



BOARD OF SUMTER COUNTY COMMISSIONERS

Chairman - Craig Estep - District 3

Vice Chairman - Roberta Ulrich - District 1

2nd Vice Chairman - Garry Breeden - District 4

Doug Gilpin - District 2

Donald Wiley - District 5

June 28, 2022

5:00 PM

PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES

ANY PERSON WHO MAY FEEL THE NEED TO APPEAL A BOARD DECISION IS HEREBY NOTIFIED THAT IT WILL BE NECESSARY FOR YOU TO PROVIDE YOUR OWN VERBATIM RECORDING OF THE BOARDS MINUTES OR ANY PORTION THEREOF

Any person requiring reasonable accommodation at this meeting because of, disability, physical impairment, or interpretation needs should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785 (352) 689-4400 at least two days before the meeting.

Meeting Location: Everglades Regional Recreation Center (5497 Marsh Bend Trail, Grand Canyon Room, The Villages, FL 32163)

AGENDA

MEETING IS CALLED TO ORDER BY THE CHAIRMAN

INVOCATION

FLAG SALUTE

1. TIMED ITEMS & PUBLIC HEARINGS

- a. 5:00 PM - Public Hearing Planning and Zoning Special Master Recommendations

*Quasi Judicial

1. *CP2022-0006 8G Farms LLC Conduct the Second and Final Required Public Hearing to adopt an amendment to the Future Land Use Map of the Sumter County Unified Comprehensive Plan by Reassigning 333 acres +/- from Agricultural to Industrial Use - SR 44/Wildwood Area (Staff Recommends Continuance).

Documents:

[Executive Summary CP2022-0006 8G Farms adoption_updated.pdf](#)
[continuance email.pdf](#)
[SWFWMD Comments CP2022-0006.pdf](#)
[State Agency Reviews CP2022-0006.pdf](#)
[Sumter Proposed 22-03ESR FDOT 062222 Review.pdf](#)
[Florida DEP Comments CP2022-0006.pdf](#)
[Public Input CP2022-0006.pdf](#)
[Ordinance CP2022-0006.pdf](#)

2. *R2022-0009 – 8G Farms LLC Rezone 358 acres MOL from Agricultural (A10C) to Industrial (ID) concurrent with CP2022-0006 SR 44 Wildwood Area (Staff Recommends Continuance).

Documents:

[Executive Summary R2022-0009 8G Farms_updated.pdf](#)
[continuance email.pdf](#)
[PZSM Recommendation R2022-0009 8G Farms.pdf](#)
[Staff Report R2022-0009.pdf](#)
[Application R2022-0009.pdf](#)
[Public Input R2022-0009 8G Farms.pdf](#)
[Resolution R2022-0009 8G Farms.pdf](#)

3. *R2022-0024 – Josh Yoder for Georgini Rezone 16 acres MOL, 3 parcels from A10C (Agriculture-10 acre lots) to RR5 (Rural Residential – 5 acre lots) CR 210/Oxford Area (Planning and Zoning Special Master Recommends Approval).

Documents:

[Executive Summary R2022-0024 Georgini.pdf](#)
[PZSM Order R2022-0024 Georgini.pdf](#)
[Staff Report R2022-0024 Georgini.pdf](#)
[Application R2022-0024 Georgini.pdf](#)
[Resolution R2022-0024 Georgini.pdf](#)

4. *R2022-0026 – Henry and Holly Ballester Rezone parent parcel (46 acres MOL) from A10C (Agriculture – 10 acre lots) and RR5 (Rural Residential – 5 acre lots) to A10C (Agriculture – 10 acre lots) Bushnell Area (Planning and Zoning Special Master Recommends Approval).

Documents:

[Executive Summary R2022-0026 Ballester.pdf](#)
[PZSM Order R2022-0026 Ballester.pdf](#)
[Staff Report R2022-0026 Ballester.pdf](#)
[Application R2022-0026 Ballester.pdf](#)
[Resolution R2022-0026 Ballester.pdf](#)

5. *R2022-0027 – Clyde Johnson for Miles Rezone 1 acre MOL from RR5C (Rural Residential – 5 acre lots) to RR1 (Rural Residential – 1 acre lot) CR 216A/Oxford Area (Planning and Zoning Special Master Recommends Approval).

Documents:

[Executive Summary R2022-0027 Miles for Johnson.pdf](#)
[PZSM Order R2022-0027 Miles for Johnson.pdf](#)
[Staff Report R2022-0027 Miles for Johnson.pdf](#)
[Application R2022-0027 Miles for Johnson.pdf](#)
[Resolution R2022-0027 Miles for Johnson.pdf](#)

6. *R2022-0029 – MMZC Holdings LLC - Rezone Two acres MOL from Light Commercial (CL) to Heavy Commercial (CH) C-470/Lake Panasoffkee Area (Planning and Zoning Special Master Recommends Denial).

Documents:

[Executive Summary R2022-0029 MMZC.pdf](#)

[PZSM recommendation R2022-0029 MMZC.pdf](#)
[Staff Report R2022-0029 MMZC.pdf](#)
[Application R2022-0029 MMZC.pdf](#)
[Resolution R2022-0029 MMZC.pdf](#)

7. *R2022-0030 – James Wade for Crozier Rezone 40.7 acres MOL from A10C (Agriculture-conventional housing) to A10 (Agriculture-allowing for mobile homes) C-470/Lake Panasoffkee Area (Planning and Zoning Special Master Recommends Approval).

Documents:

[Executive Summary R2022-0030 Crozier.pdf](#)
[PZSM recommendation R2022-0030 Crozier.pdf](#)
[Staff Report R2022-0030 Crozier.pdf](#)
[Application R2022-0030 Crozier.pdf](#)
[Public Input R2022-0030 Crozier.pdf](#)
[Resolution R2022-0030 Crozier.pdf](#)

2. REPORTS AND INPUT

a. County Administrator

1. Cancel RFQ 009-0-2022/RS Sumter County Fire Rescue and EMS Transport MSTU/MSBU/Transport Rate Services (For Information Only)

Documents:

[Executive Summary Cancellation of RFQ 009-0-2022.pdf](#)

2. Cancel RFQ 010-0-2022/RS Sumter County Professional Information Technology Services (For Information Only).

Documents:

[Executive Summary RFQ 010-0-2022.pdf](#)

3. Cancel RFQ 015-0-2022/RS Sumter County Wildwood Industrial Corridor Broadband Study (For Information Only).

Documents:

[Executive Summary RFQ 015-0-2022.pdf](#)

4. Update on The Villages Companies Regional Road Agreement and its amendments (For Information Only)

Documents:

[Executive Summary Regional Road Update.pdf](#)

5. SWFWMD Annual Comprehensive Financial Report for Fiscal Year 2020-21 and AFR (For Information Only)

Documents:

[2021 AFR \(signed\).pdf](#)

6. Extension of Development Permit for DP2020-0022 Wildwood RV Park (For Information Only)

Documents:

[Declaration of Emergency Request Letter.pdf](#)
[DP2020-0022 - Wildwood RV Park Phase 3 site plan approval letter.pdf](#)
[Executive Order 22-27.pdf](#)
[Phase 3 Approved plans.pdf](#)
[R2020-0002 - Wildwood RV Park.pdf](#)
[DP2022-0022 - Wildwood RV Park Phase 3 - EO extension letter.pdf](#)

7. Monthly Financial Report May 2022 (For Information Only)

Documents:

[Monthly Financial Report May.pdf](#)

8. Approved Proposed Budget for FY 2022/2023 for the Village Community Development Districts 1, 2, 3, 5, 6, 7, 8, 9, 10 and the Sumter Landing Community Development District (For Information Only)

Documents:

[Approved Proposed Budget FY2022.2023.pdf](#)

9. Public Transportation Grant Agreement with the State of Florida, Department of Transportation for Service within Rural Areas (For Information Only)

Documents:

[Grant Agreement.pdf](#)
[Funds Approval.pdf](#)

10. Fire/EMS Update (For Information Only)

Documents:

[Fire EMS Transport Update June.pdf](#)
[Blocker Email.pdf](#)
[AED Program History Sumter County.pdf](#)

b. County Attorney

1. Letter of Demand to Tyla Rattray (For Information Only)

Documents:

[Executed Correspondence to Tyla Rattray.PDF](#)

c. Clerk of Circuit Court

d. Board Members

e. Public Forum

3. NEW BUSINESS - ACTION REQUIRED

a. MINUTES

1. Minutes of the Board of County Commissioners Meeting held on 5-10-2022 (Staff Recommends Approval).

Documents:

[5-10-2022 BOCC Regular Meeting Minutes.pdf](#)

2. Minutes of the Board of County Commissioners Workshop Meeting held on 5-17-2022 (Staff Recommends Approval).

Documents:

5-17-2022 BOCC Workshop Minutes.pdf

3. Minutes of the Board of County Commissioners Meeting held on 5-24-2022 (Staff Recommends Approval).

Documents:

[5-24-2022 BOCC Regular Meeting Minutes.pdf](#)

4. Minutes of the Board of County Commissioners Meeting held on 6-14-2022 (Staff Recommends Approval).

Documents:

[6-14-2022 BOCC Regular Meeting Minutes.pdf](#)

b. SET FUTURE PUBLIC HEARINGS OR MEETINGS

1. Schedule Public Hearing for July 12, 2022, at 5:00 p.m. at the Everglades Regional Recreation Center (5497 Marsh Bend Trail, Grand Canyon Room, The Villages, FL 32163) for Adoption of the Sumter County Fire District MSBU Annual Fire Assessment Rate and Resolution (Staff Recommends Approval).

Documents:

[Executive Summary FY22 Fire Assessment Public Hearing Request.pdf](#)
[Fire Assessment July 2022.pdf](#)

c. APPOINTMENTS

1. Selection of an Additional Alternate for Canvassing Board for the Primary Election (Staff Recommends Approval).

Documents:

[Executive Summary Canvassing Board.pdf](#)

2. Affordable Housing Advisory Committee (AHAC) Vacancies (Board's Option).

Documents:

[Executive Summary Affordable Housing Advisory Committee \(AHAC\).pdf](#)
[Ordinance 12-47.pdf](#)

3. Construction Industry Licensing/Fire Code Board of Appeals Vacancies (Board's Option).

Documents:

[Executive Summary Construction Industry Licensing Fire Code Board of Appeals.pdf](#)
[Ordinance.pdf](#)

4. Public Safety Coordinating Council Vacancies (Board's Option).

Documents:

[Executive Summary Public Safety.pdf](#)
[Resolution.pdf](#)

5. Sumter County Public Library Advisory Board (SCPLAB) Vacancy (Board's Option).

Documents:

[Executive Summary Library Advisory Board.pdf](#)
[Resolution.pdf](#)

6. Value Adjustment Board (VAB) - BOCC Appointed Citizen Member Vacancy (Board's Option).

Documents:

[Executive Summary Value Adjustment Board.pdf](#)

d. FINANCIAL

1. Budget Amendment A-14 (FY21/22)

Documents:

[Executive Summary A-14.pdf](#)
[A-14.pdf](#)

2. Inventory Transactions – Disposal and Surplus of Property (Staff Recommends Approval).

Documents:

[Executive Summary Inventory Transactions.pdf](#)

3. Change Order to Purchase Order No. 9120930 for FY 2021/22 (Staff Recommends Approval).

Documents:

[Executive Summary Change Order to Purchase Order.pdf](#)
[Tip Top Tree Experts 9120930_2.pdf](#)

4. Purchase Order Approval for FY 2021/2022 (Staff Recommends Approval).

Documents:

[Executive Summary Requisition Report 6.28.22.pdf](#)
[Requisition Report 6.28.14.pdf](#)

e. CONTRACTS AND AGREEMENTS

1. Road Impact Fee Credit Agreement for Realignment of County Road CR-462 and Intersection Improvements of CR-462 and US 301 (Staff Recommends Approval).

Documents:

[Executive Summary Twisted Oaks.pdf](#)
[Impact Fee Credit Agreement.pdf](#)

2. Emergency Management Preparedness Assistance (EMPA) State Grant Agreement #A0302 – State of Florida Division of Emergency Management and Sumter County Board of County Commissioners (Staff Recommends Approval).

Documents:

[Executive Summary EMPA Grant Agreement.pdf](#)
[FY 2022-2023 EMPA Grant Agreement Final Sumter.pdf](#)

3. Task Order One with Infrastructure Consulting and Engineering PLLC and Sumter

County Board of County Commissioners (BOCC) to Design Roadway Improvements on CR 656 from SW 35th Drive to US 301 (Staff Recommends Approval).

Documents:

[Executive Summary Task Order One.pdf](#)
[Task Order One.pdf](#)

4. Enter into Contract with Anderson Columbia Company, Inc. for ITB 013-0-2022/RS Sumter County CR 525E Phase 2A Construction Project (Staff Recommends Approval).

Documents:

[Executive Summary ITB 013-0-2022.pdf](#)
[Anderson Columbia Agreement.pdf](#)
[Anderson Columbia Submittal for CR 525E Phase 2A.pdf](#)

5. Enter into Contract with CW Roberts Contracting, Inc. for ITB 014-0-2022/RS Sumter County 2022 Pavement Management Phase I (Staff Recommends Approval).

Documents:

[Executive Summary ITB 014-0-2022.pdf](#)
[2022 Pavement Management Phase 1 Agreement.pdf](#)
[CW Roberts Submittal.pdf](#)

6. Agreement between the Florida Department of Corrections (FDOC), Boot Camp Squad and the Sumter County Board of Commissioners, to provide for the use of inmate labor in work programs (Staff Recommends Approval).

Documents:

[Executive Summary FDOC Agreement 2022.pdf](#)
[FDOC WSA1623 Agreement 2022.pdf](#)

7. Amendment #2 to the Sumter County Mowing, Irrigation and Landscape Maintenance Agreement for Services with Brightview Landscape Services, Inc. (Staff Recommends Approval).

Documents:

[Executive Summary Brightview Amendment 2.pdf](#)
[Brightview Amendment 2.pdf](#)

8. Memorandum of Understanding Between AMR Sumter, Sumter County and FirstWatch Solutions, Inc. (Staff Recommends Approval).

Documents:

[Executive Summary FirstWatch MOU.pdf](#)
[FirstWatch MOU - AMR Sumter County.pdf](#)

9. Enter into Contract with CONVEY911, LLC (Staff Recommends Approval).

Documents:

[Executive Summary CONVEY911.pdf](#)
[Agreement_CONVEY911.pdf](#)

10. Incentive Agreement, Purchase and Sale Agreement, and Escrow Agreement between the Sumter County Board of County Commissioners and ACMS, Inc. for Parcel J15-030 and Parcel J22-004 less the area used for the citizen drop-off area (Staff Recommends Approval).

Documents:

[Executive Summary Parcels Sale.pdf](#)
[Sumter Incentive Agreement with ACMS Inc.pdf](#)
[ACMS Real Property Purchase and Sale Agreement.pdf](#)
[Escrow Instructions.pdf](#)
[Appraisal of County Property by Cushman and Wakefield Regional.pdf](#)
[ACMS Inc Lease Agreement.pdf](#)
[ACMS of Sumter Lease Agreement Renewal_BOCC 9.12.17.pdf](#)
[2018 Assignment of Lease from ACMS of Sumter, LLC to ACMS, Inc..pdf](#)

f. GENERAL ITEMS FOR CONSIDERATION

1. BOCC Committees (Board's Option).

Documents:

[Committee Information Advisory Boards.pdf](#)

2. Revisions to Facility Usage Agreement for Camping at Sumter County Parks (Staff Recommends Approval).

Documents:

[Executive Summary Camping.pdf](#)
[Camping Agreement.pdf](#)

3. Sumter County Storage of Personal Property Policy for County Owned Facilities and Parks (Staff Recommends Approval).

Documents:

[Executive Summary Property Policy.pdf](#)
[Property Policy.pdf](#)

4. Request for Temporary Road Closure for The Villages Community Development Districts' Recreation Department 5K Road Race on Saturday, October 22, 2022 (Staff Recommends Approval).

Documents:

[Executive Summary 5K October Race 10.22.22.pdf](#)
[5K October Race-Letter-Map 10.22.22.pdf](#)

5. Approval for Waiver of Fines and Release of Lien for Ernest & Barbara Chewing (Staff Recommends Approval).

Documents:

[Executive Summary Lien.pdf](#)
[Release of Lien.pdf](#)

6. Approval of Release of Lien for Jason & Tara Moulder (Staff Recommends Approval).

Documents:

[Executive Summary Release of Moulder Lien.pdf](#)
[Release of Lien.pdf](#)

7. Affordable Housing (AH) Program Request to Execute Satisfaction of Mortgage (Staff Recommends Approval).

Documents:

[Executive Summary.pdf](#)
[Satisfaction of Mortgage.pdf](#)

8. Transfer of Real Property as Described in County Deed from Sumter County to the Village Center Community Development District (VCCDD) (Staff Recommends Approval).

Documents:

[Executive Summary Transfer Property to VCDD at Warm Springs CR 509 Rev.pdf](#)
[County Deed - CR 509 Warm Springs Parcel 1.pdf](#)

9. Dedicate the Deeds for Right-of-ways for Warm Springs Avenue and CR 509 from Parcel G32-008 (Staff Recommends Approval).

Documents:

[Executive Summary Transfer ROW Warm Springs CR 509 Rev.pdf](#)
[County Deed - CR 509 Warm Springs Parcel 2.pdf](#)
[County Deed - CR 509 Warm Springs Parcel 3.pdf](#)

10. Certificate of Public Convenience and Necessity (COPCN) for Sumter County Board of County Commissioners Non-Transport Emergency Medical Services (Staff Recommends Approval)

Documents:

[Executive Summary 2022 Sumter BOCC COPCN_Non-Transport.pdf](#)
[2022 Sumter BOCC COPCN_Non-Transport.pdf](#)

11. Certificate of Public Convenience and Necessity (COPCN) for Sumter County Board of County Commissioners Transport and Non-Transport Emergency Medical Services (Staff Recommends Approval)

Documents:

[Executive Summary BOCC COPCN for Sumter Fire and EMS Area.pdf](#)
[BOCC COPCN for Sumter Fire and EMS Area.pdf](#)

ADJOURN

Contact Us:

administrative.services@sumtercountyfl.gov

