDS OF SUMTER COUNTY FLORIDA AND PROCEED SOUTH, ALONG A SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID CERTAIN LANDS, A DISTANCE OF 77.99 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD NO. C-466 (BEING 100.00 FEET WIDE), SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1959.86 FEET AND A CENTRAL ANGLE OF 10° 32' 01". THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY, A DISTANCE OF 371.72 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE AFORESAID CERTAIN LANDS SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 77° 58' 18" W., 371.16 FEET; THENCE N. 59° 53' 52" E., ALONG SAID SOUTH BOUNDARY A DISTANCE OF 363.01 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND LYING AND BEING SITUATE IN SUMTER COUNTY, FLORIDA AND CONTAINS 0.27 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCELS ARE TOGETHER WITH THE FOLLOWING DESCRIBED:

A PARCEL OF LAND BEING A PORTION OF TRACT "B" OF GLEN HOLLOW FARMS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 136 THROUGH 136c OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

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EXHIBIT "A" ( CON'T )

FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE EAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND PROCEED SOUTH 89° 47' 12" EAST ALONG THE NORTH LINE OF SAID EAST ¼ AND ALONG THE BOUNDARY OF THE AFORESAID TRACT "B", A DISTANCE OF 225.00 FEET; THENCE SOUTH 43° 17' 05" WEST A DISTANCE OF 318.13 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF THE AFORESAID EAST ¼ AND THE BOUNDARY OF SAID TRACT "B"; THENCE NORTH 00° 16' 23" EAST ALONG SAID WEST BOUNDARY AND SAID BOUNDARY OF TRACT "B", A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND LYING IN AND BEING SITUATE IN SUMTER COUNTY, FLORIDA.

PARCELS 1 AND 2 SUBJECT TO A UTILITY SET BACK EASEMENT AS RECORDED IN O.R. BOOK 680, PAGE 355 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCELS 1 AND 2 ARE SUBJECT TO A BLANKET SUMTER ELECTRIC COOPERATIVE, INC. UTILITY RIGHT OF WAY EASEMENT AS RECORDED IN O.R. BOOK 106, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY.

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EXHIBIT "B"

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH,  
RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S00° 08' 51" E., ALONG  
THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 450.10 FEET TO THE POINT  
OF BEGINNING. THENCE CONTINUE S00° 08' 51" E., A DISTANCE OF 126.26 FEET TO  
THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 466; THENCE RUN N. 45°  
51' 08" W., ALONG SAID RIGHT-OF-WAY, 96.21 FEET TO THE POINT OF CURVATURE  
OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1959.86 FEET  
AND A CENTRAL ANGLE OF 26° 41' 09". THENCE RUN ALONG THE ARC OF SAID  
CURVE AND SAID RIGHT-OF-WAY AN ARC DISTANCE OF 912.82 FEET; THENCE  
N00° 00'00"E., 294.49 FEET; THENCE N. 89° 53' 52" E., 281.21 FEET; THENCE S. 00° 06'  
08" E., 94.06 FEET; THENCE N. 89° 53' 52" E., 160.00 FEET; THENCE N. 00° 06' 08" W.,  
94.06 FEET; THENCE N. 89° 53' 52" E., 402.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.55 ACRES MORE OR LESS

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EXHIBIT "C"

LEGAL DESCRIPTION

BEGIN 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN S. 89° 59' 25" E., ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 15 1442.24 FEET; THENCE RUN S. 45° 03' 32" E., 49.56 FEET; THENCE RUN S. 00° 07' 42" E., 14.99 FEET; THENCE RUN S. 89° 59' 45" E., 14.99 FEET; THENCE RUN S. 45° 03' 32" E., 14.17 FEET TO THE EAST LINE OF AFORESAID NORTHWEST ¼; THENCE RUN S. 00° 07' 39" E., ALONG SAID EAST LINE 1271.93 FEET; THENCE RUN S. 89° 55' 20" W., ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 15, 661.67 FEET; THENCE RUN N. 00° 05' 52" W., 217.19 FEET; THENCE RUN S. 89° 56' 51" W., 402.54 FEET; THENCE RUN S. 00° 03' 09" E., 94.06 FEET; THENCE RUN S. 89° 56' 51" W., 160.06 FEET; THENCE RUN N. 00° 03' 09" W., 94.06 FEET; THENCE RUN S. 89° 56' 51" W., 281.08 FEET; THENCE RUN N. 00° 01' 25" E., 1116.66 FEET TO THE POINT OF BEGINNING. CONTAINING 42.11 ACRES.

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EXHIBIT "D"

LEGAL DESCRIPTION - STEINMETZ LOT NO. 1

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S. 00° 01' 25" W. 1116.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 01' 25" W., 294.44 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 04° 06' 20"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NORTH RIGHT-OF-WAY AND SAID CURVE A DISTANCE OF 140.45 FEET SAID ARC HAVING A CHORD BEARING OF S. 70° 25' 20" E. AND A CHORD DISTANCE OF 140.42 FEET; THENCE LEAVING SAID CURVE RUN N. 23° 36' 00" E. A DISTANCE OF 221.49 FEET; THENCE RUN S. 66° 24' 00" E. A DISTANCE OF 15.00 FEET; THENCE RUN N. 23° 36' 00" E. A DISTANCE OF 158.02 FEET; THENCE RUN S. 89° 56' 51" W. A DISTANCE OF 297.86 FEET TO THE POINT OF BEGINNING. CONTAINING 1.60 ACRES MORE OR LESS.

LEGAL DESCRIPTION STEINMETZ LOT NO. 4

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S. 00° 01' 25" W. 1411.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 18° 01' 37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NORTH RIGHT-OF-WAY AND SAID CURVE A DISTANCE OF 616.70 FEET SAID ARC HAVING A CHORD BEARING OF S. 63° 27' 41" E. AND A CHORD DISTANCE OF 614.16 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CURVE RUN N. 34° 36' 28" E. A DISTANCE OF 293.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 130.00 FEET AND CENTRAL ANGLE OF 18° 17' 33". THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.50 FEET TO THE POINT OF TANGENCY; THENCE RUN N. 16° 18' 54" E. A DISTANCE OF 56.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 74° 11' 32" THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.96 FEET; THENCE RUN N. 89° 55' 20" E., 68.33 FEET TO THE NORTHEAST CORNER OF THE WEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 15; THENCE RUN S. 00° 05' 52" E., ALONG THE EAST LINE OF THE WEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ 609.07 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF C-466; THENCE RUN N. 45° 43' 48" W., ALONG SAID RIGHT OF WAY 96.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 08° 38' 52"; THENCE RUN ALONG THE ARC OF SAID RIGHT OF WAY 295.84 FEET SAID ARC HAVING A CHORD BEARING OF N. 50° 07' 27" W., AND A CHORD DISTANCE OF 295.56 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL CONTAINS 2.26 ACRES MORE OR LESS.

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EXHIBIT "D" CONTINUED

GROUND FEE SIMPLE FOR TRACT "T" (SIGN)

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S. 00° 01' 25" W., 1411.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466; THENCE RUN S. 76° 57' 17" E., 261.46 FEET TO THE POINT OF BEGINNING; THENCE RUN N. 25° 05' 41" E., 5.00 FEET; THENCE RUN S. 64° 54' 19" E., 5.00 FEET; THENCE RUN S. 25° 05' 41" W., 5.00 FEET; THENCE RUN N. 64° 54' 19" W., 5.00 FEET TO THE POINT OF BEGINNING.

AIR RIGHTS EASEMENTS AND EASEMENT FOR INGRESS AND EGRESS FOR TRACT "T" (SIGN)

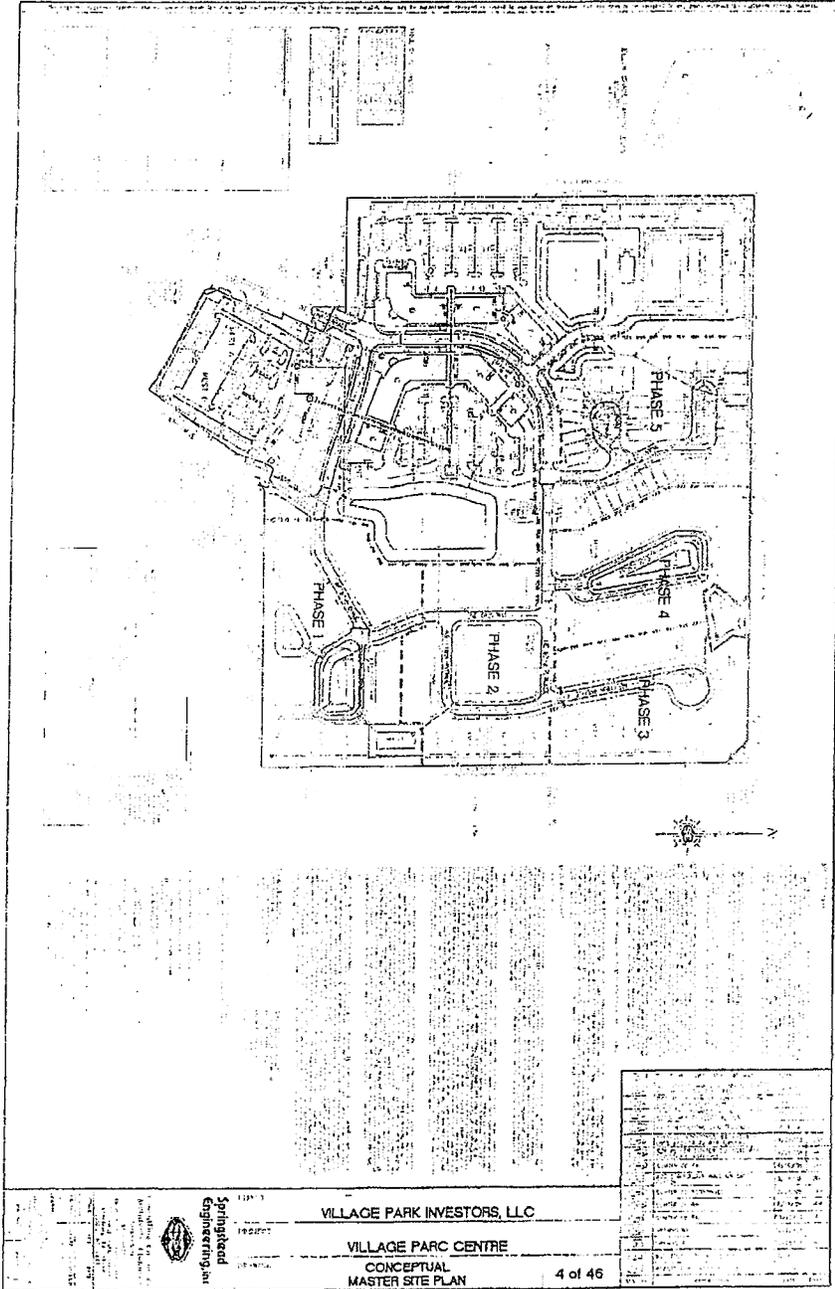
COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S. 00° 01' 25" W., 1411.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466; THENCE RUN S. 82° 22' 43" E., 249.72 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 64° 54' 19" E., 40.00 FEET; THENCE RUN S. 41° 26' 23" W., 42.64 FEET; THENCE RUN N. 64° 54' 19" W., 16.00 FEET; THENCE RUN N. 08° 44' 58" E. 42.64 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "E"



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VILLAGE PARK INVESTORS, LLC

VILLAGE PARC CENTRE

CONCEPTUAL  
MASTER SITE PLAN

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EXHIBIT "F"

MAIN WELL SITE

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S. 00° 01' 25" W., 464.25 FEET; THENCE RUN S. 89° 58' 35" E., 757.14 FEET TO POINT OF BEGINNING; THENCE RUN S. 89° 59' 26" E., 121.24 FEET; THENCE RUN S. 00° 00' 34" W., 64.07 FEET; THENCE RUN N. 89° 59' 26" W., 121.23 FEET; THENCE RUN N. 00° 00' 00" E., 64.07 FEET TO THE POINT OF BEGINNING. CONTAINING 7767.27 SQ. FT. (0.18 Ac.±)

AUXILIARY WELL SITE

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S. 00° 01' 25" W., 626.25 FEET; THENCE RUN S. 89° 58' 35" E., 827.69 FEET TO POINT OF BEGINNING; THENCE RUN N. 89° 45' 29" E., 25.30 FEET; THENCE RUN S. 00° 14' 31" E., 20.99 FEET; THENCE RUN S. 89° 45' 29" W., 25.30 FEET; THENCE RUN N. 00° 14' 31" W., 20.99 FEET TO THE POINT OF BEGINNING. CONTAINING 531.14 SQ. FT. (0.0122 Ac.±)

SEWAGE TREATMENT PLANT

BEGIN 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S. 00° 01' 25" W., 387.53 FEET; THENCE RUN S. 89° 56' 26" E., 385.21 FEET; THENCE RUN N. 00° 00' 35" E., 387.87 FEET TO THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 15; THENCE RUN N. 89° 59' 25" W., ALONG AFORESAID NORTH LINE 385.12 FEET TO THE POINT OF BEGINNING. CONTAINING 149329.84 SQ. FT. (3.43 AC. ±).

LIFT STATION SITE

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN S. 89° 55' 20" W., 73.24 FEET; THENCE RUN N. 00° 04' 40" W., 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N. 00° 04' 40" W., 23.33 FEET; THENCE RUN S. 89° 55' 20" W., 27.33 FEET; THENCE RUN S. 00° 04' 40" E., 23.33 FEET; THENCE RUN N. 89° 55' 20" E., 27.33 FEET TO THE POINT OF BEGINNING. CONTAINING 637.78 SQ. FT. (0.0145 AC. ±).

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EXHIBIT "G"

TABLE 13-561B PARKING REQUIREMENTS	
Specific Use	Required Parking Spaces*
<b>Residential</b>	
Group home, ACLF or nursing home	1 per 4 beds
Hotel or Motel	1.1 per sleeping room or rental unit
Single family attached/detached	2 per dwelling unit
<b>Commercial</b>	
Bank	1 per 220 sq.ft. of floor area plus stacking lane requirements
Bowling Alley	4 spaces per alley
Convenience store	1 per 200 sq. ft. of gross leasable area
Movie Theaters	1 space per 3 seats
Offices, medical and dental clinics, veterinary clinics	1 per 250 sq.ft. of gross floor area
Restaurant, bar, cocktail lounge or fast food	1 per 125 sq.ft. of gross leasable area, or 1 per 2.5 seats, whichever is greater; plus stacking lane requirements
Uses located in shopping centers and general retail independently located	1 per 250 sq.ft. of gross leasable area
Vehicle repair/service shop	3 spaces per repair bay
Warehousing, distribution, construction and contractor's yards, storage	1 per 1,000 sq.ft. of gross floor area for the first 20,000 sq.ft. and 1 per 2,000 sq.ft. of gross floor area in excess of 20,000 sq. ft.
Warehousing - mini storage	5 spaces, if office is provided

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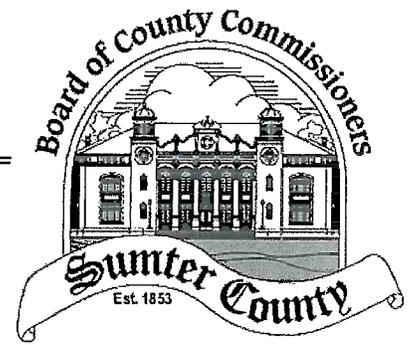


# Board of County Commissioners

## Division of Planning & Development

### Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461  
Website: <http://sumtercountyfl.gov/planning>



October 26, 2011

JP Developers, LLC  
Village Park Developers, LLC  
Village Park Estate Homes, LLC  
Village Park Associates, LLC  
Village Park Center Property Owners Association, Inc.  
Village Park Center Investors  
Orange Blossom Utilities, Inc.  
Village Park at 466, LLC  
Ronald Miller  
Michele Little  
PMJ Capital Corp  
Carol Ann Kradin - Trustee  
Gray, Ackerman & Haines P.A. – Steven H. Gray, Esquire  
Laura A. Vogel, P.A.



Via Certified Mail – Return Receipt Requested

Re: Public Hearings to Consider Termination of Site and Concurrency Development Agreement Pursuant to Chapter 163, Florida Statutes for Village Park Center PUD.

To Parties Named Above:

This letter is to notify you of public hearings to be held by the Sumter County Board of County Commissioners (BOCC) to consider the termination of the Site and Concurrency Development Agreement Pursuant to Chapter 163, Florida Statutes – Village Park Center PUD (recorded in OR Book 2160 – Pages 1-39) and its amendment adopted by the BOCC on June 8, 2010 (collectively “Agreement”).

These public hearings are a result of the following violation of the conditions of the Agreement:

Bradley T. Cornelius, AICP  
Director of Planning & Development  
(352) 689-4460  
7375 Powell Road, Suite 115  
Wildwood, FL 34785

Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Richard "Dick" Hoffman, Dist 1  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Doug Gilpin, Dist 2  
2<sup>nd</sup> Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Don Burgess, Dist 3  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Garry Breeden, Dist 4  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Randy Mask, Dist 5  
Office: (352) 689-4400  
Home: (352) 793-3930  
7375 Powell Road  
Wildwood, FL 34785

- 1 Section 16 of the Agreement requires the current owners to file an Annual Report to the County each year during the first 5 years of the term of the Project. The Site and Concurrency Development Agreement was adopted on December 29, 2009, and recorded on February 2, 2010. Based on the recording date of February 2, 2010, an Annual Report was due to the County within 45 days of February 2, 2011. As of October 25, 2011, no Annual Report has been filed with the County. This is a violation of Section 16 of the Site and Concurrency Development Agreement.
  
2. Section 10.6 of the Site and Concurrency Development Agreement requires the perpetual maintenance of the 30 foot landscape buffer along the eastern property line of the project. Staff inspected the 30 foot landscape buffer on October 18, 2011, and October 25, 2011, and found that it is not being properly maintained pursuant to Section 10.6. This is a violation of Section 10.6 of the Agreement.

Actions and the time required to cure these failures were described in a letter from the County Attorney to Ms. Laura A. Vogel, PA, acting on behalf of the project, dated October 19, 2011. This letter is attached for information.

As a result of these public hearings, the BOCC may terminate the Agreement or take other actions as determined by the BOCC.

The BOCC will hold the public hearings as follows:

- o November 8, 2011, at 5:00 p.m. at the Bushnell Government Offices – 910 N Main St. Bushnell, FL 33513, and
  
- o November 22, 2011, at 5:00 p.m. at the Colony Cottage Recreation Center – 510 Colony Blvd. The Villages, FL 32162

Sincerely,



Bradley T. Cornelius, AICP, CPM., LEED Green Assoc.  
Director of Planning & Development

Copy: Bradley Arnold, County Administrator  
George Angeliadis, Hogan Law Firm, County Attorney

# THE HOGAN LAW FIRM®

*We mean business*<sup>SM</sup>

October 19, 2011

Laura A. Vogel, P.A.  
1035 S. State Road 7  
Suite C-315, #22  
Wellington, Florida 33414

Re: Village Park Developers, LLC

Dear Ms. Vogel,

Thank you for your correspondence of October 12, 2011. Please allow this communication to respond to same.

In your letter you reference several documents in support of your contention that Village Park Developers, LLC ("Village Park") has obtained the requisite written consents from all interested parties sufficient to justify county staff to recommend approval of Village Park's re-plat application for the development project in question. The documents you referenced are:

1. Joinders and Consents concerning the development from 2009 to present;
2. Minutes from the December 7, 2009 ZAB;
3. December 29, 2009, Agenda for the Sumter County BOCC;
4. December 29, 2011, Meeting Minutes of the Sumter County BOCC;
5. Site and Concurrency Development Agreement recorded February 5, 2010;
6. Minutes from the April 19, 2010, DRC meeting.

It should be noted, however, that you did not provide Sumter County with Joinders and Consents from Carol Ann Kradin, Village Park Associates, LLC (Paul Rohan), or PMJ Capital for the re-plat of the Village Park Center development. The documentation you did supply includes the signature pages for the approval of the First Amendment to the Site and Concurrency Development Agreement as well as the Joinder and Consents for the original Site and Concurrency Development Agreement.

The Zoning & Adjustment Board hearing on December 7, 2009, referenced in your correspondence related to the amendment of the RPUD zoning approval. In addition, the Board of County Commissioners hearing on December 29, 2009, related to

the same amendment of the RPUD zoning approval, as well as the adoption of the original Site and Concurrency Development Agreement.

The amendment to the RPUD zoning approval and the original Site and Concurrency Development Agreement does provide the zoning approval necessary for the Village Park property to be developed with additional individual fee simple lots, as opposed to the original tracts, and also reflects a general phasing plan for the development. However, the amendment to the RPUD and Site and Concurrency Development Agreement is separate and apart from the re-platting of the project. From the County's perspective, the requirement that all owners consent to the re-plat is not extinguished simply because the owners may have consented to the RPUD amendment and the Site and Concurrency Development Agreement.

The County maintains that all owners and/or interested parties within the original plat must also consent to the re-plat. This is based on the fact that the original infrastructure improvements contemplated within the original plat were never completed. To the extent the application to re-plat attempts to phase the implementation of the original plat and modify the completion of the associated infrastructure, the proposed re-plat impacts the property rights of all owners and/or interested parties within the project. As of October 18, 2011, County staff had been notified that Carol Ann Kradin, PMJ Capital, and Village Park Associates, LLC object to the re-plat of the project. Without these consents to the re-plat, the County is not in a position to move forward with your client's application. The nature and reasoning behind the objections to the re-plat is a private matter between your client and these owners, which must be resolved prior to the County being able to provide favorable consideration to your client's application.

Furthermore, after a closer review of the Site and Concurrency Development Agreement, dated December 29, 2009, County staff has identified several material non-compliance issues by your client with regard to the conditions of the Site and Concurrency Development Agreement. Specifically,

- 1 Section 12 of the Site and Concurrency Development Agreement requires a Property Owners Association ("POA"). Based upon records provided by the Florida Department of State on October 18, 2011, the Village Park Center Property Owners Association was administratively dissolved on 9/23/2011, and is no longer an active entity. This is a violation of Section 12 of the Site and Concurrency Development Agreement.
2. Section 16 of the Site and Concurrency Development Agreement requires the current owners to file an Annual Report to the County each year during the first 5 years of the term of the Project. The Site and Concurrency Development Agreement was adopted on December 29, 2009, and recorded on February 2, 2010. Based on the recording date of February 2, 2010, an Annual Report was due to the County within 45 days of February 2, 2011. As of October 18, 2011, no Annual Report has been filed with the County. This is a violation of Section 16 of the Site and Concurrency Development Agreement.

- 3 Section 10.6 of the Site and Concurrency Development Agreement requires the perpetual maintenance of the 30 foot landscape buffer along the eastern property line of the project. Staff inspected the 30 foot landscape buffer on October 18, 2011, and found that it is not being properly maintained pursuant to Section 10.6. This is a violation of Section 10.6 of the Site and Concurrency Development Agreement.

The annual reporting requirement in development agreements is intended to aid the local government in complying with 163.3235. Based upon the foregoing, it appears that there is competent and substantial evidence for the County to conclude that there has been a lack of good faith compliance with the Concurrency Development Agreement on the part of Village Park, which would justify revocation of the agreement.

As a result of Village Park's failure to provide necessary consents from interested parties and/or owners, as well as the material issues of non-compliance with the Site and Concurrency Development Agreement detailed herein, County staff will be requesting that the Board of County Commissioners schedule two public hearings to consider the termination of the Site and Concurrency Development Agreement. Once these public hearing dates are set, the County will provide all required notices to all interested parties subject to the Site and Concurrency Development Agreement. Your client will have until the date of the aforementioned hearings to cure the aforementioned non-compliance issues AND provide County staff with the requisite consents from all interested parties and/or owners before the County can move forward with Village Park's application for re-plat. If these deficiencies are not resolved by the date of the hearings, County staff will have no choice but to move forward with the recommendation that the Site and Concurrency Development Agreement be terminated. The proposed dates for the two public hearings to consider the termination of the Site and Concurrency Development Agreement are November 8, 2011, and November 22, 2011. These dates for the public hearings will be presented for confirmation by the Board of County Commissioners at their October 25, 2011 meeting.

Sincerely,



George G. Angelladis, Esq.  
Attorney for Sumter County

GGA/slm  
cc: client

**Cornelius, Brad**

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**From:** phillip pierson [phillip pierson@gmail.com]  
**Sent:** Friday, October 28, 2011 8:53 AM  
**To:** Cornelius, Brad; Gary Thomas, Laura Vogel; rmiller@anselmiller.com; Mark  
**Subject:** Village Park

Brad

Good morning. I am sending you an update to the above referenced project. The POA is reinstated and active. We have Bob Whiddon preparing the annual report to be sent to the county upon completion. The landscape buffer is being addressed next week on Wednesday and Thursday. We were told to wait and see if the trees and shrubs were able to come back from the vandalism we suffered. I do not know if you are aware, but we have had someone that vandalised our irrigation system.

It is my understanding that you have everything regarding the bonds and bond language that has been addressed thus far. Please advise regarding approval of the bonds we have posted for the entire site as you requested.

Thanks in advance for your cooperation.

Sincerely

Phillip Pierson

**LAURA A. VOGEL, P.A.**

ATTORNEY AT LAW

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October 31, 2011

Via U S. Mail and  
Email [George@hoganlawfirm.com](mailto:George@hoganlawfirm.com)

George G. Angeliadis, Esq  
The Hogan Law Firm  
20 S. Broad Street  
Brooksville, Florida 34601

Re: Village Park Developers, LLC/Sumter County

Dear Mr Angeliadis.

This shall confirm our receipt of your correspondence dated October 26, 2011, wherein you have indicated that, as a result of certain alleged noncompliance issues as referenced in your previous October 19, 2011 correspondence, public hearings have been scheduled before the Sumter County Board of County Commissioners to consider the termination of our client's existing Site and Concurrency Development Agreement. It is further our understanding that these hearings have been scheduled for November 8, 2011 and November 22, 2011, respectively. At this time, and in an effort to afford our client the opportunity to cure any of the alleged noncompliance issues, our client respectfully requests a thirty (30) day extension to the time provided as the scheduling for these hearings has provided insufficient notice to complete same.

As this matter is time sensitive, your prompt response to the above request is appreciated. Accordingly, please let us hear from you within three (3) days as to the County's intended course of action in order that we may advise our client accordingly.

Thank you in advance for any assistance you may be.

Respectfully,

Laura A. Vogel, Esq.

cc Gary Thomas, Managing Member, Village Park Developers, LLC

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<a href="#">Events</a>	<b>No Name History</b>			<input type="button" value="Submit"/>	
<b>Detail by Entity Name</b>					
<b><u>Florida Non Profit Corporation</u></b>					
VILLAGE PARK CENTER PROPERTY OWNER'S ASSOCIATION INC					
<b><u>Filing Information</u></b>					
<b>Document Number</b>	N04000002846				
<b>FEI/EIN Number</b>	204573161				
<b>Date Filed</b>	03/18/2004				
<b>State</b>	FL				
<b>Status</b>	ACTIVE				
<b>Last Event</b>	REINSTATEMENT				
<b>Event Date Filed</b>	10/21/2011				
<b>Event Effective Date</b>	NONE				
<b><u>Principal Address</u></b>					
17272 67TH COURT NORTH LOXAHATCHEE FL 33470					
Changed 10/26/2010					
<b><u>Mailing Address</u></b>					
17272 67TH COURT NORTH LOXAHATCHEE FL 33470					
Changed 10/26/2010					
<b><u>Registered Agent Name &amp; Address</u></b>					
THOMAS. GARY 17272 67TH COURT NORTH LOXAHATCHEE FL 33470 US					
Name Changed: 10/26/2010					
Address Changed: 10/26/2010					
<b><u>Officer/Director Detail</u></b>					
<b><u>Name &amp; Address</u></b>					
Title DP					
PIERSON, PHILLIP 2345 E ROAD LOXAHATCHEE FL 33470					
Title DVST					
THOMAS, GARY 17272 67TH COURT NORTH LOXAHATCHEE FL 33470					

## Annual Reports

### Report Year Filed Date

2009	10/26/2010
2010	10/26/2010
2011	10/21/2011

## Document Images

<a href="#">10/21/2011 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/26/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
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