

The Board of Sumter County Commissioners (BOCC/Board) convened in a regular session on Tuesday, December 13, 2022, at the Everglades Regional Recreation Center in The Villages Florida with the following members present to wit: Roberta Ulrich, Vice Chairman, District No. 1; Andrew Bilardello, District No. 2; Jeffrey Bogue, District No. 4; and Donald Wiley, District No. 5. The following individuals were also present and acting in their respective official capacities: Bradley Arnold, County Administrator; Melissa Elliott, Deputy Clerk; and Jennifer Rey of The Hogan Law Firm, Attorneys for the Board. Craig Estep, Chairman, District No.3, was absent. Vice Chairman Ulrich called the meeting to order at 5:00 p.m. with the invocation given by Commissioner Bilardello followed by the flag salute led by Commissioner Wiley. The complete audio recording of this meeting is available on the Clerk's Website - [www.sumterclerk.com](http://www.sumterclerk.com)

## **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 136 acres +/- from Agricultural to Industrial Use - SR 44/Wildwood Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The staff report is entered into the record in addition to additional staff memo due to the fact that the applicant made modifications to the property. The applicant is requesting to amend the Future Land Use assignment on 136 acres MOL from Agricultural to Industrial. The original amendment encompassed 333 acres. It has been reduced to three areas totaling 136 acres. The balance of the parent parcel will remain with the existing future land use assignments. The property is located in the Urban Development Area, adjacent to a Primary Economic Activity Center. There are other commercial and industrial properties in the area. The requested amendment has been reviewed by the Florida Department of Economic Opportunity and other reviewing agencies. Comments were received from the Florida Division of Historical Resources, Florida Department of Agriculture and Customer Services, Florida Department of Economic Opportunity, Florida Fish and Wildlife Conservation Commission, Southwest Florida Water Management District, Florida Department of Transportation (FDOT), and the Florida Department of Environmental Protection. The Florida Department of

Transportation (FDOT) identified strong concerns about the volume of trucks that could be generated by an industrial development of this size. The applicant has reduced their request to 136 acres and provided an analysis showing a reduced potential impact to the State roadway system. Approximately 22 acres of the application site is currently Industrial on the Future Land Use Map. The Planning and Zoning Special Master held a public hearing on April 18, 2022, and recommended approval. Per the Staff Report, there were 46 notices sent out with zero returned in opposition.

**APPLICANT -**

Greg Beliveau, 1162 Camp Ave, Mount Dora, representing applicant Shawn Riordan confirmed he had been sworn in and explained that the application had been revised due to several item that had been brought to light and expounded on the revisions.

**PUBLIC -**

The following individuals spoke during the public portion of the hearing:

1. Cliff Hughes - 434 CR 226, Wildwood, sworn
2. Beverly Steele - 9066 CR 231, Wildwood, sworn
3. Ashok Marwah - 534 Thistledown Way, The Villages
4. Jim Shields - 652 Stratford Ln, The Villages

**REBUTTAL -**

The applicant provided rebuttal to the public input, followed by Board discussion. County Administrator, Bradley Arnold talked about the specific processes of the application, to help the public understand the different levels of approval this application will have to go through. Commissioner Wiley inquired about what is planned to go into the 3 sections. Mr. Beliveau explained no user has been identified for the property at this time, but explained that the applicant was approached by the County to assist on Economic Development for bringing them in as industrial in efforts to diversify the economy in Sumter County and increase employment opportunities. Commissioner Bogue inquired about safety of the wetlands. County Administrator, Bradley Arnold explained that concern was out of the Board's jurisdiction. Commissioner Bilardello made an inquiry regarding limiting traffic on County Road 462. Mr. Arnold explained the Future Land Use Amendment is not where those kind of restrictions would be addressed, however, they could be addressed at the Rezoning public hearing.

Jennifer Rey, County Attorney, provided clarification regarding the legal standard for Future Land Use Petitions and terms of the County's Comprehensive Plan and explained that the provisions the Commissioners are inquiring about, should be addressed at a separate Quasi-Judicial hearing on the Rezoning.

12-13-22-1-a-1-EXEC SUMM-CP2022-0006 8G FARMS

**Commissioner Wiley moved, with a second by Commissioner Bogue, to approve \*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 136 acres +/- from Agricultural to Industrial Use – SR 44/Wildwood Area. The motion carried 3 – 1. Commissioner Bilardello – Nay.**

2. \*R2022-0009 – 8G Farms LLC –Rezone 136 acres MOL from Agricultural (A10C) to Industrial (ID) concurrent with CP2022-0006- SR 44/Wildwood Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The Staff Report is entered into the record. The applicant is requesting to rezone 136 acres MOL from Agricultural (A10C) to Industrial (ID). The original rezoning request was 358 acres. It has been reduced to three areas totaling 136 acres in size. The balance of the parent parcel will remain with A10C zoning. The reduced request will avoid jurisdiction wetlands and minimize impacts to residential areas on CR 231. This rezoning request is concurrent with Future Land Use Amendment CP2022-0006. The Planning and Zoning Special Master held a public hearing on April 18, 2022, and recommended approval contingent upon the BOCC's final approval of CP2022-0006. Per the Staff Report, there were 46 notices sent out with zero returned in opposition.

During discussion, Commissioner Bogue inquired about this being the appropriate time to address the stipulations of the application gave his opinion on how he would like to see traffic pattern flow. County Attorney, Jennifer Rey explained the method in which the Commissioners should approach placing or mandating stipulations on the request at hand and informed them that their decisions must be made based on facts and evidence. Ms. Rey explained that if it is the preference of the Board as to which road is the point of entry and exit, that might be a point of discussion with the applicant and they could voluntarily agree to those provisions. However, absent of any professional engineering or traffic studies, the Board could only rely on the facts and evidence provided to them in the context of the hearing. Mr. Arnold also explained that the voluntary component would be easier to enforce due to the fact that the applicant would not be able to responsible for which roads the customers choose to take. However, the applicant could voluntarily agree, if he is able, to limit the access to CR 475 or to Hwy 44, and that request might be a condition that the BOCC could impose.

#### APPLICANT -

Greg Beliveau with LPG, 1162 Camp Ave., Mount Dora, representing the Shawn Riordan, applicant, was present and discussed the difficulties of the possible conditions of access points. Mr. Beliveau proposed that the applicant could try to work with other property owners to negotiate the traffic pattern proposed by Commissioner Bogue, but could not agree to mandating it as a stipulation. Mr. Beliveau also requested that the testimony he provided during the previous hearing (CP2022-0006- 8G Farms LLC to adopt an amendment to the Future Land Use Map of the Sumter County Unified Comprehensive Plan by Reassigning 136 acres +/- from Agricultural to Industrial Use - SR 44/Wildwood Area) be admitted to the record for this case as well. (Please see above

under, APPLICANT and REBUTTAL. For verbatim recorded testimony, please visit the sumterclerk.com website.)

Commissioner Bogue acknowledged the possible difficulties in limiting the access points as he proposed. Commissioner Bilardello asked about the possibility of restricting the use of parcel one to Light Industrial to limit large truck traffic. Mr. Arnold addressed Mr. Beliveau with a possible solution to limit parcel one to Industrial uses that would not require a Conditional or Special Use Permit. The applicant agreed in favor of this request.

PUBLIC -

1. Cliff Hughes, 434 CR 226, Wildwood, sworn
2. Dan Myslakowski, 1958 Flowersville, Pl, The Villages, sworn
3. Beverly Steele, 9066 CR 231, Wildwood, sworn
4. Gregory Williams, 1471 CR 222, Wildwood,
5. Denzel Williams, 708 W. Clark St, Wildwood, formerly of 1471 CR 222, Wildwood

12-13-22-1-a-2-EXEC SUMM R2022-0009 8G FARMS

**Commissioner Bogue moved, with a second by Commissioner Bilardello, to approve \*R2022-0009 – 8G Farms LLC –Rezone 136 acres MOL from Agricultural (A10C) to Industrial (ID) concurrent with CP2022-0006- SR 44/Wildwood Area, with conditions that the applicant limit the Industrial uses of parcel one to those that would not require a Conditional or Special Use Permit. The motion carried 4 - 0.**

3. \*R-22-009230 – Double G Legacy – Rezone five parcels, totaling 179 acres, from Rural Residential zoning assignments to A10C Agricultural zoning for C-476/Bushnell Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The staff report is entered into the record. This amendment proposes to rezone five parcels lying within a large ranch. The parcels have a variety of rural residential zoning assignments or lack a zoning assignment. They are being reconsolidated into larger parcels. This rezoning will provide for consistent agricultural zoning on the reconfigured parcels. The Planning and Zoning Special Master held a public hearing on November 7, 2022, and recommended approval.

APPLICANT - Planner Carrie Burns, with WSB Gold, 5411 Sky Center Dr., Tampa, affirmed that she was sworn and that she is the agent for Double G Legacy. Ms. Burns discussed the application and offered to answer any questions.

PUBLIC - There was no public input.

12-13-22-1-a-3-EXEC SUMM-R-22-009230 DOUBLE G LEGACY

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve \*R-22-009230 – Double G Legacy – Rezone five parcels, totaling 179 acres, from Rural Residential zoning assignments to A10C Agricultural zoning for C-476/Bushnell Area. The motion carried 4 - 0.**

4. \*R-22-011428 – Campbell – Rezone 6.1 acres from RR5 (Rural Residential five acre lot minimum) to RR1C (Rural Residential one acre conventional housing) US Hwy 301/Sumterville Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The staff report is entered into the record. This application proposes to rezone a parcel that contains two vested lots. Rezoning will allow for the vested lots to be separated and reconfigured. Approval will allow for a house to be permitted on the undeveloped vested parcel. The Planning and Zoning Special Master held a public hearing on November 7, 2022, and recommended approval.

APPLICANT - John Campbell, 12955 S. US 301, Sumterville, was present to answer any questions.

PUBLIC - There was no public input.

12-13-22-1-a-4-EXEC SUMM-R-22-011428 CAMPBELL

**Commissioner Wiley moved, with a second by Commissioner Bilardello, to approve \*R-22-011428 – Campbell – Rezone 6.1 acres from RR5 (Rural Residential five acre lot minimum) to RR1C (Rural Residential one acre conventional housing) US Hwy 301/Sumterville Area. The motion carried 4 - 0.**

5. \*R-22-012315 – Castro for Zara Ventures – Rezone 5 acres from RR5C (Rural Residential conventional housing) to RR5 (Rural Residential) CR 727 Webster Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The staff report is entered into the record. This application proposes to rezone a five-acre parcel in the Webster area. The rezoning will allow the landowner to install a 1988 Class B mobile home on this vacant property. The Planning and Zoning Special Master held a public hearing on November 7, 2022, and recommended approval.

APPLICANT - There was no input from the applicant.

PUBLIC - There was no public input.

12-13-22-1-a-5-EXEC SUMM-R-22-012315 CASTRO FOR ZARA

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve \*R-22-012315 – Castro for Zara Ventures –Rezone 5 acres from RR5C (Rural Residential conventional housing) to RR5 (Rural Residential) CR 727 Webster Area. The motion carried 4 - 0.**

6. \*R-22-012576 – Erving – Rezone 2 acres from A10C (Agriculture) to RR1C (Rural Residential one-acre minimum lot size)CR 222/Royal Area(Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The staff report is entered into the record. This application proposes to rezone a two-acre parcel subdivided from a 37-acre tract. Rezoning will allow the applicant to construct a new home on the property while retaining an existing house on the parent parcel. The Planning and Zoning Special Master held a public hearing on November 7, 2022, and recommended approval

APPLICANT - There was no input from the applicant.

PUBLIC - There was no public input.

12-13-22-1-a-6-EXEC SUMM-R-22-012576 ERVING

12-13-22-1-a-6-R-22-012576-RESOLUTION

**Commissioner Bilardello moved, with a second by Commissioner Wiley, to approve \*R-22-012576 – Erving – Rezone 2 acres from A10C (Agriculture) to RR1C (Rural Residential one-acre minimum lot size)CR 222/Royal Area. The motion carried 4 - 0.**

7. \*R-22-012863 – Daily – Rezone one acre from RR1C (Rural Residential – conventional housing) to RR1 (Rural Residential – allowing for Class B mobile homes) NE 12th St/Royal Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The staff report is entered into the record. This application proposes to rezone a vacant one-acre parcel. Rezoning to RR1 will allow the installation of a home. The Planning and Zoning Special Master held a public hearing on November 7, 2022, and recommended approval.

APPLICANT - There was no input from the applicant.

PUBLIC - There was no public input.

12-13-22-1-a-7-EXEC SUMM-R-22-012863 DAILY

<p><b>Commissioner Bogue moved, with a second by Commissioner Wiley, to approve *R-22-012863 – Daily – Rezone one acre from RR1C (Rural Residential – conventional housing) to RR1 (Rural Residential – allowing for Class B mobile homes) NE 12th St/Royal Area. The motion carried 4 - 0.</b></p>
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8. \*R-22-013851 – Castle – Rezone two acres +/- from RR5C (Rural Residential 5 acre minimum lot size) to RR1 (Rural Residential one acre minimum lot size) CR 552/Bushnell Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The staff report is entered into the record. This application proposes to rezone a two-acre parcel created as a lineal descent lot. Rezoning to RR1 will allow the installation of a home. The Planning and Zoning Special Master held a public hearing on November 21, 2022, and recommended approval.

APPLICANT - There was no input from the applicant.

PUBLIC - There was no public input.

12-13-22-1-a-8-EXEC SUMM-R-22-013851-EBONY AND BERNARD CASTLE

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve \*R-22-013851 – Castle – Rezone two acres +/- from RR5C (Rural Residential 5 acre minimum lot size) to RR1 (Rural Residential one acre minimum lot size) CR 552/Bushnell Area. The motion carried 4 - 0.**

9. \*SS-22-14181 – Universal Retention Inc – A Small scale land use amendment on 15 acres MOL to change the future land use assignment from Agricultural to Industrial C-476B/Bushnell Area (Planning and Zoning Special Master Recommends Approval).

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Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The staff report is entered into the record. This application proposes to amend the future land use map on 15 acres MOL on C-476. The property is partially developed with a vested commercial structure. This amendment and the concurrent rezoning application will allow reuse and expansion of the structure as a warehouse and distribution facility. The Planning and Zoning Special Master held a public hearing on November 21, 2022, and recommended approval.

APPLICANT - Michael Petitt, 12357 Crestridge Loop, sworn, New Port Richey was present explained that they will be renovating an abandoned warehouse on the property to utilize it for distribution and offered to answer any questions. Commissioner Bogue inquired about what kind of business would be going in there. Commissioner Bilardello asked about the types of trucks that would be coming in and out.

PUBLIC - There was no public input.

Commissioner Wiley inquired about the fact that the property currently being zoned agricultural. Mr. Arnold explained that the property has been vacant for many years and they were glad that someone was coming in to utilize it.

12-13-22-1-a-9-EXEC SUMM-SS-22-014181-UNIVERSAL RETENTION

**Commissioner Wiley moved, with a second by Commissioner Bogue, to approve \*SS-22-14181 – Universal Retention, Inc. – A Small scale land use amendment on 15 acres MOL to change the future land use assignment from Agricultural to Industrial C-476B/Bushnell Area. The motion carried 4 - 0.**

10. \*R-22-014092 – Universal Retention Inc. Rezone 15 acres MOL from A10C (Agriculture) to IP (Planned Industrial) concurrent with SS-22-14181 C-476B/Bushnell Area (Planning and Zoning Special Master Recommends Approval with Conditions).



Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The staff report is entered into the record. This application proposes to rezone a parcel with an existing commercial structure. The proposed Planned Industrial zoning assignment includes a conceptual plan and conditions that will assure adequate buffering between the industrial use and adjacent residential uses. Mr. Arnold explained the conditions in detail. The Planning and Zoning Special Master held a public hearing on November 21, 2022, and recommended approval with conditions as provided by staff.

APPLICANT - There was no input from the applicant.

PUBLIC - There was no public input.

12-13-22-1-a-10-R-22-014092-RESOLUTION-UNIVERSAL RETENTION

<p><b>Commissioner Wiley moved, with a second by Commissioner Bogue, to approve *R-22-014092 – Universal Retention Inc. Rezone 15 acres MOL from A10C (Agriculture) to IP (Planned Industrial) concurrent with SS-22-14181 C-476B/Bushnell Area, with conditions. The motion carried 4 - 0.</b></p>
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11. \*R-22-013175 – Batsel for NewStar Asset Management, LLC & VIPACE, LLC –Modify the conditions of approval on a portion of RPUD (Residential Planned Unit Development) Village Park Center project- E C 466, The Villages (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The staff report is entered into the record. This application is requesting to modify the Village Park Center RPUD conditions of approval. The RPUD was approved back in 2005 and amended in 2018 as a rezoning case to memorialize the conditions of approval from the development agreement. Following are the modifications requested by the applicants, NewStar Asset Management, LLC and VIPACE, LLC to the RPUD properties: 1. Remove and eliminate Condition #1 in its entirety related to age-restriction with respect to the subject properties. 2. Modify Conditions #5(f) and #5(h) to enhance buffering for the adjacent property to the East, known as the Glen Hollow neighborhood with the addition of a Vista wall at least six feet (6') in height. 3. Update Condition #6's Permitted Use Table to modify intensity and allow townhomes, climate controlled storage, and recreational use. All other conditions of the original RPUD as approved in Resolution 2015-26 (which approved rezoning application R2015-0011) as subsequently amended in Resolution 2019-45 (which approved rezoning application

R2019-0031) shall remain the same. The Planning and Zoning Special Master held a public hearing on November 7, 2022, and recommended approval.

APPLICANT - Rob Batsel, from the Law firm of Gooding and Batsel, 1531 SE 16th Ave, Ocala, Attorney for the applicant, sworn, gave a synopsis of his clients project. Mr. Batsel explained that he appreciated the support and cooperation of staff.

PUBLIC - There was no public input.

12-13-22-1-a-11-EXEC SUMM-R-22-013175-NEW STAR ASSET MGMT

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve \*R-22-013175 – Batsel for NewStar Asset Management, LLC& VIPACE, LLC –Modify the conditions of approval on a portion of RPUD (Residential Planned Unit Development) Village Park Center project- E C 466, The Villages. The motion carried 4 - 0.**

12. \*SS-22-13911 – Coleman CPD, LLC and The Villages Operating Company, LLC – A Small scale amendment on 13.4 acres MOL to change the future land use assignment from Agricultural to Mixed Use - US Hwy 301/Sumterville Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. The staff report is entered into the record with a corrected parcel number (J01-067). This application proposes to amend the future land use map on 13.4 acres to allow the property be incorporated into the Coleman Ridge Master Planned Development. The Planning and Zoning Special Master held a public hearing on November 21, 2022, and recommended approval.

APPLICANT - Represented the applicant, Darrin Taylor, 119 S. Monroe St., Tallahassee, sworn, gave a brief presentation of the application.

PUBLIC - There was no public input.

12-13-22-1-a-12-EXEC SUMM-SS-22-13911-COLEMAN RIDGE

**Commissioner Bilardello moved, with a second by Commissioner Wiley, to approve \*SS-22-13911 – Coleman CPD, LLC and The Villages Operating Company, LLC – A Small scale amendment on 13.4 acres MOL to change the future land use assignment from Agricultural to Mixed Use - US Hwy 301/Sumterville Area. The motion carried 4 - 0.**

13. \*R-22-013910 – Coleman CPD, LLC and The Villages Operating Company, LLC – Rezone 13.4 acres MOL from RR5C (Rural Residential) to MPD (Master Planned Development) concurrent with SS-22-13911 - US Hwy 301/Sumterville Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Ulrich polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bilardello - none; Commissioner Bogue - none; and Commissioner Ulrich - none.

Bradley Arnold, County Administrator and acting Development Services Director presented this item. This application proposes to rezone 13.4 acres to allow the property to be incorporated into the Coleman Ridge Master Planned Development. This rezoning will not increase entitlements for the master planned development. The Planning and Zoning Special Master held a public hearing on November 21, 2022, and recommended approval with conditions as provided by staff.

APPLICANT - There was no input from the applicant.

PUBLIC - There was no public input.

12-13-22-1-a-13-EXEC SUMM-R-22-013910-COLEMAN CPD

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve \*R-22-013910 – Coleman CPD, LLC and The Villages Operating Company, LLC – Rezone 13.4 acres MOL from RR5C (Rural Residential) to MPD (Master Planned Development) concurrent with SS-22-13911 - US Hwy 301/Sumterville Area. The motion carried 4 - 0.**

- b. DA-22-13912 - Coleman CPD, LLC and The Villages Operating company, LLC - First Public Hearing to consider the First Amendment to the Coleman Ridge Master Planned Development Agreement - US Hwy 301/Sumterville Area (Staff Recommends Conduct the First Public Hearing).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. This is the first of two public hearings on a proposed amendment to a development agreement (DA). The Coleman Ridge Master Planned Development was approved in 2021 on 563 acres. The BOCC entered into a development agreement with the project developer. The approved DA governs the uses, design, and intensity of development of the project. The proposed amendment adds an additional 13.4 acres of land to the legal description and conceptual plan. This amendment does not increase the entitlements established in the original agreement. The property being added to the project is also the subject of small scale land use amendment SS-22-13911 and rezoning R-22-13910. Mr. Arnold explained to the Board that this was simply a Public Hearing and no action other than that is necessary.

PUBLIC - There was no public input.

12-13-22-1-b-EXECUTIVE SUMMARY-DA-22-13912 COLEMAN RIDGE

- c. Conduct a Public Hearing to consider VA-22-12146, Larry and Louise Maier - Vacation of platted roads within a portion of the Town of Sumterville, Plat Book 1, Page 20 (Staff Recommends Approval).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. Larry and Louise Maier, owners of property identified as parcels J13B138, J13B140, J13B142, J13B007, J13B006, J13B016, J13B020, J13B050, J13B048 (Map #1) and represented by Omar Migdad, have submitted a petition to vacate platted roads within the Town of Sumterville, Plat Book 1, Page 20 as recorded in the public records of Sumter County. Mr. and Mrs. Maier would like to vacate Fremont Street, Walnut Street, Melrose Street, Pine Street, and Hickory Street between Blocks 5, 6, 7, 12, 13, 24, 25, 66, 67, and 68. No objections to the vacation of the roads were received. Staff recommends approval of the road vacations and authorize the Chairman to sign the County Deed for that portion of the Town of Sumterville as described in Attachment A to the Resolution

PUBLIC -

1. Mr. Omar Migdad

12-13-22-1-c-EXECUTIVE SUMMARY-VA-22-12146-MAIER

<p><b>Commissioner Bogue moved, with a second by Commissioner Bilardello, to Approve VA-22-12146, Larry and Louise Maier - Vacation of platted roads within a portion of the Town of Sumterville, Plat Book 1, Page 20. The motion carried unanimously 4 - 0</b></p>
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- d. Conduct a Public Hearing to consider VA-22-09751, Harold and Donna Meyers - Wildwood Heights vacation of park lot between Lot 18 & Lot 19 in Block 23, West Wildwood Heights Subdivision, Unit 2, Plat Book 2, Page 47 (Staff Recommends Approval).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. Harold and Donna Meyers, owners of property identified as parcel C34A478 (Map #1) and represented by Donald Savino, have submitted a petition to vacate a portion of Wildwood Heights Subdivision known as the "Park Lot" located in between the Meyers Lot 18 and Lot 19 (Map #2). No objections to the vacation of the park lot were received. Staff recommends approval of the vacation for that portion of Wildwood Heights as described in Attachment A to the Resolution.

PUBLIC - There was no public input.

12-13-22-1-d-EXECUTIVE SUMMARY-VA-22-09751 WILDWOOD HEIGHTS

**Commissioner Bogue moved, with a second by Commissioner Wiley, to Approve VA-22-09751, Harold and Donna Meyers - Wildwood Heights vacation of park lot between Lot 18 & Lot 19 in Block 23, West Wildwood Heights Subdivision, Unit 2, Plat Book 2, Page 47. The motion carried unanimously 4 - 0**

- e. 5:00 PM - Public Hearing and Consideration of 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 2022-2023 Budget (Planning and Zoning Special Master Recommends Approval).

Bradley Arnold, County Administrator and acting Development Services Director presented this item. 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 21, 2022 and recommended approval.

PUBLIC - There was no input from the public.

12-13-22-1-e-EXECUTIVE SUMMARY-CIP

**Commissioner Wiley moved, with a second by Commissioner Bogue, to Approve Ordinance 2022-22 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 2022-2023 Budget. The motion carried unanimously 4 - 0**

- f. 5:00 PM – Conduct a Public Hearing to Review an Inventory List of all Real Property Owned by the County that may be Appropriate for Affordable Housing and Adopt Resolution to Include the Inventory Pursuant to Florida Statutes Section 125.379 (Staff Recommends Approval)

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. Florida Statutes Section 125.379 requires each county to prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing. Sumter County adopted the first list, as required by statute, on October 9, 2007. Every three years the governing body of the County is required to update the inventory list and adopt a resolution to include an inventory of such property. County staff maintains a list of properties obtained through code foreclosure and performs a reconciliation following a closing of each code parcel sold. The County gives any aggregate net proceeds from the sale of code properties to the

Affordable Housing Program (Exhibit “B”). The funds are used for various projects, including replacement or rehabilitation of substandard homes, down payment assistance for first-time homebuyers, and emergency repair for owner occupied homes. Assistance is provided in the form of a zero percent interest loan secured by a mortgage and note. Subject to Public Hearing input, staff recommends adoption of the proposed Resolution including the list attached as Exhibit “A” as Sumter County’s list of properties, which may be appropriate for the provision of affordable housing.

PUBLIC - There was no public input.

12-13-22-1-f-EXECUTIVE SUMMARY-PUB HRG TO REVIEW AN INVENTORY LIST

**Commissioner Bilardello moved, with a second by Commissioner Wiley, to Approve an Inventory List of all Real Property Owned by the County that may be Appropriate for Affordable Housing and Adopt Resolution to Include the Inventory Pursuant to Florida Statutes Section 125.379. The motion carried unanimously 4 - 0**

## 2. REPORTS AND INPUT

### a. County Administrator

Bradley Arnold, County Administrator announced that graduates from the Sumter County Citizen's Academy were present to receive their Certificates of Completion presented by Commissioner Ulrich and the John Dyslin, Sumter County Public Information Officer (PIO). Graduates included, Hank Dalton, Ken Fuehrmeyer, Russell Gould, and George McCollum.

Mr. Arnold also presented the following items listed below.

1. Florida Forest Service Annual Report Sumter County Forest Area (For Information Only)

12-13-22-2-a-1

2. SBDC 2021 Economic Impact Report (For Information Only)

12-13-22-2-a-2

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

12-13-22-2-a-3

4. Rescheduling of National Register Review Board Meeting (For Information Only)

12-13-22-2-a-4

5. FDOT Tentative Work Program Public Hearing Report FY 2024-FY 2028 (For Information Only)

12-13-22-2-a-5

6. November 2022 Internet Cafe' Inspection Report (For Information Only)

12-13-22-2-a-6

7. Hurricane Ian Donation Letters (For Information Only)

12-13-22-2-a-7

8. 2023 Sumter County Legislative Delegation Hearing (For Information Only)

Mr. Arnold informed the Board of the process in which the Board typically prepares for the Legislative Delegation Hearing. Prioritizing any type of request that may be associated with appropriations requests or any other type of thing that the Board as a whole would like to present, and recommended that they have the Chairman present a letter formally at that time. He also recommended the letter should include requests of appropriations for the Florida Government Utility Authority, as they seek appropriations to move forward with a Waste Water Plant in the Lake Panasoffkee area. Also, that it should include the appropriations request for the City of Wildwood for funding the expansion of their Wastewater Treatment Plant, as well as requests from other Sumter County cities.

12-13-22-2-a-8

- b. County Attorney

Jennifer Rey, County Attorney, presented the following items listed below and discussed in detail, the Termination of the Purchase and Sale Agreement, and the different ways in which the County acquires properties.

Commissioner Bogue inquired about an on-going Code Enforcement case regarding the Rattray property. Ms. Rey explained the direction which the County is moving and the process moving forward and answered additional questions by Commissioner Bilardello. County Administrator, Bradley Arnold also addressed question asked.

1. Notice of Appeal - Marcotte, et. al v. Florida Elections Canvassing Commission and Daniel Webster (For Information Only)

12-13-22-2-b-1

2. Termination of Purchase and Sale Agreement with Madie Zilke (For Information Only)

12-13-22-2-b-2

- c. Clerk of Circuit Court

No report.

- d. Board Members

1. Commissioner Wiley shared that on December 2, 2022, he attended the swearing in of Christine Dehn, the new Postmaster for the City of Oxford. He also attended the MPO meeting in which the funding of the US 301 project was approved. Other items approved at the MPO meeting were the widening of the Turnpike is now on the five year master plan for going through Sumter County and the Sumter County BOCC Chairman, Commissioner Estep, was elected Chairman of the MPO for 2023.

2. Commissioner Bogue shared that he attended the Florida Legislative Conference in St. Petersburg for three days at the end of November. He also attended the Lake Panasoffkee Christmas Parade and the Webster Christmas Parade. Commissioner Bogue also shared that he met with Dr. Zelnick, with the Sumter County Health Department for a briefing and met with University of Florida Department of Agriculture Extension representatives. Commissioner Bogue also completed the 30 hours of certified County Commissioner training.

3. Commissioner Bilardello shared that he attended the Lake Panasoffkee Christmas Parade and got to ride with Bill Keen, Supervisor of Elections and Randy Mask, Tax Collector. He also attended the City of Wildwood and the City of Bushnell Council Meetings. Commissioner Bilardello also met with Dr. Zelnick, with the Sumter County Health Department for a briefing.

4. Commissioner Ulrich shared that on November 29 to December 2, 2022, she attended the Florida Association of Counties Conference in St. Petersburg. She also also attended the installation ceremony for the Oxford Postmaster, Christine Dehn, on December 2 and on December 7, 2022, she attended the MPO meeting. Commissioner Ulrich met with Dr. Zelnick with the Sumter County Health Department on December 9, and, she will be attend the Central Florida Consortium meeting on December 15, 2022.

- 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. Gilbert Windsor, 2354 Bramble Terrace, The Villages



2. Daniel Myslakowski, 1958 Flowersville Pl, The Villages

**3. NEW BUSINESS - ACTION REQUIRED**

a. MINUTES  
None

b. SET FUTURE PUBLIC HEARINGS OR MEETINGS  
None

c. APPOINTMENTS

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

There were no applications at this time. Thus, no action was taken.

12-13-22-3-c-1

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

There were no applications at this time. Thus, no action was taken.

12-13-22-3-c-2

12-13-22-3-c-2

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

There were no application at this time. Thus, no action was taken.

12-13-22-3-c-3

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

There were no applications at this time. Thus, no action was taken.

12-13-22-3-c-4

d. FINANCIAL

1. Budget Amendment A-5 FY22/23 (Staff Recommends Approval).

12-13-22-3-d-1-Exec Summary

2. Purchase Order Approval for FY 22/23 (Staff Recommends Approval).

12-13-22-3-d-2-Exec Summary

**Commissioner Wiley moved, with a second by Commissioner Bogue, to Approve Items 1 and 2 under Financial. The motion carried unanimously 4 - 0**

e. CONTRACTS AND AGREEMENTS

1. Amendment to EMS Transport Transition Agreement (Staff Recommends Approval).

12-13-22-3-e-1-Exec Summary

2. Enter into Contract with Earthscapes Unlimited, Inc. for ITB 045-0-2022/EM Sumter County Marsh Bend Trail Four Lane Widening Improvements Project From Corbin Trail to McNeil Drive (Staff Recommends Approval).

12-13-22-3-e-2-Exec Summary

3. The Honorable Daniel Webster Office Lease Agreement (Staff Recommends Approval).

12-13-22-3-e-3-Exec Summary

4. Extension #1 to the Contract with Tip Top Tree Experts, LLC for RFP 042-0-2020/RS Sumter County Emergency and Routine Tree Services (Staff Recommends Approval).

12-13-22-3-e-4-Exec Summary

5. State Financial Assistance Recipient Agreement with Florida Department of Agriculture and Consumer Services Division of Administration (Staff Recommends Approval).

12-13-22-3-e-5-Exec Summary

6. Enter into Contract with Assured Partners Capitol, Inc. – D/B/A Assured Partners of Florida, LLC for RFQ 031-0-2022/JV Sumter County Employee Benefits Brokerage Services (Staff Recommends Approval).

12-13-22-3-e-6-Exec Summary

7. Amendment Number One to Task Order One with Infrastructure Consulting and Engineering PLLC. and Sumter County Board of County Commissioners

(BOCC) for Additional Services for CR 656 Phase II Roadway Improvement Project (Staff Recommends Approval).

12-13-22-3-e-7-Exec Summary

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve Items 1 - 7, Items 9 - 12, and Item 14. The motion carried 4 - 0.**

8. Access2Care Nurse Navigation Agreement (Staff Recommends Approval).

This item was pulled for a for discussion. Commissioner Bogue made an inquiry about the Nurse Navigation Contract. County Administrator, Bradley Arnold addressed questions and explained how the program works. Stephen Kennedy, Assistant County Administrator also addressed questions raised.

County Attorney, Jennifer Rey, informed the Board that term date on the agreement did not comply with statutory obligations and should be changed to read, "This Agreement shall be for a term of one (1) year from the Effective Date and shall automatically renew for subsequent one (1) year periods until 2026," instead of the printed year of 2027. Mr. Arnold instructed the Deputy Clerk, Melissa Elliott to strike through 2027 and write 2026, to bring the agreement into compliance with statutes.

12-13-22-3-e-8-Exec Summary

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve the Access2Care Nurse Navigation Agreement with changes discussed made to the term date. The motion carried 4 - 0.**

9. Extension #1 to the Sumter County CEI Services Agreement for Buena Vista Boulevard with Eisman & Russo, Inc. (Staff Recommends Approval).

12-13-22-3-e-9-Exec Summary

10. Mission-Critical NetPulse Advanced CAD and Support Services Agreement (Staff Recommends Approval).

12-13-22-3-e-10-Exec Summary

11. Sumter County 911 Grant Application for Customer Premise Equipment (Staff Recommends Approval).

12-13-22-3-e-11-Exec Summary

12. Resolution and Emergency Medical Services Grant Application (Staff Recommends Approval).

12-13-22-3-e-12-Exec Summary

13. Dark Fiber Agreement (Staff Recommends Approval).

This item was pulled for discussion. County Administrator, Bradley Arnold explained what the Dark Fiber is. Commissioner Bilardello stated concerns about the cost of the contract for services and clarification was given by Mr. Arnold.

12-13-22-3-e-13-Exec Summary

**Commissioner Wiley moved, with a second by Commissioner Bilardello, to approve the Dark Fiber Agreement as listed. The motion carried 4 - 0.**

14. Terminate the Health & Benefits Brokerage and Advisory Services Agreement with Willis Towers Watson (Staff Recommends Approval).

12-13-22-3-e-14-Exec Summary

15. IT Management Services Agreement (Staff Recommends Approval).

This item was pulled for discussion. Bradley Arnold, County Administrator explained to the Board that TSG doesn't just provide service to the BOCC, but we have consolidated services with TSG for the Sumter County Tax Collector, Property Appraiser and Supervisor of Elections as well and gave some history on the contract. Commissioner Bogue shared that he would like to renegotiate the contract to have a term of one year, and then address continued service at a later workshop. Commissioner Bilardello agreed that he would also like to address this item and its terms at a future workshop, however he noted that he understands we are under very tight time constraints. Commissioner Wiley had concerns about trying to change the contract at this time, noting that changing the terms could change the pricing. Mr. Arnold also shared concerns regarding time constraints at this time as the current contract is expiring December 31, 2022. Commissioner Ulrich discussed the magnitude of the services the contract provides and agreed that time constraints are a concern and is in favor of renewing the current contract. County Attorney, Jennifer Rey, explained the timeline as it pertains to the bid process for this item and assured the Commissioners that they could later terminate the contract if they are dissatisfied with the services TSG provides or could negotiate an amendment to the contract. Commissioner Wiley inquired about how the new contract compares in price to the current contract and Mr. Arnold explained the differences.

12-13-22-3-e-15-Exec Summary

**Commissioner Ulrich moved, with a second by , Commissioner Wiley to approve the IT Management Services Agreement after much discussion. The motion carried 3 - 1. Commissioner Bogue – Nay.**

f. GENERAL ITEMS FOR CONSIDERATION

1. Amend the 2022/2023 Classification and Compensation Schedule to reflect the reorganization of the Fleet and Transit Division to move two (2) Fleet Maintenance Technician positions (pay range 504) to the Operations Division and to revise the Fleet and Transit Manager position (pay range 509) to a Transit Manager position (pay range 508) and approve the revised Transit Manager and Assistant Public Works Director - Operations job descriptions (Staff Recommends Approval).

12-13-22-3-f-1-Exec Summary

2. Amend the 2022/2023 Classification and Compensation Schedule to reflect the reorganization of the Purchasing Division to add an additional Purchasing Technician Position (pay range 506) to the Purchasing Division (Staff Recommends Approval).

12-13-22-3-f-2-Exec Summary

3. Approve revisions to the Employee Manual effective January 3, 2022 (Staff Recommends Approval).

12-13-22-3-f-3-Exec Summary

4. Satisfaction of Civil Restitution Lien for Clyde E. Endicott Jr. (Staff Recommends Approval).

12-13-22-3-f-4-Exec Summary

5. Satisfaction of Public Defender Lien for Gregor Shane Hancock (Staff Recommends Approval).

12-13-22-3-f-5-Exec Summary

6. Request from the Chabad Jewish Center for a Temporary Road Closure for the 2022 Hanukkah Car Procession (Staff Recommends Approval).

12-13-22-3-f-6-Exec Summary

**Commissioner Wiley moved, with a second by Commissioner Bilardello, to approve Items 1- 6 and Item 8. The motion carried 4 - 0.**

7. Establish 2023 BOCC Meeting Schedule (Staff Recommends Approval).

This item was pulled for discussion. Commissioner Bogue stated he would like to move the meeting time from 5:00 p.m. to 6:00 p.m. to make it more convenient for citizens to attend. Commissioner Ulrich said she had spoken with a woman who has attended BOCC meetings in every Florida County and Sumter County was the only County that conducts its meeting in the evening and that she is opposed to changing the time.

12-13-22-3-f-7-Exec Summary

**Commissioner Bilardello moved, with a second by Commissioner Bogue, to approve to change the BOCC meeting times from 5:00 p.m. to 6:00 p.m. The motion carried 3 - 1. Commissioner Ulrich – Nay.**

Commissioner Bilardello inquired about moving the Workshop meeting time to 10:00 a.m.. Mr. Arnold reminded the Board that the public does attend the Workshops and explained that he understood the change of meeting times to include the Workshops as well. After discussion, the consensus was that Mr. Arnold was correct in that the previous motion to change the meeting times, included the Workshops.

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve to approve the 2023 Meeting Schedule. The motion carried 4 - 0.**

8. FY23-24 Budget Calendar (Staff Recommends Approval).

12-13-22-3-f-8

**4. ADJOURN**

Mr. Arnold, County Administrator, informed the Board, for clarification, that he did not intend to change any of the meeting times from what currently are, for any additional Boards or Committees for which the Commissioners serve.

The meeting adjourned at 8:25 p.m.