

Community Development District 5

Seat 1 - Walter Martin, Supervisor
Seat 2 - Jerry Knoll, Vice Chairman
Seat 3 - Gerald Ferlisi, Supervisor
Seat 4 - Mark Schweikert, Supervisor
Seat 5 - Gary Kadow, Chairman



May 17, 2023 at 6:00 PM
Laurel Manor Recreation Center
1984 Laurel Manor Drive
The Villages, FL 32162

AGENDA

The District encourages citizen participation in the democratic process and recognizes and protects the right of freedom of speech afforded to all. As the Board conducts the business of the District, rules of civility shall apply. District Board Supervisors, Staff members, and members of the public are to communicate respectfully. It is preferred that persons speak only when recognized by the Board Chair and, at that time, refrain from engaging in personal attacks or derogatory or offensive language. Persons who are deemed to be disruptive and negatively impact the efficient operation of the meeting shall be subject to removal after two verbal warnings. Audience Comments on all issues will be received by the Board.

1. Call to Order

- 1.A. Roll Call
- 1.B. Pledge of Allegiance
- 1.C. Observation of Moment of Silence
- 1.D. Welcome Meeting Attendees

2. New Business

- 2.A. Town Hall Presentation
 - Introductions and Overview of District 5: **Chairman Gary Kadow**
 - Budget/Finance/Bond and Maintenance Assessments : **Vice Chairman Jerry Knoll**
 - Investments and IAC : **Supervisor Walter Martin**
 - Project Wide: **Supervisor Jerry Ferlisi**
 - Deed Compliance/ARC : **Chairman Gary Kadow**
 - Community Involvement/Engagement : **Supervisor Mark Schweikert**

3. Adjourn

HOSPITALITY | **STEWARDSHIP** | **INNOVATION & CREATIVITY** | **HARD WORK**

NOTICE

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Audio recordings of Board meetings, workshops or public hearings are available for purchase per Florida Statute 119.07 through the District Clerk for \$1.00 per CD requested. Any person requiring special accommodations at this meeting because of disability of physical impairment should contact the District Office at (352) 751-3939 at least five calendar days prior to the meetings.

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District 5

AGENDA REQUEST

TO: Village Community Development District No. 5
FROM:
DATE: May 17, 2023
SUBJECT: Town Hall Presentation
Introductions and Overview of District 5: **Chairman Gary Kadow**
Budget/Finance/Bond and Maintenance Assessments : **Vice Chairman Jerry Knoll**
Investments and IAC : **Supervisor Walter Martin**
Project Wide: **Supervisor Jerry Ferlisi**
Deed Compliance/ARC : **Chairman Gary Kadow**
Community Involvement/Engagement : **Supervisor Mark Schweikert**

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. VCDD No. 5 Town Hall Meeting 5.11.23

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TOWN HALL MEETING

Date: May 17, 2023, at 6:00 PM

Location: Laurel Manor Recreation Center

Board of Supervisors

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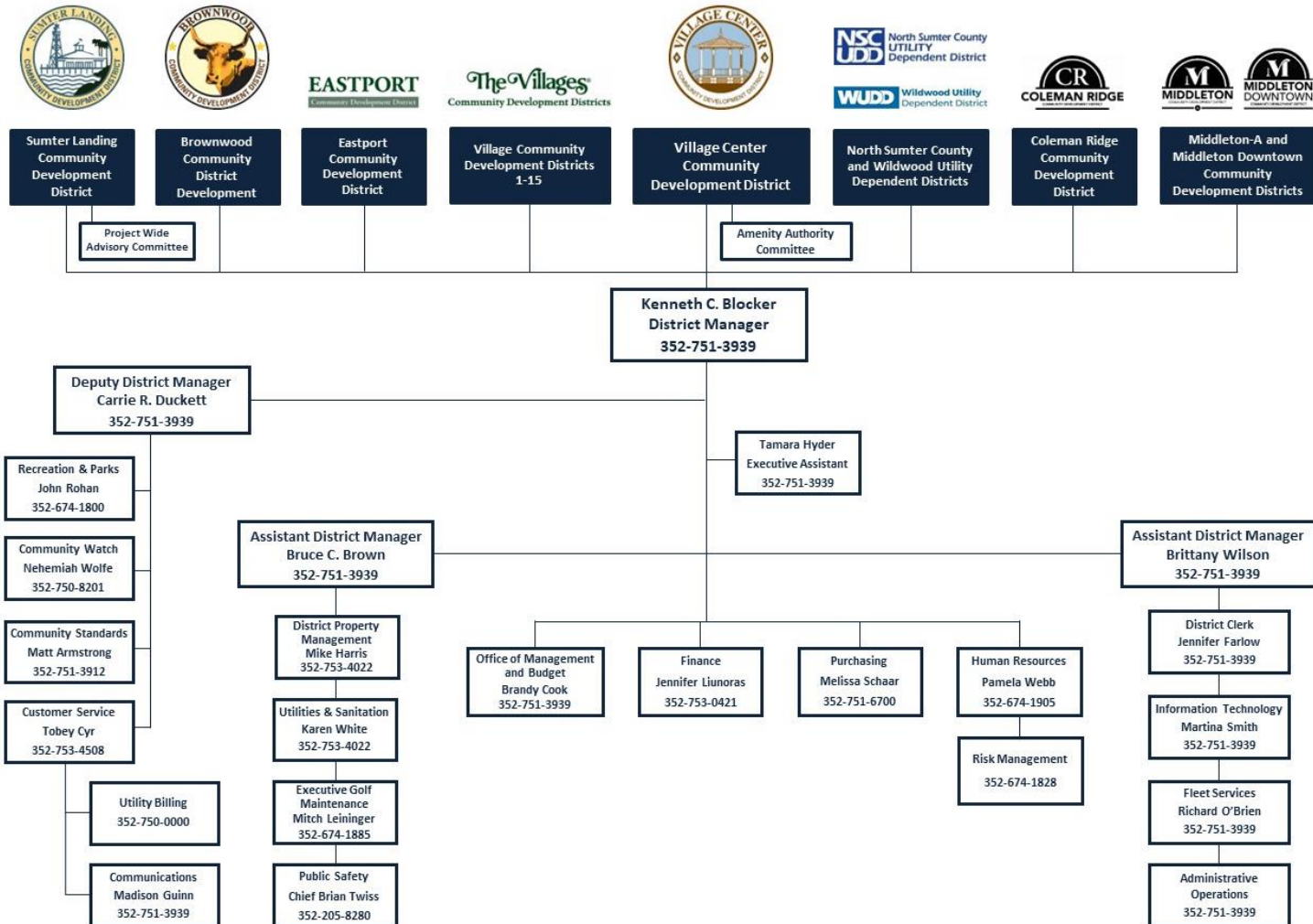
- Gary Kadow, Seat 5, Chairman
- Jerry Knoll, Seat 2, Vice Chairman
- Walter Martin, Seat 1
- Jerry Ferlisi, Seat 3
- Mark Schweikert, Seat 4

Role of District Administration



Council – Manager form of government combines the strong political leadership of elected officials with the strong managerial experience of an appointed manager. All power and authority to set policy rests with an elected governing body. The governing body in turn hires a nonpartisan manager who has very broad authority to run the organization. It is the most popular structure of local government in the United States.

Organizational Chart



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Rev. 5-10-2023

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VCDD No. 5 Overview

Gary Kadow, Chairman



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What is a CDD?

- A Community Development District (CDD) is a unit of special purpose government.
- Chapter 190 of Florida State Statutes governs CDDs.
- A CDD is a perpetual entity that is established to operate and maintain community infrastructure with the ability to levy assessments.
- Each individual CDD serves a specific area and is self-supporting through the ability to levy an annual maintenance assessment on each benefiting property.

Districts in The Villages

Village Community Development Districts

- Village Community Development Districts (CDD) 1-15
- Village Center Community Development District (VCCDD)
- Sumter Landing Community Development District (SLCDD)
- Brownwood Community Development District (BCDD)

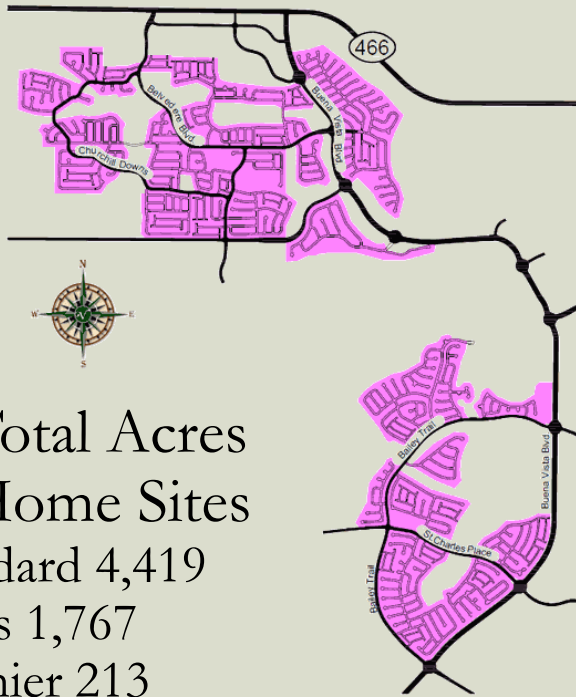
2 Dependent Districts

- North Sumter County Utility Dependent District (NSCUDD)
 - Wildwood Utility Dependent District (WUDD)

Spans approximately 82 square miles and population is approximately 140,000 residents.

VCDD No. 5 Facts

VCDD No. 5 was established on
March 19, 2002
by
Sumter County Ordinance 02-5.



- 1,406 Total Acres
- 6,399 Home Sites
 - Standard 4,419
 - Villas 1,767
 - Premier 213

Nine (9) Villages in VCDD No. 5

- Ashland
- Belvedere
- Bonnybrook
- Bridgeport @ Lake Miona
- Liberty Park
- Lynnhaven
- Poinciana
- Sunset Pointe
- Winifred

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VCDD No. 5 Board of Supervisors

- Chapter 190 allows for a governing board of Supervisors, initially elected by the Landowner.
 - Landowner elected Board transitions to a fully-Resident elected Board, elected by the Qualified Electors of the District.
 - Qualified Electors must reside in VCDD No. 5 and be a registered voter in the State of Florida.
- **All Supervisors that serve on the Board are Qualified Electors (residents) of VCDD No. 5.**

Board of Supervisors Role

✓ Create policies and procedures.

✓ Approve contracts and enter into Interlocal Agreements with other Districts, and governmental bodies.

✓ Approve the annual budget and maintenance assessments for upkeep of the District.

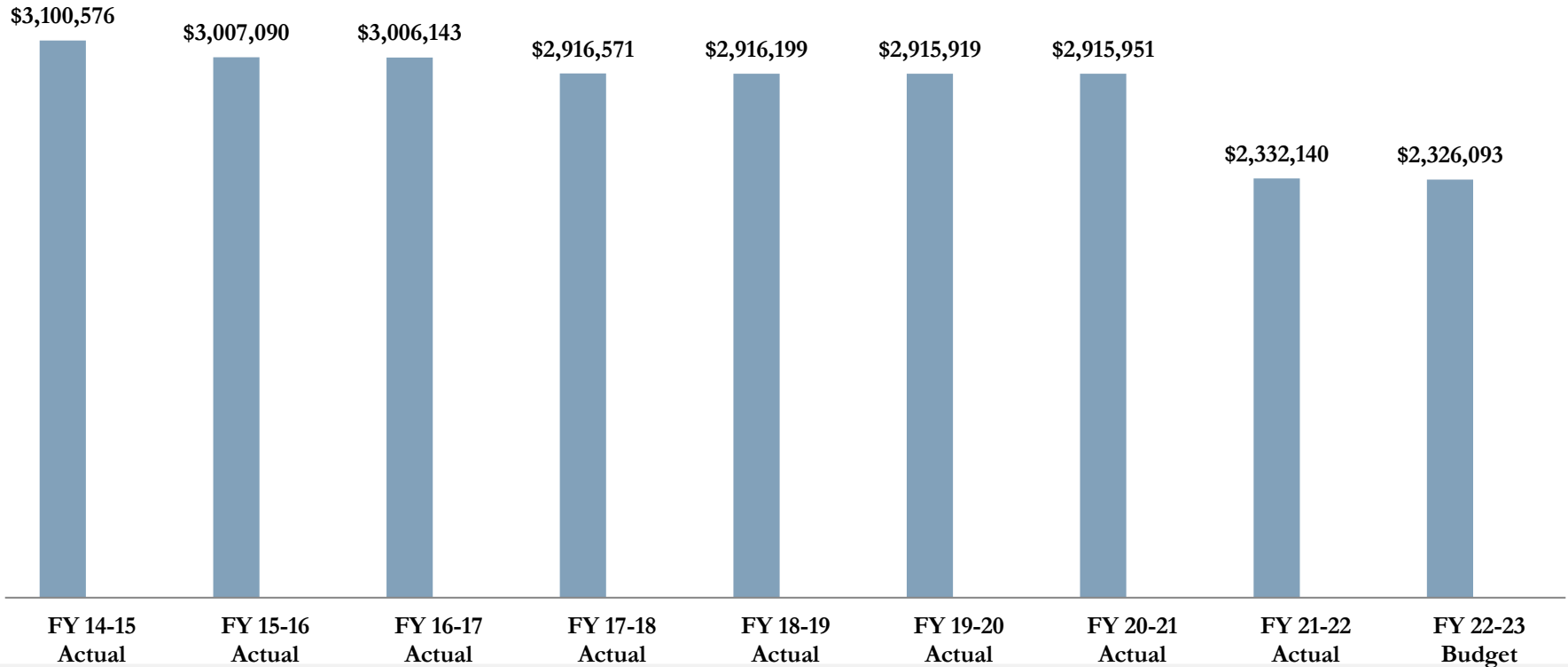
✓ Authority to issue and refinance certain types of bonds and assess all taxable property in the District. (i.e. annual maintenance assessment)

✓ Adopt rules to enforce certain External Deed Restrictions.

✓ Levy fines for violations of rules for certain External Deed Restrictions.

Strength of VCDD No. 5

FY 2015 -16 Maintenance Assessment, a 3% decrease from previous years.
FY 2017-2018 Maintenance Assessment, a 3% decrease from previous years.
FY 2021-22 Maintenance Assessment, a 20% decrease from previous years.



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Assessments, Finance and Budget

Jerry Knoll, Vice Chairman



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Revenue Bond and Maintenance Assessment

- The Revenue Bond and Maintenance Assessment appears on the **Non-Ad Valorem** portion of your annual property tax bill.

NON-AD VALOREM TAXES		
LEVYING AUTHORITY	PHONE	AMOUNT
F46 SUMTER FIRE ASSESSMENT	352-689-4400	124.00
583A UNIT 83 -MAINTENANCE	352-751-3900	368.53
583B UNIT 83 -BOND	352-751-3900	630.09

- **Bond Assessment** is fixed amount over 30 years, until paid off on home site. This funds the infrastructure required prior to the construction of homes.
- **Maintenance Assessment** is paid every year as part of the fiscal budget for the District. The Maintenance Assessment will continue in perpetuity to fund the maintenance, operation and upkeep of the District.

Assessments

Bond Assessment

Examples of infrastructure funded and constructed with bond proceeds:

- Streets
- Water Retention Areas
- Storm & Gutter Facilities
- Road Rights of Way
- Landscaping
- Common Areas
- Street Lights
- Multi- Modal Transportation Paths
- Sign Walls
- Fences

Maintenance Assessment

Examples of maintenance and operational expenses funded with the Maintenance Assessment:

- Streets (Villa Roads)
- Water Retention Areas
- Storm & Gutter Facilities
- Road Rights of Way
- Landscaping
- Common Areas
- Multi- Modal Transportation Paths
- Sign Walls
- Fences
- Deed Restrictions
- Management Fees



Determining Your Assessment

○ Calculating the Revenue Bond & Maintenance Assessment:

- The unit assessable acreage is divided by the total assessable acreage within that district. The percentage is then multiplied by the total revenue bond debt amount or maintenance amount billed for the entire district. The total number is then divided by the number of lots in the unit.

Maintenance Assessment Example

- VCDD No. 5 Total Assessable Acreage: 1297.59
- Unit 83 (Ashland):
 - Assessable Acreage 48.55
 - 246 Lots
- FY 2022-23 Total Maintenance Assessment Billed: \$2,423,014
- Calculation:
 - $48.55/1297.59 \times \$2,423,014/246 = \368.53
 - The annual Maintenance Assessment for each rooftop in Unit 83 for FY 2022-23 is \$368.53

Fiscal Year 2022-23 Balanced Budget

(Budget year begins 10/1 and ends 9/30 of each year)

Total Revenues	
General Fund	\$3,367,381
Debt Service	<u>\$3,376,470</u>
TOTAL	\$6,743,851
Total Expenses	
General Fund	\$3,367,381
Debt Service	<u>\$3,376,470</u>
TOTAL	\$6,743,851

VCDD No. 5 General Fund

FY 2022-23 General Fund Budget: \$3,367,381

- Funded by the maintenance assessment revenue
- Accounts for the operation and maintenance costs of District 5
- Expenses for the maintenance of all infrastructure including landscaping
- Operational expenses- utilities; management, legal, audit fees; board salaries; insurance etc.
- Deed Compliance
- Reserves for future replacement projects - Five Year Capital Improvement Plan (CIP)

REVENUE

Maintenance Assessment	\$2,326,093.00
Electric Reimbursement/Misc. Rev.	\$2,300.00
Transfer In -Debt Service	\$283,042.00
(Add)/Use- Working Capital	\$839,251.00
(Add)/Use- General R &R	\$199,737.00
(Add)/Use – Cap Proj Phase I	(\$106,204.00)
(Add)/Use – Cap Proj Phase II	(\$176,838.00)
Total Revenue	\$3,367,381.00

DISBURSEMENTS

Professional Services	\$434,022.00
Utilities	\$235,814.00
Repairs & Maintenance	\$606,553.00
Project Wide Allocation	\$2,081,987.00
Other	\$9,005.00
Total Disbursements	\$3,367,381.00



VCDD No. 5 FY 2022-23 Debt Service Funds

REVENUE

Bond Assessment Regular	\$2,234,289.00
Bond Assessment Pre-pay	\$950,000.00
(Add)/Use- Fund Balance	\$192,181.00
Total Revenue	\$3,376,470.00

DISBURSEMENTS

Interest	\$718,660.00
Principal Pre-Pay	\$950,000.00
Principal	\$1,360,000.00
Services, Accounting, Auditing	\$62,768.00
Misc.	\$2,000.00
Transfer to General Fund	\$283,042.00
Total Disbursements	\$3,376,470.00

Bond Issues

- 2013 Phase I \$14,790,000; 3.25% to 4.00%
- 2013 Phase II \$22,940,000; 3.25% to 4.00%
- Total: \$37,730,000**

- In 2013, the 2002A and 2003A Bonds were refunded to achieve a lower interest rate.
- Outstanding bonds as of 9/30/22: \$18,785,000

Capital Improvement Plan (CIP)

- VCDD No. 5 has a 5 Year Capital Improvement Plan (CIP) that serves as a management tool to help provide for the **sustainability** of the District.
- The CIP provides a breakdown of **capital and major maintenance projects for the next 5 years** and how the projects will be funded.
- The CIP allows **residents to participate and become better informed** on what and when projects will be done.
- The Board previously approved the mill and overlay of all villa roads in FY 2015-16 and FY 2016-17.

	2022-23	2023-24	2024-25	2025-26	2026-27
Working Capital					
462 Villa Wall Painting	23,622	2,418	18,727	62,377	377
462 Road Rejuvenator	76,115	71,989	-	-	-
	<u>99,737</u>	<u>74,407</u>	<u>18,727</u>	<u>62,377</u>	<u>377</u>
General R&R					
633 No Budgeted Projects	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Road R&R					
633 No Budgeted Projects	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Restricted Capital Phase I					
633 No Budgeted Projects	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Restricted Capital Phase II					
633 No Budgeted Projects	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Annual Expenditures	<u>99,737</u>	<u>74,407</u>	<u>18,727</u>	<u>62,377</u>	<u>377</u>
5 Year Total Capital Improvement Plan Expenditures					<u>255,624</u>



VCDD No. 5 Reserves

- **Working Capital/Reserves Total:** \$15,442,916*
- **Total Assets Under Management:** \$110,115,365
 - FY2021-22 Audit – available on DistrictGov.org

*Amount represents FY 2022-23 projected ending balance.

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Investments

Walter Martin, Supervisor



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Investment Policy

- Outlines the investment guidelines for investment activities as required by Chapter 218.415 of Florida State Statutes.
- Outlines the funds that are to be invested, where they are allowed to be invested and investment objectives and responsibilities.
- The funds to be invested are from the General Fund, Capital Improvement Funds and our Reserve Funds.
- The Investment Policy is reviewed annually by the District Board of Supervisors.
- As part of the audit process, the Auditors review each year to ensure the Investment Policy is being followed.

Investment Advisory Committee

- **The Investment Advisory Committee (IAC) was established in 2007.**
- **The IAC consists of one representative from:**
 - Numbered Residential Districts 1-13
 - Sumter Landing Community Development District
 - Village Center Community Development District
 - Brownwood Community Development District
 - North Sumter County Utility Dependent District
 - Wildwood Utility Dependent District
 - Amenity Authority Committee

Purpose of the IAC

- The IAC provides advice and guidance to the District Financial Officer and the District Manager for investing the financial assets of the Districts.
- Their suggestions are taken back to the individual District Boards for acceptance and approval.

Investment Portfolios

- Short Term Investment Portfolio = 61 days to 5yrs, portfolio not to exceed total duration of 3 years
- Long Term Investment Portfolio = 5+ years
- Investment Policy is Based on SLY Principal
 - Safety
 - Liquidity
 - Yield

Short-Term Investment Portfolios

As of March 31, 2023:

- \$371 Million; District 5 Portion 3.8% or \$ 14,085,665 Million

Operational funds are well covered through a three-layer, conservative portfolio strategy considered Cash and Cash Equivalent.

- Citizen First Bank (CFB) – Utilized for day-to-day operations
- Florida CLASS (FLCLASS)* - Organized 2015
- Florida PALM (FLPALM)* - Organized 2010
- Florida Fixed Income Trust (FLFIT) – Organized 2010
- Florida Government Investment Trust (FLGIT) – Organized 1991

Local Government Investment Pools

- **LGIP** means Local Government Investment Pool
 - FLCLASS, FLPALM, FLFIT, FLGIT are LGIPs
 - Local Government Investment Pools are investment opportunities set up for local governments to pool cash together and invest excess funds to earn interest.
 - Established through interlocal agreements.

VCDD No. 5 Investment Highlights

The District's Short-Term Portfolios are invested in FLCLASS, FLPALM, FLFIT and FLGIT

March Current Annualized Return Rates

- Florida CLASS currently yielding - 4.82%
- FLPALM Monthly Return - 4.80%
- FLFIT (0-12 month investment) March Return - 4.47%
- FLGIT (1-3 investments) March Return 4.05%

Long-Term Investment Portfolio

- Adopted by District 5 on August 15, 2014
- Includes Districts 1-13, Village Center Community Development District, Sumter Landing Community Development District, Brownwood Community Development District, North Sumter County Utility Dependent District and Wildwood Utility Dependent District.
- Target Investment 15% of portfolio - \$50.5 Million as of March 31, 2023 (includes all Districts except District 13 and Wildwood Utility Dependent District).
- District 5 Long Term Investment Portfolio Investment: \$2,214,177 as of March 31, 2023.
- Long Term Investment Portfolio expected annual returns ranging from 5% to 7% over a 5 to 10 year holding period.

Long Term Investment Portfolio

DISTRICT 5

- Long Term Investment Portfolio Market Value as of 03/31/2022- \$2,414,985
- Long Term Investment Portfolio Market Value as of 03/31/2023- \$2,214,177

VCDD No. 5 Investment Highlights

- 1st Quarter 2023 Long Term Investment Portfolio (LTIP) Return – 5.02%
- 1 Year Return – (7.16%)
- **Asset Allocation as of 3/31/2023**
 - Domestic Equity 39%
 - International Equity 21%
 - Fixed Income 39%
 - Cash 1%

Investment Advisory Committee

- Next Committee Meeting is August 1, 2023
- At the Savannah Center
- 9:00 a.m.



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Project Wide

Jerry Ferlisi, Supervisor



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What is Project Wide?

- Project Wide Fund established on August 29, 2003.
- Interlocal Agreement between VCDD No. 5 and Sumter Landing Community Development District (SLCDD).
- SLCDD agrees to maintain properties and facilities common to CDDs south of C.R. 466.
- Fee is based on the proportional amount of CDD assessable acreage.
- Input by CDDs is made through the Project Wide Advisory Committee (PWAC).

Project Wide Advisory Committee

- **The PWAC was established by Resolution 13-05 of the Sumter Landing Community Development District (SLCDD)**
- **What is the Project Wide Advisory Committee?**
 - Comprised of a Board Supervisor from Village Community Development District No's 5-13.
 - Provides advice and recommendations to the SLCDD on issues related to the maintenance of Project Wide Improvements.

What Does Project Wide Maintain?

Common Areas identified on Exhibit 'A' such as:

- Landscaping
- Lighting
- Fencing/Walls
- Lakes/Shorelines
- Conservation areas
- Tunnels
- Multi-modal Paths
- Entry Features
- Utilities



Responsibilities of the PWAC

- Review and recommend the annual budget to the SLCDD; review monthly budget to actual statements.
- Recommend all capital expenditures pertaining to the Project Wide Fund.
- Review and recommend contract renewals and bid/proposals.
- Explore significant and important issues pertaining to the Project Wide Improvements as they arise and provide advice and recommendations to the SLCDD.

Why Have Project Wide?

- Efficiency
 - Management
 - Administration
- Supervision
- Contracts
- Standardization
- Cost
- Sharing of liability- i.e. catastrophic events



What Does it Cost?

- VCDD No. 5 Project Wide Allocation
 - Project Wide Total Budget: \$18,191,244
 - Project Wide Allocated Expenses: \$17,378,842
 - District 5 share of Project Wide Budget: \$2,081,987 (11.98% of Allocated Expenses)

The Success of Project Wide

Project Wide currently oversees, operates and maintains an immense operation, a sampling of which includes:

- **570 +** acres of Preserves
- **2,700 +** acres of Wetlands
- **1,375** Acres of Retention Areas
- Basin Landscaping:
 - **700+** acres
- **130 +** Miles of Multi-Modal Paths
- Right of Way Landscaping:
 - **600+** acres

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Deed Compliance & Architectural Review

Gary Kadow, Chairman



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Community Standards



The District Community Standards Department consists of two divisions:

Deed Compliance

&

Architectural Review

The Department is charged with carrying out the Rule that the VCDD No. 5 Board adopted.

Deed Compliance

- **You have chosen to move to your deed restricted neighborhoods**
 - You value the benefits.
 - You want to protect your property and lifestyle.
- **Deed Restrictions**
 - Binding legal document (contract) between the Declarant (developer) and the property owner.
 - Property owners agree to certain standards of maintenance and aesthetic values in order to make the community as attractive as possible to maintain or enhance property values.
- **Goal**
 - Preservation of aesthetic qualities in a first-class community.

Deed Restriction Violations and Enforcement

Internal Deed Restrictions may include, but are not limited to:

- *Can be enforced by the Declarant (Developer)*
- *Can be enforced by other property owners through legal channels*

- Underage Children Living in the Home (19-year-old and younger).
- Running a Business from the Home (must provide evidence that a business is operating such as an advertisement).

External Deed Restrictions may include, but are not limited to:

- *Can be enforced by the Declarant (Developer)*
- *Can be enforced by other property owners through legal channels*
- *Can be enforced by District Board of Supervisors under Chapter 190 Florida Statutes*

- Overgrown or dead landscaping and weeds in the lawn or landscaping beds.
- External modifications performed without ARC approval.
- Inoperable vehicles.

What's New in District 5?

Emergency Order of Enforcement

- In November 2022, the District 5 Board amended their Rule to include an Emergency Order of Enforcement.
- Emergency Order of Enforcement Process:
 - The District Board is permitted to order a summary enforcement and abatement of a violation based on an unreasonable danger to the public health, safety and welfare of District Residents.
 - This process expedites enforcement by the Board in line with specific criteria, but due process must still be followed in accordance with the Rule regarding proper notice to the homeowner and a public hearing.
 - Cost to maintain a property and administrative fines are still factored into an Order of Enforcement/Claim of Lien.
 - There is no additional cost to the Residents in District 5 with this process.

Complaint Process

- In October 2020, the District 5 Board amended their Rule to eliminate anonymous complaints.

How Does the Process Work?

Complaint Driven

- Contact Community Standards Department
- The complainant shall provide their name, address and phone number.

Phone: 352-751-3912

Mail: 984 Old Mill Run

Email: DeedCompliance@DistrictGov.Org

Website: DistrictGov.Org

Formal Multi-Step Process

- Governed by the Rule, Matrix and Standards of external Deed Restrictions that a CDD has chosen to enforce.
- Available on DistrictGov.org

How Does the Process Work?

Staff receives a complaint in accordance with the VCDD No. 5 Rule.

Staff verifies the violation – if no violation exists the case is closed. If a violation is verified, staff knocks on the door to make contact with the resident.

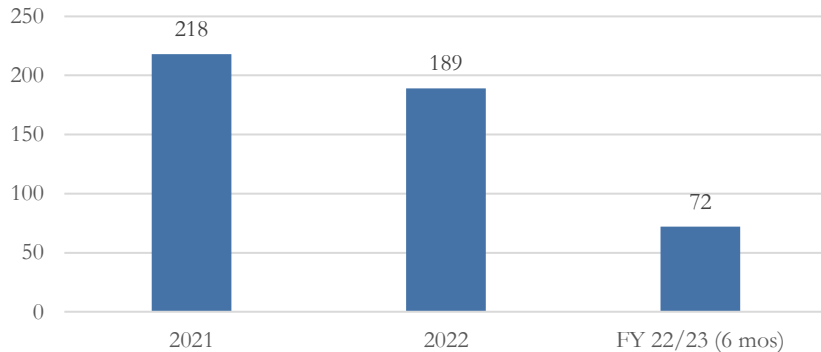
If no contact is made staff initiates a phone call, when they return from the field, to educate the resident regarding the deed restrictions.

If no contact is made through a phone call, staff returns to the property the following day and knocks on the door. If contact is made staff strives for voluntary compliance. If no contact is made at that time, a Deed Restriction Reminder is written.

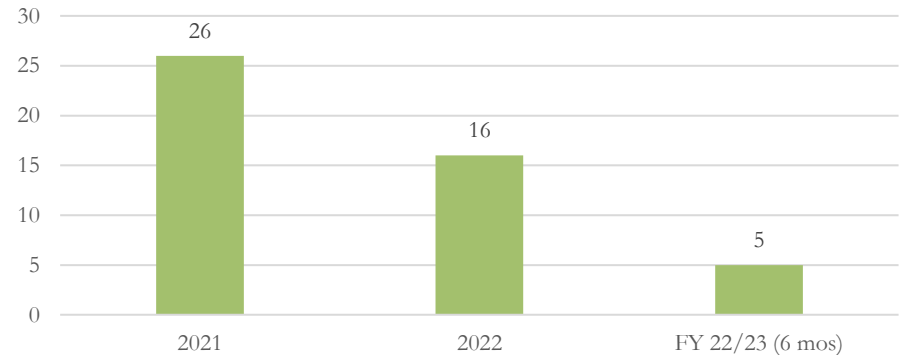
Staff follows its process to bring the property into compliance which is up to three letters and a Public Hearing to be held before the respective Board of Supervisors.

Complaints, Written Violations & Public Hearings

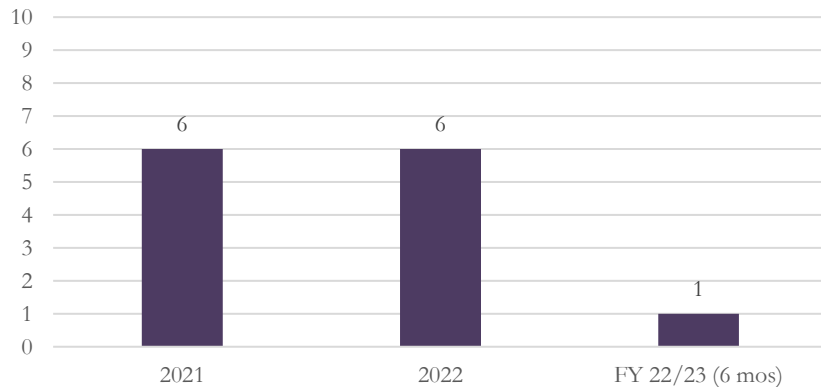
Complaints



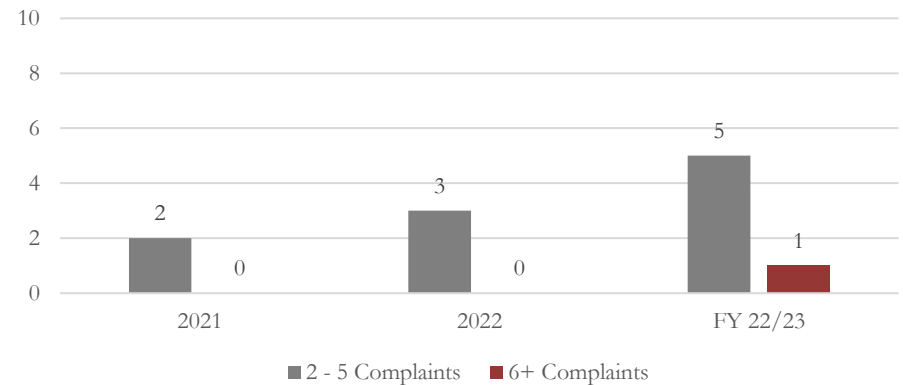
Written Violations



Public Hearings



Multiple Complaints by One Person



Monthly Complaint Analysis FY 2022-23

	Total Number Of Complaints	Verified Complaints	Number Of Complaints That Were Not Verified Or A Violation*	Duplicate Complaint On An Address**
October 2022	22	11	10	1
November 2022	11	7	4	0
December 2022	9	5	3	1
January 2023	7	4	3	0
February 2023	8	4	4	0
March 2023	15	11	4	0
April 2023				
May 2023				
June 2023				
July 2023				
August 2023				
September 2023				
TOTAL	72	42	28	2

*Instances as to why the complaint was not verified or a violation: Incorrect address, the violation was not observed (such as lawn ornament, RV in the driveway), grass/weeds not tall enough to be considered a violation, bushes not into the eaves of the home, complaint not in violation of the deed restrictions/ARC manual, ARC approval received.

**Duplicate complaints are recorded but not calculated towards a verified complaint or not verified / not a violation

Types of Complaints

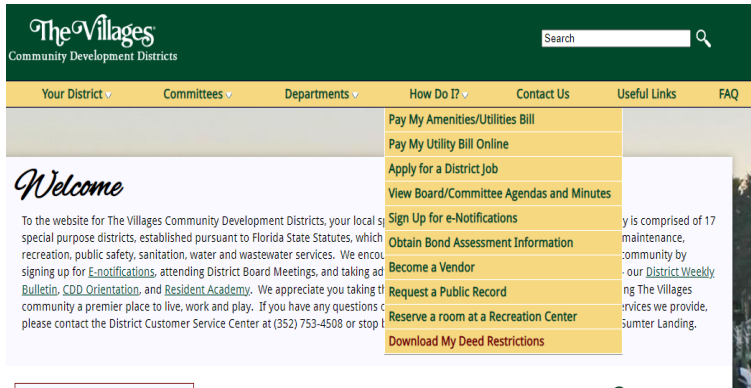
Concern Reported	Number	Concern Reported	Number
Appearance Home and/or Lot	44	Parking	3
ARC	8	RV's / Trailers / Boats	6
Inoperable Vehicle	1	Sign	6
Lawn Ornaments	0	Truck Over $\frac{3}{4}$ Ton	0
Lighting	0	Internal Deed Restriction*	1
Miscellaneous**	3		

*Internal Deed Restrictions that are reported to the Developer's Deed Compliance Team

**Miscellaneous may include trash taken out early, noise complaints, dog/animal, not a deed restriction

Download Your Declaration of Restrictions

1. Visit www.DistrictGov.org & Click on ‘How Do I’ – Download My Deed Restrictions



2. Select your county

Download Your Declaration of Restrictions

To obtain your Declaration of Restrictions:

- Select the County in which you live
- Select the District in which you live
- Select the Unit in which you live

If you are unsure of your unit number, it is located on your Villages ID card. The U/L number is the first letter of the county in which you live, the unit number and the lot number.

[Lake County](#)

[Marion County](#)

[Sumter County](#)

3. Scroll down to District 5 and choose your Unit (can be found on your Resident ID Card)

District 5	TOP
SS-70	SS-235 Broyhill
SS-71	SS-236 Cherry Hill
SS-72	SS-238 Inglewood
SS-73	SS-239 Clifton
SS-74	SS-637 Ezell
SS-75	SS-641 Heritage
SS-76	SS-242 Hialeah
SS-77	SS-643 Latrobe
SS-78	SS-644 Arlington
SS-79	SS-645 Belmont
SS-80	SS-646 Bellamy
SS-81	SS-647 Clayton
SS-82	SS-648 Jasper
SS-83	SS-649 Rainey
SS-84	SS-650 Swainwood
SS-85	SS-651 Collington
SS-86	SS-652 Southern Oak
SS-87	SS-653 Eagle Ridge
SS-88	SS-654 Mt. Vernon
SS-89	SS-655 Lime Grove
SS-90	SS-656 Mt. Pleasant
SS-91	SS-658 Bailey Ridge
SS-92	SS-659 Hickory Grove
SS-93	SS-660 Sullivan
SS-94	SS-661 Chesterfield
SS-95	SS-662 Edgefield
SS-96	
SS-97	
SS-98	
SS-99	
SS-100	
SS-102	
SS-103	

Architectural Review Committee (ARC)

Background

- Mission - to assist in maintaining the high quality and consistency of the aesthetic beauty and design of the residences and home sites found throughout The Villages.
- The ARC is comprised of a volunteer representative appointed by the respective District Board to represent Districts 1-10 and the Lady Lake/Lake County portion of The Villages.
- The ARC meets weekly for approximately three hours to review submitted applications.

Meetings

The Committee meets each Wednesday at 8:00 AM at 984 Old Mill Run.

Architectural Review Committee (ARC)

- Architectural Review Committee (ARC) approval is **required prior to** any external modification/alteration being done to the outside of your home/homesite.
 - **Examples of modifications:**
 - Landscaping
 - Home additions
 - Driveway alterations
 - Pools
 - Arbors
- The District's adopted Rule to enforce certain external deed restrictions and have architectural oversight states that no reconstruction, additions, alterations, or modification to the home/homesite will be permitted without the prior written approval of the ARC.
- It is the **property owner's responsibility** to obtain all necessary permits, governmental approvals, and maintain compliance with all governmental laws, water management district plans, and private restrictions, including but not limited to: Building regulations, zoning regulations, plat requirements, permitting and declaration of restrictions.

ARC Process

- Owners seeking to make external structural or landscaping alterations must first obtain approval from the Architectural Review Committee (ARC).
- Formal process for reviewing applications:
 - Each application is evaluated in accordance with standards and deed restrictions within a Unit (neighborhood) approved by each respective Board.
 - Any resident has the right to appeal a denied ARC application to the respective Board of Supervisors.
- Contact Community Standards for additional information.

ARC Application



Architectural Review Application Form

For Office Use Only

App# _____

Dist# _____

Bring/Mail application to:
VCDD Community Standards Department
984 Old Mill Run, The Villages, FL 32162
Phone: (352) 751-3912

archreview@districtgov.org / www.districtgov.org

Property Owner(s) Name _____ Signature _____

Address _____ Village of _____

Phone Number _____ Unit _____ Lot _____ Courtyard Villa Patio Villa Home Veranda

Contractor Business Name _____ Phone _____

Please check appropriate box for Application Result Notification:

- | | |
|--|--|
| <input type="checkbox"/> Will Obtain Results from District Website | <input type="checkbox"/> Mail Application |
| <input type="checkbox"/> Property Owner will pick up application | <input type="checkbox"/> Contractor will pick up application |
| <input type="checkbox"/> E-Mail Application _____ | |

Describe all requested modifications or alterations below (failure to include a description of all requested modifications or alterations may result in the denial of your ARC Application):



District 5 FY 2022-23 ARC Applications

October 2022	29
November 2022	32
December 2022	24
January 2023	27
February 2023	33
March 2023	32
April 2023	
May 2023	
June 2023	
July 2023	
August 2023	
September 2023	
Total	177

The Villages®

Community Development Districts

District 5

Community Involvement

Mark Schweikert, Supervisor



The Villages®

Community Development Districts

www.DistrictGov.org | Customer Service 352-753-4508

Hospitality • Stewardship • Creativity & Innovation • Hard Work

Community Involvement

- **We have many opportunities for you to stay involved in the community and keep up with what's happening.**
 - E-Notifications
 - District Weekly Bulletin
 - CDD Orientation is another opportunity to learn more about your District governments and how they operate. CDD Orientation is held the second and fourth Thursday at 10:00 a.m.
- **Please join us at the District Office located at 984 Old Mill Run in Lake Sumter Landing for CDD Orientation. A map has been included for directions.**
- **For additional information about these programs and others, please contact the Customer Service Center at (352) 753-4508.**

Resident Academy

- The Resident Academy is an interactive program for residents who are interested in learning about their local government.
- Residents receive an in-depth look at the various District Departments and how they work together to make this the best community to live, work and play.
- The program consists of presentations by District Departments, and an interactive tour of a wastewater treatment facility and VPSD Fire Headquarters.
- If you are interested in becoming a part of this exciting program, please call the Customer Service Center at 753-4508 or stop by the District Office at Sumter Landing 984 Old Mill Run.

VCDD No. 5 Board Meetings

The Board of Supervisors meets the third Friday of every month at 8:00 a.m. at Seabreeze Recreation Center.

The next regularly scheduled meeting will take place on
May 19, 2023.

Government in the Sunshine

- Each CDD operates in the Sunshine as directed by Florida's Government in the Sunshine Law.
- Supervisors are prohibited by law from discussing any District business outside of a publicized meeting with a Board Supervisor from the same District and can be fined for violation of the Sunshine Law.
- Three basic requirements of 286.011 Florida Statutes:
 - **Meetings of public boards or commissions must be open to the public;**
 - **Reasonable notice of such meetings must be given; and**
 - **Minutes of the meetings must be taken.**



VCDD No. 5 Meeting Agendas

- **All meeting agendas are posted electronically seven (7) days in advance of the Board Meeting.**
 - Agendas are accessible on DistrictGov.org
- **Agenda items regularly include;**
 - Quarterly Law Enforcement Updates
 - District Property Management Monthly Reports
 - Financial Statements
 - Public Hearing Updates
- **Meetings are open to the public, and residents can address the Board during the ‘Audience Comments’ portion of the agenda.**

Keep Up With “What’s Happening”

- Many resources are available to stay up to date with what’s happening in our community.
 - DistrictGov.org
 - Bulletin Boards
 - Our Place Column
 - E-notifications
 - VCDD No. 5 Board Meetings
 - Customer Service Center 352-753-4508

A copy of tonight's presentation is available
online at DistrictGov.org.

Questions and Answers

THANK YOU FOR JOINING US!