



The Board of Sumter County Commissioners (BOCC/Board) convened in a regular session on Tuesday, December 14, 2021, at the Everglades Regional Recreation Center in The Villages, Florida, with the following members present to wit: Gary Search, Vice Chairman, District No. 1; Doug Gilpin, District No. 2; Craig Estep, Chairman, District No. 3; Garry Breeden, 2nd Vice Chairman, District No. 4; and Oren Miller, District No. 5. The following individuals were also present and acting in their respective official capacities: Bradley Arnold, County Administrator; Stephen Kennedy, Assistant County Administrator; Bill Kleinsorge, Finance Director; Caroline Alrestimawi, Deputy Clerk; and Jennifer Rey of The Hogan Law Firm, Attorneys for the Board. Commissioner Estep called the meeting to order at 7:00 p.m. with the invocation given by Commissioner Breeden followed by the flag salute was led by Commissioner Gilpin. Commissioner Estep welcomed all elected officials present for the meeting and specifically recognized, Kenny Blocker. Mr. Blocker has been selected as the Villages Community Center Development Districts (VCCDD) Manager beginning on January 8, 2022. The complete audio recording of this meeting is available on the Clerk's Website - www.sumterclerk.com.

**1. TIMED ITEMS & PUBLIC HEARINGS**

- a. 7:00 PM - Public Hearing Planning and Zoning Special Master Recommendations  
\*Quasi Judicial
- 1. \*R2021-0036 - David and Pakaratt Krasnor – Rezone Two Acres MOL from RPUD (Residential Planned Unit Development) to RVPUD (Recreational Vehicle Planned Unit Development) and Revise the Conceptual Master Plan for Lake Deaton RV Park. CR 145/Wildwood Area (Planning and Zoning Special Master Recommends Approval with Conditions).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Search - none; Commissioner Gilpin - none; Commissioner Miller - none; Commissioner Estep - none; and Commissioner Breeden - none. Commissioner Miller - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicant is requesting to rezone parcel G23-010 consisting of two acres MOL RPUD (Residential Planned Unit Development) to RVPUD (Recreational Vehicle Planned Unit Development) and revise the conceptual master plan for Lake Deaton RV Park to include the subject area. The application site is a proposed third phase to Lake Deaton RV Park. If approved, this rezoning will allow an additional phase to the RV Park including open space, a fenced dog park, and one mobile home. The third phase of Lake Deaton RV Park proposed in application R2021-0036 is on a separate parcel from the vested portion of the RV Park. The vested phase of the park does not overlap onto the new parcel under

application. There were 10 notices sent with one returned in support and/or no comment. The Planning and Zoning Special Master held a public hearing on November 15, 2021, and recommended approval with the conditions as stated in the staff report.

1. Development of the third phase to Lake Deaton RV Park shall be as generally depicted in the conceptual master plan (Attachment A) submitted as part of application R2021-0036. The Phase III area may include a maximum of one mobile home site.
  - a. The open space requirement for the Phase III area of the RV Park shall be a minimum of twenty-five (25) percent of the required development tract. Open space shall meet the requirements of 13-561, LDC and be available to park residents for passive and active recreation.
  - b. The existing mobile home may be replaced with another mobile home, park model, modular home, or single family site built home.
2. The Development Services Director may approve the following modifications to the conceptual master plan submitted as part of application R2021-0036:
  - a. Lots and internal roadways may be rearranged.
  - b. Minor changes to buffers and landscaping.
  - c. Substitution of types of active recreation facilities and relocation of recreational facilities.
  - d. Approve the use of the existing residential structure as a residence, residential rental, or community amenity.
  - e. Other modifications that will not have a substantial impact on surrounding properties.
3. Any increase in the number of lots requires a new approval by the Board of County Commissioners.
4. The existing trees and native vegetation shall be retained in the 20 foot buffer on the north and west property lines. Structures shall not be located in required buffer areas.

APPLICANT - There was no presentation by the applicant.

PUBLIC - There was no input from the public.

12-14-21-1-a-1

**Commissioner Breeden moved, with a second by Commissioner Search, to approve R2021-0036, application by David and Pakaratt Krasnor to rezone two acres MOL from RPUD (Residential Planned Unit Development) to RVPUD (Recreational Vehicle Planned Unit Development) and revise the Conceptual Master Plan for Lake Deaton RV Park. CR 145/Wildwood area, with the four conditions listed above and adopt the related resolution (2021-57). The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.**

2. \*R2021-0037 - Lance E. and Jaimie C. Kinney – Rezone 5.48 acres MOL from A10C (General Agricultural – 10 Acre Lots) to RR5C (Rural Residential – 5 Acre Lots) to Bring a Conforming Parcel into Conformance for Zoning. E C 462/Wildwood Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Search - none; Commissioner Gilpin - none; Commissioner Miller - none; Commissioner Estep - none; and Commissioner Breeden - none. Commissioner Miller - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicants are requesting to rezone parcel D30-081, which was created through lineal descent subdivision in 2010. If approved, this rezoning will allow the construction of a home that meets Florida Building Code standards or a Class A mobile home. There were 12 notices sent with one returned in support and/or no comment. The Planning and Zoning Special Master held a public hearing on November 15, 2021, and recommended approval.

APPLICANT - The applicant was present but chose not to give a presentation.

PUBLIC - There was no input from the public.

12-14-21-1-a-2

<p><b>Commissioner Miller moved, with a second by Commissioner Breeden, to approve R2021-0037, application by Lance E. and Jaimie C. Kinney to rezone 5.48 acres MOL from A10C (General Agricultural – 10 Acre Lots) to RR5C (Rural Residential – 5 Acre Lots) to bring a conforming parcel into conformance for zoning, and adopt the related resolution (2021-58). The Staff Report is entered into the evidence and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.</b></p>
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3. \*R2021-0038- Richard Alvey for Angela Oyer– Rezone 16 acres MOL from A10C (General Agricultural – 10 acre lots) to RR1 (Rural Residential – 1 acre lots) to complete a lineal descent subdivision - CR 229/Oxford Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Search - none; Commissioner Gilpin - none; Commissioner Miller - none; Commissioner Estep - none; and Commissioner Breeden - none. Commissioner Miller - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicants are requesting to rezone parcel C23-030 to complete a lineal descent

subdivision. If approved, this rezoning will allow five lineal descent lots. The requested zoning will allow for one single-family house or mobile home per parcel. There were 27 notices sent with zero returned. The Planning and Zoning Special Master held a public hearing on December 6, 2021, and recommended approval.

APPLICANT - The applicant was present but chose not to give a presentation.

PUBLIC - There was no input from the public.

12-14-21-1-a-3

**Commissioner Search moved, with a second by Commissioner Miller, to approve R2021-0038, application for Richard Alvey for Angela Oyer to rezone 16 acres MOL from A10C (General Agricultural – 10 acre lots) to RR1 (Rural Residential – 1 acre lots) to complete a lineal descent subdivision and the related resolution (2021-59). The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.**

4. \*R2021-0039 – Mark and Stacia Doggett– Rezone 5 acres MOL from RR5C (Rural Residential – 5 acre lots) to RR2.5C (Rural Residential – 2.5 acre lots) complete a lineal descent subdivision- NE 130th Ave/Oxford Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Search - none; Commissioner Gilpin - none; Commissioner Miller - none; Commissioner Estep - none; and Commissioner Breeden - none. Commissioner Miller - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. Mr. Arnold noted that he forwarded emails to the Deputy Clerk, County Attorney, and Commissioners from Mr. Barker related to an easement (see attachment). However, the Staff's Report is still accurate. The applicants are requesting to rezone parcel C10-015 to complete a lineal descent transfer between parents and a son. If approved, this rezoning will allow the construction of a home on the new parcel and will keep the existing home in compliance with zoning standards. There were 11 notices sent with zero returned. The Planning and Zoning Special Master held a public hearing on December 6, 2021, and recommended approval.

APPLICANT - The applicant was present but chose not to give a presentation.

PUBLIC - There was no input from the public.

12-14-21-1-a-4

**Commissioner Breeden moved, with a second by Commissioner Search, to approve R2021-0039, application by Mark and Stacia Doggett to rezone 5 acres MOL from RR5C (Rural Residential – 5 acre lots) to RR2.5C (Rural Residential – 2.5 acre lots) to complete a lineal descent subdivision and adopt the related resolution (2021-60). The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.**

5. \*S2021-0007 - Sts. Joachim & Anna Orthodox Church – Major Special Use Permit to Allow a Place of Worship. CR 246S/Oxford Area (Planning and Zoning Special Master Recommends Approval with Conditions).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Search - none; Commissioner Gilpin - none; Commissioner Miller - none; Commissioner Estep - none; and Commissioner Breeden - none. Commissioner Miller - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. There were nine notices sent with one returned with no objection. The Planning and Zoning Special Master held a public hearing on November 15, 2021 and recommended approval with the following conditions:

1. This special use permit allows for a place of worship with a 60-seat sanctuary, parsonage, and parking as specified in S2021-0007. Other uses may require a new special use permit.
2. Site development shall follow the conceptual plan provided and attached to this special use permit.
3. Following are additional requirements :
  - a. The use must not be detrimental to the neighborhood environment or unduly infringe on the rights of surrounding property owners.
  - b. The parcel fronts on CR 462S, a minor road. Average daily traffic created on local roads must not be increased in such a manner as to degrade the established function of the roadway or create hazards to public health or safety. As noted in the staff report, the commission may rely on input from the Florida Department of Transportation, the Florida Highway Patrol, and the sheriff's office in making this determination.
  - c. Screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties may be required.
4. A major site development application is required within one year. This special use permit shall expire in two years if a site development permit application is not approved. Site development may not occur until permits have been issued by Sumter County.
5. County personnel shall be allowed to access the site during normal business hours to perform unscheduled monitoring inspections.
6. Suspension, expiration, or revocation of any other agency permit shall result in the immediate suspension, expiration, or revocation of this special use permit.

7. This special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.

APPLICANT - The applicant was present but chose not to give a presentation.

PUBLIC - There was no input from the public.

12-14-21-1-a-5

**Commissioner Miller moved, with a second by Commissioner Breeden, to approve S2021-0007, application by Sts. Joachim & Anna Orthodox Church for a Major Special Use Permit to allow a place of worship with the aforementioned conditions. The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.**

6. \*S2021-0010 - Sumter Electric Cooperative, Inc. (SECO) – Major Special Use Permit to Allow Replacement of An Existing 302 Foot Communications Tower with a New 302 Foot Communications Tower. S US 301/Sumterville Area (Planning and Zoning Special Master Recommends Approval with Conditions).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Search - none; Commissioner Gilpin - none; Commissioner Miller - none; Commissioner Estep - none; and Commissioner Breeden - none. Commissioner Miller - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicant is requesting a major special use permit to allow replacement of an existing 302 foot communications tower with a new 302 foot communications tower. The existing communications tower is proposed for replacement as part of a communication infrastructure modernization plan to meet SECO's current and future communication system's needs. There were 44 notices sent with one returned in support and/or no comment. The Planning and Zoning Special Master held a public hearing on December 6, 2021, and recommended approval with the following conditions:

1. The Special Use Permit is issued to Sumter Electric Cooperative, Inc. The tower owner must notify Sumter County in writing within 30 days if the tower changes ownership.
2. The tower and associated site improvements shall be developed in accordance with the submitted site plan (Attachment 2).
3. Reconstruction of the existing tower must meet the requirements of Section 13-635 (b)(2)(a)(2).
4. A site development application shall be applied for within one (1) year. This special use permit shall expire in two (2) years if a site development permit application is not approved. Site development may not occur until permits

have been issued by Sumter County. The Development Services Director may extend the expiration date for up to one year if federal/state/regional permitting has proceeded in good faith.

5. The existing tower must be removed within one year of the new tower being completed. A demolition permit shall be obtained from Sumter County Building Services prior to the demolition of the existing tower.
6. County personnel shall be allowed to access the site during normal business hours to perform unscheduled monitoring inspections.
7. Suspension, expiration, or revocation of any other agency permit shall result in the immediate suspension, expiration, or revocation of this special use permit.
8. This special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333 (e), Sumter County Land Development Code.

APPLICANT - There was no presentation by the applicant.

PUBLIC - There was no input from the public.

12-14-21-1-a-6

**Commissioner Breeden moved, with a second by Commissioner Gilpin, to approve S2021-0010 - Application by Sumter Electric Cooperative, Inc. (SECO) for a Major Special Use Permit to allow replacement of an existing 302 foot communications Tower with a New 302 Foot Communications Tower with the aforementioned conditions. The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.**

7. \*OP2021-0004 Black Cow Compost-Renew an Operating Permit for a Composting Facility (OP2016-0003) for a five year period (Staff Recommends Approval).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Search - none; Commissioner Gilpin - none; Commissioner Miller - none; Commissioner Estep - none; and Commissioner Breeden - none. Commissioner Miller - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. Black Gold Compost Company (AKA Black Kow Compost Co) operates a composting facility on CR 237 in Oxford. It was approved as Conditional Uses CUP 99-1 and C2013-0002. The current operating permit will expire on December 15, 2021. The applicant is requesting to renew the operating permit for a period of five years. Residents on CR 237 have voiced concerns about truck traffic and the physical impacts on CR 237. Staff reviewed the operating permit

renewal with a focus on addressing these neighborhood concerns. The following modifications are recommended by staff:

B5(a) Add language requiring access into the facility be limited to CR 237 with all vehicles entering and exiting northward towards E C-466.

B5(b) Add language prohibiting vehicles from parking or waiting within the CR 237 right-of-way. The facility has already developed a parking and staging area within their facility to address this problem.

B5(e) Require the applicant submit a report assessing and addressing potential traffic impacts to CR 237 created by the weight and volume of vehicles generated by the subject facility.

APPLICANT - James Wade, Attorney for the Applicant, 116 Bushnell Plaza, Bushnell; and Ben Ellis, PE, S&ME, Inc., 1615 Edgewater Dr, Orlando, were present on behalf of the applicant. Mr. Wade and Mr. Ellis discussed certain parts of the recommendation that they did not feel were necessary to be included. Mr. Robert Lange, President, and Mr. Foster were also present from S&ME, Inc.

PUBLIC - There was no input from the public.

The Commissioners discussed this item and Mr. Arnold clarified the proposed language and reasoning behind it.

12-14-21-1-a-7

**Commissioner Breeden moved, with a second by Commissioner Miller, to approve OP2021-0004 - Application by Black Cow Compost-Renew an Operating Permit for a Composting Facility (OP2016-0003) for a five year period, including additional language for B5(a), B5(b), and B5(e), as stated above. The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.**

- b. 7:00 PM - Public Hearing - Ordinance Updating the Schedule of Capital Improvements (Table 9-2) of the Capital Improvements Element of the Unified Comprehensive Plan in Accordance with the Approved FY 2021-2022 Budget (Staff recommends Approval).

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. Chapter 2011-139 of the Laws of the State of Florida (The Florida Community Planning Act of 2011) provides for annual review of the approved Capital Improvements Element of the Comprehensive Plan and update of the schedule of capital improvements contained therein (Table 9-2). This update is exempted from the statutory process for Comprehensive Plan Amendments as established by F.S. 163.3177. The Planning & Zoning Special Master held a public hearing on November 15, 2021 and recommended approval.

12-14-21-1-b



**Commissioner Breeden moved, with a second by Commissioner Miller, to Approve Ordinance 2021-15, updating the Schedule of Capital Improvements (Table 9-2) of the Capital Improvements Element of the Unified Comprehensive Plan in accordance with the approved FY 2021-2022 Budget (Staff recommends Approval). The motion carried unanimously 5 – 0.**

## **2. REPORTS AND INPUT**

### **a. County Administrator**

Bradley Arnold, County Administrator, presented the following items for information and/or direction.

1. 2021 Excellence in Construction Award of Merit - Sumter County Jail Expansion (For Information Only)

12-14-21-2-a-1

2. Public Kickoff Meeting on December 7 and 9, 2021 for Northern Turnpike Extension in Citrus, Levy, Marion, and Sumter Counties (For Information Only)

12-14-21-2-a-2

3. Support Letter for Young Performing Artists, Inc. (YPA) - African-American Cultural and Historical Grant (For Information Only)

12-14-21-2-a-3

4. Sumter County Health Department Quarterly Report (For Information Only)

12-14-21-2-a-4

5. Update on The Villages Companies Regional Road Agreement and its First Three Amendments (For Information Only)

Refer to the executive summary for more information.

12-14-21-2-a-5

6. I-75 Master Plan from Florida's Turnpike to CR 234 through Alachua, Marion, and Sumter Counties (For Information Only)

12-14-21-2-a-6

7. Individual Project Order Number 16 to the Agreement with Kimley-Horn and

Associates, Inc. for Continuing Professional Services (For Information Only)

12-14-21-2-a-7

8. Public Hearing for Toll Rate Rulemaking (For Information Only)

12-14-21-2-a-8

9. Cancel RFQ 015-0-2021/RS Sumter County Broadband Feasibility Study – Countywide (For Information Only)

This RFQ is being cancelled. The County has an opportunity to work with Charter Communications on a Public-Private Partnership to meet the needs of this formal solicitation.

12-14-21-2-a-9

10. Notice of Coverage from the Florida Department of Environmental Protection Regarding Application of Pesticides (For Information Only)

12-14-21-2-a-10

11. Animal Services Monthly Statistics and Key Performance Indicators for November 2021 (For Information Only)

12-14-21-2-a-11

12. Sumter County Mosquito Control Program (For Information Only)

12-14-21-2-a-12

13. 2021 Constitutional Officers Reversions (For Information Only)

12-14-21-2-a-13

14. Notice of Voluntary Dismissal (For Information Only)

12-14-21-2-a-14

15. Proposed Revision of the Vision, Mission, and Values Statement of the Board of County Commissioners

This item is in regards to suggested changes by Commissioner Miller. The change addresses the order of the values. Commissioner Miller thanked Mr. Arnold and Leslie Smith, Administrative Services Manager, for their help in the

process. The Commissioners gave consensus to the changes, as no objections were offered.

12-14-21-2-a-15

b. County Attorney

Ms. Rey addressed item 14 under the County Administrator's items, Notice of Voluntary Dismissal. As a result of that item, both pending land use cases are now dismissed.

c. Clerk of Circuit Court

1. Check Registers for October and November 2021 (For Information Only)

12-14-21-2-c-1

d. Board Members

1. Commissioner Miller spoke regarding a stratshire terrier/pit bull named Pixie. Per Commissioner Miller, Pixie was animal aggressive. The individual who adopted Pixie drove 80 miles. Commissioner Miller conducted a background check on the individual and found several violations, including animal related violations. Commissioner Miller does not understand why a background check is done on Sumter County residents adopting animals but not on out of County individuals. Commissioner Miller requested that Animal Services get in touch with the individual's local animal services so they could conduct a wellness check on Pixie. Commissioner Miller congratulated Richard Baier, VCCDD Manager, on his retirement and thanked Kenneth Blocker and Carrie Duckett for stepping into their new positions. Commissioner Miller also recognized Wildwood Mayor, Ed Wolf, for receiving an award from the Florida League of Cities for serving 45 years as the Mayor of Wildwood. Commissioner Miller feels that Chief Cain and Chief Hanson, along with their Chief Deputies, should be meeting on a regular basis. Commissioner Miller also had various Fire/EMS related questions. Commissioner would like BOCC workshops to be scheduled for November and December 2022. Commissioner Miller requested to pull out the following agenda items for discussion: 9, 10, 14, 15, 16 and 26 under Contracts and Agreements; and 4 and 10 under General Items for Discussion. Lastly, Commissioner Miller discussed the issue of adult arcades. Mr. Arnold stated that the Special Master is considering an ordinance regarding regulating adult arcades/internet cafes on December 20, 2021. On January 11, 2022, a public hearing will be held before the Board to consider enacting the ordinance. (Clerk's Note: Commissioner Miller referred to items under Financial but the items were actually under Contracts and Agreements, as clarified by Mr. Arnold. Mr. Arnold stated that the public hearing before the Board regarding adult arcades will take place on January 10, 2022. However, that meeting will actually be held on January 11, 2022, as stated above.)

2. Commissioner Breeden attended FACT meetings in Tallahassee last Thursday and Friday. An additional County has been added to the Trust, for a total of 23 Florida Counties. Last year, claims were up one million dollars but revenue was up approximately 1.5 million dollars. Commissioner Breeden made a general response to Commissioner Miller's Fire/EMS questions and/or concerns.
3. Commissioner Gilpin noted that there was a lot to celebrate when looking back on 2021 but also a lot of room for improvement. Commissioner Gilpin reflected on his feelings that there are individuals who have tried to tear down the things that make the County great and have wasted time on less important matters while missing more critical issues. Commissioner Gilpin's goal for the upcoming year is to get the Board focused on the right priorities, such as keeping the County free and safe, supporting the actions of the Governor, and the business community.
4. Commissioner Search attended the Lake and Sumter United Way Board Meeting on December 9, 2021. On December 16, 2021, Commissioner Search will be attending the CareerSource of Central Florida Board of Directors meeting. Commissioner Search also welcomed Mr. Blocker. Commissioner Search noted that he disagrees that this Board has been against the business community. Commissioner Search believes that the Board can work together.
5. Commissioner Estep attended an evening community meeting at Laurel Manor with a group of New York neighbors on November 17, 2021. On December 1, 2021, Commissioner Estep assisted in the judging of the Science Fair located at the Wildwood Community Center. On December 8, 2021, Commissioner Estep attended the Lake Sumter Metropolitan Planning Organization meeting and was selected to be the Chair Elect. On December 10, 2021, Commissioner Estep attended the Honorary Road Designation of C462 East of C475. Jim Patterson, an early settler in the community of Royal, was the honoree.

e. Public Forum

The following individuals spoke during Public Forum:

(Clerk's Note: Addresses and spelling are compared with the Property Appraiser's website (when applicable) and are as accurate as possible.)

1. Kenneth Knodel, 1814 Palo Alto Ave, The Villages;
2. Mary Wimberly, 106 Woodlane Ave, Wildwood;
3. Amanda Tuska, 2197 SW 68th Lane, Bushnell (with AYSO Youth Soccer League);
4. Gerard Kilian, 2849 Trulli Ter, The Villages;
5. Diane Rought, 897 CR 454, Lake Panasoffkee;
6. Vince Phelps, 2900 N CR 470, Lake Panasoffkee;
7. Wayne Cassity, 935 CR 484, Lake Panasoffkee;
8. Anne Adametz, 9683 CR 671, Bushnell;
9. Eric Anderson, 14875 CR 751, Webster;

10. Angie Fox, 2889 Evinston Ct, The Villages;
11. Sherry Duval, 2958 Luraville Rd, The Villages;
12. Eunice Mattear, 3349 Blaise Ter, The Villages;
13. Gilbert Windsor, 2354 Bramble Ter, The Villages; and
14. Jeff Bogue, 7361 CR 647CE, Bushnell (served on the Fire/EMS Ad Hoc Committee).

Commissioner Gilpin and Mr. Arnold provided an update regarding Ms. Tuska's concerns and requests regarding the facility that they are utilizing in Lake Panasoffkee, at the time she spoke. After all individuals spoke during Public Forum, Mr. Arnold addressed most of the other questions and/or concerns posed.

### 3. NEW BUSINESS - ACTION REQUIRED

#### a. MINUTES

1. Minutes of Board of County Commissioners Meeting held on August 10, 2021 (Staff Recommends Approval).

12-14-21-3-a-1

2. Minutes of Board of County Commissioners Meeting held on November 9, 2021 (Staff Recommends Approval).

12-14-21-3-a-2

**Commissioner Search moved, with a second by Commissioner Breeden, to Approve items 1 and 2 under Minutes. The motion carried unanimously 5 – 0.**

#### b. SET FUTURE PUBLIC HEARINGS OR MEETINGS

None

#### c. APPOINTMENTS

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

There are no applicants at this time. Thus, no action was taken.

12-14-21-3-c-1

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

There are no applicants at this time. Thus, no action was taken.

12-14-21-3-c-2

3. Sumter County Public Library Advisory Board (SCPLAB) Vacancies (Board's Option).

There are no applicants at this time. Thus, no action was taken.

12-14-21-3-c-3

d. FINANCIAL

1. Budget Amendment A-4 (FY 21/22) (Staff Recommends Approval).

This Budget Amendment (A-4) amends as follows:

General Fund (001) – Amends the budget to account for the Withlacoochee Regional Water Supply Authority (WRWSA) grant funding and co-relating expenditures. It also amends to reduce the transfer from the Debt Service Fund. Amends the budget for the purchase of the bail bonds building in Bushnell. Amends the budget to include on-call engineering/hydrology services and a planning consultant for Development Services. It also amends to add funds for Special Use Permit inspections. Amends for the SCTC County maintained migration. Also amends for the Tax Collector refurbished replacement phones. Amends the budget for hardware for the SCTC county maintained migration. Also amends the budget for additional modules for the ESO software provider for Fire & EMS.

Secondary Trust Fund (106) – Amends the budget to account for additional Traffic Management system revenue. It also amends to account for updated cash balance forward. Amends the budget to account for changes to the road projects utilizing the additional cash balance forward.

SHIP Program 2021-2022 (121) – Amends the budget to account for an increase in SHIP funds and a decrease in the budgeted cash balance forward. The expenditures were also increased to account for the increased revenue.

SC Road Const. District Impact Fund (153) – Amends the budget to account for additional Wildwood developer revenue. Amends the budget to account for an increase in the budgeted cash balance forward. The expenditures were adjusted to account for this increase in revenue and to adjust the road projects.

Debt Service Fund (218) – Amends the budget to account for arbitrage expenditures and reduce the transfer to the General Fund.

2019 Loan Construction Projects Fund (310) – Amends the budget to account for an increase in the budgeted cash balance forward. The Buena Vista projects expenditures are increased per the additional revenue and reduction in reserves.

12-14-21-3-d-1

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

12-14-21-3-d-2

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

The attached list of open purchase requisitions is recommended for approval.

12-14-21-3-d-3

<b>Commissioner Breeden moved, with a second by Commissioner Search, to Approve items 1 through 3 under Financial. The motion carried unanimously 5 – 0.</b>
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e. CONTRACTS AND AGREEMENTS

1. Duke Energy Lighting Maintenance Proposal for C 466A (Staff Recommends Approval).

In 2019 Sumter County accepted the street lighting on C 466A from the City of Wildwood. The City maintained the lights and Duke Energy provided the power. During the transfer, the County took over the payment of the power bills leaving the lights without a maintenance provider. Sumter County would like for Duke Energy to be the maintenance agency of the street lighting on C 466A. Attached is the lighting proposal for the maintenance of the 67 decorative light fixtures and poles along C 466A.

12-14-21-3-e-1

2. Enter into Agreement with Trane U.S. for HVAC Chiller Scheduled Maintenance for Fiscal Year 21/22 (Staff Recommends Approval).

A Competitive Negotiation Waiver Request was processed and posted per Florida Statutes 287.057. Trane U.S. is the only authorized Trane specialists/dealer that service Sumter County. Their technicians are solely authorized to perform any installation or service. Attached for BOCC review and approval are the Competitive Negotiation Waiver Request and the Service Agreements between Sumter County and Trane U.S. for the following locations: Sumter County Public Safety Center (Bushnell) – 250 E McCollum Ave, Bushnell (\$4,286.00); Sumter County Public Safety Center (Villages) – 7361 Powell Rd., Wildwood

(\$9,580.00); and Sumter County Courthouse – 215 E McCollum Ave, Bushnell (\$6,109.00).

12-14-21-3-e-2

3. Enter into Agreement with Public Resources Advisory Group (PRAG) for an Independent Registered Municipal Advisor through Piggyback with Hillsborough County, Florida (Staff Recommends Approval).

In an effort to obtain highly skilled and experienced financial advisors to provide Sumter County with ongoing advisory services related to the management and issuance of debt, it is recommended to piggyback on the Hillsborough County, Florida Agreement for Financial Advisor Services dated June 21, 2017 with Public Resources Advisory Group, Inc. (PRAG).

12-14-21-3-e-3

4. Enter into Contract with Automated Logic for Building Automation System Controls for the Sumter County Detention Center for Fiscal Year 21/22 (Staff Recommends Approval).

A Competitive Negotiation Waiver Request was processed and posted per Florida Statutes 287.057. Automated Logic of Orlando is a service division of Automated Logic Corporation. Their technicians are solely authorized to perform any installation, programming, or software upgrades to the Automated Logic System.

12-14-21-3-e-4

5. Enter into Contract with Watson Civil Construction, Inc. for ITB 039-0-2021/RS Sumter County Buena Vista Boulevard Extension from Meggison Road to SR 44 (Staff Recommends Approval).

ITB 039-0-2021/RS Sumter County Buena Vista Boulevard Extension from Meggison Road to SR 44 was broadcasted on 10/20/2021. Bids were due on 11/18/2021 at 1:00 p.m. and opened at 1:05 p.m. in the Training Room located at 319 E. Anderson Avenue, Bushnell. Four (4) bids were received from the following vendors: 1. Watson Civil Construction, Inc. - \$16,183,622.28; 2. CWR Contracting, Inc. - \$17,686,848.48; 3. Prince - \$17,898,065.00; and 4. Commercial Industrial Corp. - \$27,793,820.77 (deemed non-responsible for missing document). The Selection Committee met and agreed to recommend to the BOCC to enter into contract with Watson Civil Construction, Inc., as the lowest responsive/responsible bidder.

12-14-21-3-e-5-Agreement, 12-14-21-3-e-5, 12-14-21-3-e-5-ITB, 12-14-21-3-e-5-Watson Submittal, 12-14-21-3-e-5-Commercial Industrial Submittal, 12-14-21-3-e-5-Prince Submittal, 12-14-21-3-e-5-CWR Submittal



6. Enter into Contract with Zulu Marine Services, Inc. for ITB 038-0-2021/RS Sumter County South Sumter Canal Cleaning Project (Staff Recommends Approval).

ITB 038-0-2021/RS Sumter County South Sumter Canal Cleaning Project was broadcasted on 10/18/2021. Bids were due on 11/15/2021 at 1:00 p.m. and opened at 1:05 p.m. in the Training Room located at 319 E. Anderson Avenue, Bushnell. Three (3) bids were received from the following vendors: 1. Zulu Marine Services, Inc. - \$45,233.00; 2. C&M Dredging Environmental - \$108,482.00; and 3. A+ Environmental Restoration - \$146,886.00. The Selection Committee met and agreed to recommend to the BOCC to enter into contract with Zulu Marine Services, Inc., as the lowest responsive/responsible bidder.

12-14-21-3-e-6-Agreement, 12-14-21-3-e-6, 12-14-21-3-e-6-ITB, 12-14-21-3-e-6-Zulu Submittal, 12-14-21-3-e-6-C&M Dredging Submittal, 12-14-21-3-e-6-A+ Submittal

7. Enter into an Agreement with Tetra Tech for RFQ 033-0-2021/RS Sumter County Mine, Landfill and Sludge Disposal Facility Inspection Services (Staff Recommends Approval).

On October 12, 2021, the BOCC approved contract negotiations with Tetra Tech for RFQ 033-0-2021/RS Sumter County Mine, Landfill and Sludge Disposal Facility Inspection Services.

12-14-21-3-e-7

8. Enter into Contract with S&ME, Inc. for Phase II of Services for RFQ 018-0-2020/RS Sumter County Comprehensive Plan Update (Staff Recommends Approval).

On June 9, 2020, the BOCC approved contract negotiations with S&ME, Inc. for RFQ 018-0-2020/RS Sumter County Comprehensive Plan Update. Attached for the BOCC review and approval is the negotiated agreement for Phase II that includes the scope of work and project pricing along with a proposed timing for the completion of the next phase of the comprehensive plan update.

12-14-21-3-e-8

9. Terminate the Contract for Services as Planning and Zoning Special Master and Back-Up Code Enforcement Special Master (Staff Recommends Approval).

On June 22, 2021, the Sumter County Board of County Commissioners entered into an agreement with Phelps Dunbar LLC for Services as Planning and Zoning Special Master and Back-Up Code Enforcement Special Master. At this time, Sumter County wishes to terminate this agreement per paragraph 3 of the

contract. This item was pulled for discussion per Commissioner Miller's request. Mr. Arnold further elaborated on this item.

12-14-21-3-e-9

**Commissioner Breeden moved, with a second by Commissioner Gilpin, to approve terminating the contract for services as Planning and Zoning Special Master and back-up Code Enforcement Special Master. The motion carried 4 - 1. Commissioner Miller voted Nay.**

10. Contract for Services as Planning and Zoning Special Master and Back-Up Code Enforcement Special Master with Derrill McAteer of McAteer Law, PLLC (Staff Recommends Approval).

Attached for the BOCC review and approval is the Contract for Services as Planning and Zoning Special Master and Back-Up Code Enforcement Special Master with Derrill McAteer of McAteer Law, PLLC. The contract for these services through Phelps Dunbar LLC will be terminated and will transition with Mr. McAteer to McAteer Law, PLLC. This item was pulled for discussion per Commissioner Miller's request. Commissioner Miller attended a Zoning meeting about a blind individual living alone in a mobile home and taking care of her mother in the nearby house. The decision made by the Special Master was concerning to Commissioner Miller. Mr. Arnold and Ms. Rey further elaborated on this item. Commissioner Breeden voiced that he felt the appropriate decision was made. Commissioner Estep stated that he heard and understood Commissioner Miller's input but the Board cannot get into every decision made by the Special Master and they have to consider executing policies for items 9 and 10 under Contracts and Agreements. Commissioner Miller expressed that he is a Commissioner who cares about the people and the people are not being taken care of. Mr. Arnold noted that there was one scrivener's error on this item, which the Attorney will address with Mr. McAteer. Ms. Rey elaborated that in paragraph 2 of the agreement refers to a termination provision in paragraph 4 and it should be a referral to paragraph 3.

12-14-21-3-e-10

**Commissioner Breeden moved, with a second by Commissioner Gilpin, to approve the contract for services as Planning and Zoning Special Master and back-up Code Enforcement Special Master with Derrill McAteer of McAteer Law, PLLC, with the correction of the scrivener's error in paragraph 2 of the agreement, which refers to a termination provision in paragraph 4 and should be a referral to paragraph 3. The motion carried 4 - 1. Commissioner Miller voted Nay.**

11. Interlocal Agreement with the City of Coleman for Asphalt Overlay of N. Stokes Street from CR 521 to US 301 (Staff Recommends Approval).

The County desires to improve the access for fire and emergency medical response for the City of Coleman from its fire station located on CR 521. The County will agree to fund the design of the connection of the asphalt overlay of N. Stokes Street from CR 521 to US 301. The City of Coleman agrees to fund 50% of the costs for the asphalt overlay including the County's cost for the design and project management of the same. The County agrees to pay the remaining 50% of the costs. This agreement will terminate upon the completion of the asphalt overlay of N. Stokes Street from CR 521 to US 301 or September 30, 2023, whichever is earlier.

12-14-21-3-e-11

12. Amendment #1 to the Incentive Agreement between Sumter County and Great Southern Wood-Bushnell, Inc. (Staff Recommends Approval).

On July 10, 2018, the Sumter County Board of County Commissioners (BOCC) approved a Manufacturing Incentive Agreement with Great Southern Wood-Bushnell, Inc.

The construction was completed, however, the firm increased its capital investment and the size of the manufacturing expansion. An additional investment of \$8,350,000 was documented and the additional incentive eligibility commensurate with that investment is recommended for approval as the firm proceeded under the assumption its 12% incentive would follow.

Attached for BOCC approval is Amendment #1 to the original agreement with Great Southern Wood- Bushnell, Inc., which updates the incentive amounts commensurate with the increased investment referenced above.

Additionally, in May of 2020, the firm purchased the 31-acre parcel directly to the east of their current facility for their future expansion due to this positive partnership with Sumter County. Their continued investment in manufacturing and distribution operations in Sumter County helps diversify the tax base and provides opportunities for our workforce.

The incentive award will be paid out as follows: Year 1 incentive payment (FY 22/23): \$334,000; Year 2 incentive payment (FY 23/24): \$334,000; and Year 3 incentive payment (FY 24/25): \$334,000.

12-14-21-3-e-12

13. Amendment #3 to the Kimley-Horn and Associates, Inc. Post Design Services Agreement for the Buena Vista Boulevard Extension from SR 44 to Meggison Road (Staff Recommends Approval).

On December 10, 2019, the Sumter County Board of County Commissioners (BOCC) entered into an agreement with Kimley-Horn for RFQ 042-0-2019/RS Sumter County Extension of Buena Vista Boulevard from SR 44 to Meggison Road. Amendment #3 will add work and costs associated with Task 15 – Post Design Engineer of Record Services.

12-14-21-3-e-13

14. Fifth Amendment to the Contract with Lifefleet Southeast, Inc. (Staff Recommends Approval).

On September 21, 2021, the Board of County Commissioners (BOCC) voted to have two distinct fire and two distinct emergency medical transport services. As The Villages Center Community Development District (VCCDD) prepares to integrate emergency and non-emergency medical transport services into The Villages Public Safety Department (TVPSD) effective 10/1/22, this contract amendment provides a failsafe for the VCCDD. Upon notice in June of 2022 from the VCCDD to the BOCC that the VCCDD cannot meet the 10/1/22 effective date for the provision of the emergency and non-emergency medical transport service, the BOCC can provide notice to Lifefleet Southeast Inc. of the assignment of their contract to the VCCDD effective 10/1/22 to provide service in the TVPSD area of exhibit A. This item was pulled for discussion per Commissioner Miller's request. Mr. Arnold further elaborated on this item and answered any questions posed by Commissioner Miller. The other Commissioners made comments on this item.

12-14-21-3-e-14

**Commissioner Breeden moved, with a second by Commissioner Search, to approve the fifth amendment to the contract with Lifefleet Southeast, Inc. The motion carried 4 - 1. Commissioner Miller voted Nay.**

15. Interlocal Grant Agreement with the Villages Center Community Development (Staff Recommends Approval).

On September 21, 2021, the Board of County Commissioners (BOCC) voted to have two distinct fire and two distinct emergency medical transport services. The Villages Center Community Development District relies on the BOCC to appropriate funds to provide a grant to the District to provide fire and emergency medical transport to citizens residing within the “TVPSD” area shown in Exhibit A. The budget impact is consistent with the FY22 adopted budget. The current contracted vendor, American Medical Response (AMR) has no subsidy to provide the current service; therefore, no subsidy is contemplated for either side of the divided county starting 10/1/2022. This item was pulled for discussion per Commissioner Miller's request. Mr. Arnold further elaborated on this item and answered any questions posed by Commissioner Miller on this item.

12-14-21-3-e-15

**Commissioner Gilpin moved, with a second by Commissioner Breeden, to approve the Interlocal Grant Agreement with the Villages Center Community Development. The motion carried 4 - 1. Commissioner Miller voted Nay.**

16. Interlocal Agreement with the Villages Center Community Development District for Fire and EMS Mutual Aid (Staff Recommends Approval).

On September 21, 2021, the Sumter County Board of County Commissioners (BOCC) provided direction on the future for Fire, EMS Non-Transport, and EMS Transport Services. The BOCC approved the action items for the implementation of two distinct fire operations and two distinct EMS transport operations. This interlocal agreement states the responsibilities of the parties in providing mutual aid for Fire and Emergency Medical Services (Fire & EMS) services in certain incidents effective October 1, 2022. The intent of this arrangement is to provide the most efficient life and property-saving services to the citizens protected by the respective parties. This item was pulled for discussion per Commissioner Miller's request. Mr. Arnold further elaborated on this item.

12-14-21-3-e-16

**Commissioner Breeden moved, with a second by Commissioner Search, to approve the Interlocal Agreement with the Villages Center Community Development District for Fire and EMS Mutual Aid. The motion carried 4 - 1. Commissioner Miller voted Nay.**

17. County Deed for Conveyance of Parcel D13-014 to Sumter Landing Community Development District (Staff Recommends Approval).

On September 21, 2021, the Board of County Commissioners (BOCC) voted to have two distinct fire and two distinct emergency medical transport services. As The Villages Center Community Development District (VCCDD) prepares to integrate emergency and non-emergency medical transport services into The Villages Public Safety Department effective 10/1/22, this deed conveys the parcel of D13-014 to the Sumter Landing Community Development District in preparation for the upcoming transition of emergency medical transport by The Villages Center Community Development District. This property is where The Villages Public Safety Fire Station 41 is located at 8013 E C-466, The Villages, Florida.

12-14-21-3-e-17

18. Task Order #12 with WSP USA, Inc. and Sumter County Board of County Commissioners (BOCC) to Develop a Maintained Right of Way Map for CR 656 (Staff Recommends Approval).

On September 22, 2020, the BOCC entered into a contract with WSP USA, Inc. through RFQ 030-0- 2020/RS Sumter County Continuing Engineering Services. Attached for BOCC review and approval is Task Order #12. Under this task, WSP USA, Inc. will develop a maintained right of way map for CR 656 between US 301 and CR 656G

12-14-21-3-e-18

19. Buena Vista Boulevard Extension Wetlands Mitigation Bank Credit Purchase Agreement (Staff Recommends Approval).

In the Buena Vista Boulevard Extension project between SR 44 and Meggison Road, the new roadway alignment will be crossing both Types I and II jurisdictional wetlands. The alignment of the Buena Vista Boulevard Extension could not avoid crossing these jurisdictional wetlands. As part of the permitting with the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Environmental Protection (FDEP), Mitigation Credits must be purchased to offset the impacts to the jurisdictional wetlands. This agreement constitutes a one-time purchase of the Mitigation Credits for the Buena Vista Boulevard Extension project.

12-14-21-3-e-19

20. Task Order 3 with Asphalt Paving Systems, Inc. and Sumter County Board of County Commissioners (BOCC) for an Asphalt Overlay of CR 656 Between SW 35th Drive and CR 684 (Staff Recommends Approval).

On October 12th, 2021, the BOCC entered into a contract with Asphalt Paving Systems, Inc. (APS) through RFQ 032-0-2021/RS Sumter County Continuing Engineering Services. Attached for BOCC review and approval is Task Order 3. Through this task order, APS will overlay a portion of CR 656 between SW 35th Drive and CR 684 with a single layer of chip seal for crack relief followed by an overlay of Asphalt. Asphalt Paving Systems, Inc. has been selected for proposing the lowest cost out of the other vendors, and for being able to finalize the project within the proposed schedule.

12-14-21-3-e-20

21. Enterprise Messaging Terms of Service (Public Safety) Addendum (Staff Recommends Approval).

The Sumter County Emergency Communications Center (ECC) serves as the secondary Public Safety Answering Point for Sumter County. The ECC distributes incident response information via a variety of messaging services to the first responders. Verizon Wireless provides Enterprise Messaging Access Gateway (EMAG). EMAG provides a means to send a high volume of SMS

messages in a fast, secure, and efficient way. There is no additional cost for this service.

12-14-21-3-e-21

22. ESO Solutions Software Module Add on for Fire and Emergency Medical Services (Staff Recommends Approval).

ESO Solutions Inc. is the patient care reporting system used by non-transport emergency medical service (EMS) providers in Sumter County. ESO also provides additional fire records management for Sumter County Fire & EMS. The attached quotes finalize data integration into the County's FirstWatch medical quality assurance program and add additional fire records modules to support community risk reduction program management for Sumter County Fire & EMS.

12-14-21-3-e-22

23. Deccan CAD Analyst - ADAM and LiveMUM (Staff Recommends Approval).

The TriTech Computer Aided Dispatch (CAD) system supports all fire and emergency medical services (EMS) operations dispatched through the Emergency Communications Center (ECC). ADAM and LiveMUM are software products designed by Deccan International, a technology company designing mission-critical software solutions for public safety fire and EMS agencies. TriTech is an authorized reseller of ADAM and LiveMUM.

ADAM (Apparatus Deployment Analysis Module) is a predictive modeling tool that uses historical CAD data, GIS map data, and unique algorithms to analyze response time and availability with deployment changes. The system helps analyze the impact of station locations and projected resource changes needed for decision-making, reporting, and planning activities.

LiveMUM (Live Move-Up Module) provides real-time analysis of system resources that provides coverage monitoring, alerting, and move-up recommendations. The analysis provides emergency dispatchers with automated, optimal move-up recommendations based on system historical data and operational goals.

12-14-21-3-e-23

24. Mimecast Product and Services Agreement (Staff Recommends Approval).

Sumter County provides services, to include emergency medical care to the public. Mimecast provides a comprehensive solution to improve email security and the protected health information of our customers.

12-14-21-3-e-24

25. Authorize.Net Developer Sandbox Account Agreement (Staff Recommends Approval).

Sumter County Building Services is migrating its software to Cityworks PLL. The current credit card vendor does not offer any integrations to process credit card payments through software. The current software uses a custom solution by The Villages Technology Solutions Group. Authorize.Net is a partner of Cityworks and has a turnkey point-of-sale integration.

This Developer Sandbox Account Agreement is to allow the County to set up a sandbox account with Authorize.net for testing the payment system. The attached agreement is not for signature but the terms are online and require acknowledging terms by a checkbox to set up the sandbox account.

12-14-21-3-e-25

<p><b>Commissioner Search moved, with a second by Commissioner Breeden, to Approve items 1 through 8, 11 through 13, and 17 through 25 under Contracts and Agreements. The motion carried unanimously 5 – 0.</b></p>
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26. Settlement Agreement with Blackjack Sporting Clays, LLC (Staff Recommends Approval).

Blackjack Sporting Clays, LLC applied and received \$125,000 in grant funds from the Sumter County Tourist Development Council and, applied for and received \$123,341.06 in CARES Funding from the Sumter County Board of County Commissioners.

The expenditures of those funds were subject to certain terms and conditions as stated in the application and agreements.

Sumter County served a demand upon Blackjack for repayment of the funds due to insufficient documentation to substantiate the expenditures consistent with the application and agreements as required by law.

Blackjack disputed that the entire amount was subject to repayment, and conducted an inventory and assessment of purchases, installations, and construction of items where the funds were intended. They have identified certain obligations which have not yet been completed in the value amount of \$32,634.

Blackjack desires to complete these obligations and has agreed to settle this matter as outlined in the attached Agreement with Sumter County Board of County Commissioners. This item was pulled for discussion per Commissioner Miller's request. Mr. Arnold further elaborated on this item.



**Commissioner Search moved, with a second by Commissioner Breeden, to approve the Settlement Agreement with Blackjack Sporting Clays, LLC. The motion carried 5 - 0.**

f. GENERAL ITEMS FOR CONSIDERATION

1. Affordable Housing Advisory Committee (AHAC) 2021 Incentive Review and Recommendation Report (Board's Option).

As a recipient of State Housing Initiatives Partnership (SHIP) funds, Sumter County established an Affordable Housing Advisory Committee (AHAC) on September 11, 2008, as required by the Florida Statutes § 420.9076. The AHAC is specifically directed to consider and evaluate the implementation of the incentives set out in Florida Statutes § 420.9076 (4) (a) – (k) annually. Based on the evaluation, the AHAC may recommend to the local government to make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing items, which would encourage the production of affordable housing. Recommendations approved by the Board of Sumter County Commissioners are adopted and outlined in an amended Local Housing Assistance Plan (LHAP) and the local Comprehensive Plan Housing Element.

The AHAC met this statutory obligation by conducting quarterly meetings on April 13, 2021, July 6, 2021, and October 12, 2021, followed by a public hearing on November 9, 2021, to adopt the final report. The AHAC had two recommendations on Incentives B and J.

Incentive B: All allowable fee waivers provided for the development or construction of Affordable Housing.

AHAC Recommendation: Ms. Peavy made a motion for the county to consider providing an impact fee waiver to non-profit housing providers and affordable housing specially designated for households whose income is at or below 120% of the area median income guidelines used for the SHIP program. Mr. Hanson seconded the motion. The motion carried unanimously. The committee acknowledged that criteria would need to be created which would outline eligibility.

The SHIP income limits are based on the number of persons in a household. The 2021 limits are as follows: 1 - \$56,640, 2 - \$64,680, 3 - \$72,720, 4 - \$80,760, 5 - \$87,240, 6 - \$93,720, 7 - \$100,200, and 8 - \$124,460.

The County Administrator's Recommendation is as follows: The County Administrator supports the AHAC Recommendation only if the cities concurrently waive their impact, capacity, and connection fees for the project.

Incentive J: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

AHAC Recommendation: Mr. Hanson made a motion to create a publication for county-owned surplus properties available for donation as a recommendation regarding Incentive J, and Mr. Smith seconded the motion. The motion carried unanimously.

The recommendation does not require BOCC action for implementation. Housing staff can work with the Division Director and County Administrator to implement the recommendation.

The County Administrator's Recommendation is as follows: Concurrent to the BOCC proposed action to request transferring property to a Community Housing Partner, a notice on the BOCC's website will be posted of that intention.

The final report must be presented to the Board of Sumter County Commissioners (BOCC) for review. The SHIP Statute does not mandate the adoption of the AHAC recommendations by the BOCC.

The BOCC may:

1. Discuss the report and vote to adopt the recommendation;
2. Use the report as an example to generate ideas for affordable housing incentive strategies; or
3. Read the report and take no further action.

If the BOCC adopts recommendations of the AHAC, housing staff has ninety days to amend its Local Housing Assistance Plan (LHAP) to incorporate the recommended incentive strategies implementation summary. The amended LHAP and an electronic copy of the final AHAC report will be sent to Florida Housing Finance Corporation. Commissioner Estep pulled this item for discussion. Commissioner Estep thanked Commissioner Gilpin, who serves on this Committee. Mr. Arnold elaborated on the Committee's recommendations, as well as his additional recommendations, per Commissioner Estep's request.

12-14-21-3-f-1

**Commissioner Breeden moved, with a second by Commissioner Search, to approve the Affordable Housing Advisory Committee (AHAC) 2021 Incentive Review and Recommendation Report. The motion carried 5 - 0.**

2. Resolution Changing the Sumter County Board of County Commissioners' Districts (Staff Recommends Approval).

Article VIII, Section 1(e), Florida Constitution and Chapter 124, Florida Statutes, requires each county to evaluate the results of each decennial Federal Census to

reapportion the county commission districts. The interactive map of the draft district reapportionment for the Sumter County Board of County Commissioners Districts is at the following link: [www.sumtercountyfl.gov/options](http://www.sumtercountyfl.gov/options) The public will have time to review the draft district reapportionment through the interactive map, determine the impact to their property and district before the final approval, and provide feedback to the Board by email or during the public forum. Following the meeting, two legal notices are required to be published advertising the newly adopted districts and entered into the minutes of the following meeting. The related resolution is 2021-61. Clerk's note: Per Florida Statute, two legal notices ran in the newspaper following the approval of this item on December 21 and 28, 2021. These notices are attached to this item and are part of the minutes. If and/or when these minutes are approved, a certified copy of the minutes, resolution, and newspaper proofs will be sent certified mail to the Department of State, Division of Elections in Tallahassee. Once sent to the State, the digital file will be updated to include that letter so that it is part of the record and accessible to the public.

12-14-21-3-f-2, 12-14-21-3-f-2-redistricting proofs of publication

3. Resolution Adopting New Precincts for Voting in Sumter County (Staff Recommends Approval).

In accordance with Florida Statutes 101.001, the Board of County Commissioners, upon recommendation and approval of the Supervisor of Elections, shall alter or create precincts for voting in the county. The Supervisor of Elections shall designate a polling place at a suitable location within each precinct. The precinct shall not be changed thereafter except with the consent of the supervisor and a majority of the members of the Board of County Commissioners. The Board of County Commissioners and the Supervisor of Elections may have precinct boundaries conform to municipal boundaries in accordance with the provisions of F.S. 101.002. Any precinct established or altered under the provisions of F.S. 101.001 shall consist of areas bounded on all sides only by census block boundaries from the most recent United States Census. Based on data findings, the Sumter County Supervisor of Elections is proposing the addition of the following: One new early voting location and four new Election Day precincts. The proposed new early voting location is at Everglades Recreation Center. The proposed additional four precincts are Everglades Recreation Center/Yosemite Room, Riverbend Recreation Center, Everglades Recreation Center/Yellowstone Room, and Ezell Recreation Center. The current and proposed precincts are available for viewing online at <https://www.sumtercountyfl.gov/proposedprecincts>. Residents may enter their address to identify any changes to their precinct. The related resolution is 2021-62.

12-14-21-3-f-3

4. Certificate of Public Convenience and Necessity (COPCN) for Basic and

Advance Life Support Transport for The Villages Center Community Development District (VCCDD) (Staff Recommends Approval).

Florida Administrative Code requires any entity providing Advanced Life Support (ALS) emergency medical services or transport services within the State to secure a Certificate of Public Convenience and Necessity (COPCN) from the County in which it operates. The BOCC has approved non-transport ALS Services within Sumter County for The Villages Center Community Development District (VCCDD). This request is to expand the COPCN for the VCCDD to operate basic and advanced life support transport and non-transport services within the TVPSD Area. This item was pulled for discussion per Commissioner Miller's request. Mr. Arnold further elaborated on this item and answered a question posed by Commissioner Breeden.

12-14-21-3-f-4

**Commissioner Search moved, with a second by Commissioner Breeden, to approve the Certificate of Public Convenience and Necessity (COPCN) for Basic and Advance Life Support Transport for The Villages Center Community Development District (VCCDD). The motion carried 4 - 1. Commissioner Miller voted Nay.**

5. Satisfaction of Civil Restitution Lien for Charles Gene Baumgartner (Staff Recommends Approval).

On June 3, 2021, a Civil Restitution Lien was ordered in the amount of \$50.00 was ordered for Charles Gene Baumgartner. On November 15, 2021 County Finance received a PNC Bank cashier's check #1142984, in the amount of \$50.00, for the balance of said lien.

12-14-21-3-f-5

6. Satisfaction of Civil Restitution Lien for Jordan R. Grizzel (Staff Recommends Approval).

On January 8, 2015, a Civil Restitution Lien was ordered in the amount of \$200.00 was ordered for. On November 15, 2021 County Finance received check #63031 from the Clerk of Courts, in the amount of \$200.00, for the balance of said lien.

12-14-21-3-f-6

7. Satisfaction of Civil Restitution Lien for Angela Foster (Staff Recommends Approval).

On August 24, 2015, a Civil Restitution Lien was ordered in the amount of \$50.00 was ordered for Angela M. Foster. On October 20, 2021 County Finance received \$50.00 in cash for the balance of said lien.

12-14-21-3-f-7

8. Satisfaction of Civil Restitution Lien for Christopher Root (Staff Recommends Approval).

On January 3, 2018, a Civil Restitution Lien was ordered in the amount of \$50.00 was ordered for Christopher Charles Root. On November 30, 2021 County Finance received check number 5095, in the amount of \$50.00, from Felix Adams, P.A., for balance of said lien.

12-14-21-3-f-8

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

Mary Wimberly received emergency repair assistance on May 19, 2016, to replace the roof on her home located at 106 Woodlane Avenue, Wildwood, FL 34785. Staff received a payoff check from the homeowner on December 6, 2021. Housing Services is requesting the execution of a Satisfaction of Mortgage for Mary Wimberly as her mortgage is paid in full.

12-14-21-3-f-9

<p><b>Commissioner Miller moved, with a second by Commissioner Breeden, to Approve items 2 through 3 and 5 through 9 under General Items for Consideration. The motion carried unanimously 5 - 0</b></p>
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10. Revise the 2021/2022 Classification and Compensation Schedule to Reflect the Reclassification of the Captain Positions (Pay Range 513) to Division Chief Positions (Pay Range 513) and Add Two (2) Division Chief Positions in the Fire and EMS Services Department and Approve the Associated Job Descriptions (Staff Recommends Approval).

A review of the Fire and EMS Department indicated that the current job description for the Captain position incorporated responsibilities that are expected of a Chief Officer. The change of the job title to Division Chief and the revisions to the job description align the position requirements with these expectations. The officers currently assigned to Training & Health/Safety will transition their assignments with the changing job title and description. Two additional Division Chief positions will enhance efficiency and provide support to the department and organization. The Division Chief assigned to program support will add project management support, coordination, accountability, and consistency to the

operations division while relieving some of this responsibility from the Battalion Chiefs (BC) as the BC positions were deemed not part of management by the Public Employee Relations Commission. The Division Chief assigned to community risk reduction will manage the department's community risk reduction and outreach activities while also coordinating the annual fire inspection program provided by the contracted fire inspectors. This program has been realigned under the Fire & EMS Department. This revision changes the total employee count for FY 2021/2022 to 243 employees. This item was pulled for discussion per Commissioner Miller's request. Mr. Arnold further elaborated on this item. Commissioner Miller confirmed with Mr. Arnold that no position would be eliminated as a result of this item.

12-14-21-3-f-10

**Commissioner Breeden moved, with a second by Commissioner Search, to approve revising the 2021/2022 Classification and Compensation Schedule to reflect the reclassification of the Captain positions (Pay Range 513) to Division Chief positions (Pay Range 513) and add two (2) Division Chief positions in the Fire and EMS Services Department and approve the associated job descriptions. The motion carried 5 - 0.**

#### **4. ADJOURN**

The meeting adjourned at 9:42 p.m.