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To: Sumter County Board of County Commissioners

Subject: Thirteenth Amendment to the D.O. for the Tri-County Villages of Sumter DRI. Requested

Per the Order of Special Master, the following are the changes requested to amend the Tri-County Villages of Sumter Development of Regional Impact (DRI) amended and restated development order (DO).

- Update and remove obsolete language in accordance with statutory changes.
- Adds multi Family housing as an option
- Remove references to total acreage of residential and non-residential uses.
- Extends build out and expiration dates
- Reclassify parcel D12-001J.

The following is an analysis of the proposed request.

1. The proposed request is to allow multi-family in the Mixed Use and Village Commercial of the Tri-Villages DRI. This allows a use that is incompatible with the existing single-family development as it relates to The Villages at Sumter Unit 9. Tract J in unit 9 is proposed for Mixed Use, and Tract U is proposed for Village Center. Allowing multi-family on this tract is incompatible with the existing single-family. The multi-family is allowed to go to 50 feet in height, which would allow up to four stories. Allowing multi-family would also have a detrimental impact on the on the existing single-family because of the noise, traffic, lighting and other impact to the single family residential (which is within 250 feet of the proposed redevelopment on Tract J) that it will create. In conclusion the multi-family is replacing a recreation area, that was available to the residents of the single-family. Converting the recreation area to multi-family definitely undermines the desirability of the existing homes. The proposal has a complete lack of development standards for the multi-family and it is not even clear what the actual final development of Tract J will be. There are no setbacks, buffers, or landscape conditions to protect the single-family.

2. This proposal is a change that adds a use not previously allowed under the approved zoning. Although the Code allows multi-family in a PUD, it is not a permitted use in this particular PUD. Also the proposal contemplates both (1) an addition of a new use, namely multi-family, and (2) a reclassification of Tract J from Village Center (recreation, clubhouse, restaurant) to Mixed Use Village Commercial (including