



The Board of Sumter County Commissioners (BOCC/Board) convened in a regular session on Tuesday, January 10, 2023, at the Everglades Regional Recreation Center in The Villages, Florida, with the following members present to wit: Roberta Ulrich, District No. 1, Vice Chairman; Andrew Bilardello, District No. 2; Craig Estep, District No. 3, Chairman; Jeffrey Bogue, District No. 4, 2nd Vice Chairman; and Donald Wiley, District No. 5. The following individuals were also present and acting in their respective capacities: Bradley Arnold, County Administrator; Stephen Kennedy, Assistant County Administrator; William Kleinsorge, Finance Director; Jennifer Rey, with The Hogan Law Firm, Attorney for the Board; and Melissa Elliott, Deputy Clerk. Commissioner Estep called the meeting to order at 6:00 p.m., with the invocation given by Commissioner Bogue followed by the flag salute, led by Commissioner Bilardello. The complete audio recording of this meeting is available on the Clerk's Website - www.sumterclerk.com.

1. TIMED ITEMS & PUBLIC HEARINGS

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

*Quasi Judicial

- 1. *R-22-014624 Castle Rezone 2.5 acres +/- from RR5C (Rural Residential 5 acre minimum lot size) to RR1C (Rural Residential one acre minimum lot size) to complete a lineal descent transfer E C 476/Bushnell Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Estep polled the Board for ex-parte communication, written or verbal, related to this case. Commissioner Wiley - none; Commissioner Bogue - none; Commissioner Bilardello - none; Commissioner Ulrich - none, and Commissioner Estep - 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 2.5 acres of a parcel to complete a lineal descent transfer from a parent to son. Approval will allow for the construction of a site-built residence or class A mobile home on the new lot. The Planning and Zoning Special Master held a public hearing on December 5, 2022, and recommended approval.

APPLICANT - The applicant was not present.

PUBLIC - There was no public input.

1-10-23-1-a-1-Executive Summary

1-10-23-1-a-1-Resolution

1-10-23-1-a-1-PZSM Recommendation

1-10-23-1-a-1-Staff Report

1-10-23-1-a-1-Application

1-10-23-1-a-1-Public Input

Commissioner Bogue moved, with a second by Commissioner Wiley, to approve *R-22-014624 Castle Rezone 2.5 acres +/- from RR5C (Rural Residential 5 acre minimum lot size) to RR1C (Rural Residential one acre minimum lot size) to complete a lineal descent transfer E. C476/Bushnell Area. The motion carried 5 - 0.

2. *R-22-015559 Rutland Creek Ranch Rezone 130 ac +/- from RR1 (Rural Residential) to A10C (Agricultural) SR 44/Lake Panasoffkee Area (Planning and Zoning Special Master Recommends Approval).

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

This application proposes to rezone 130 acres within a large ranch. This rezoning will provide for consistent agricultural zoning throughout the ranch. The Planning and Zoning Special Master held a public hearing on December 5, 2022, and recommended approval.

APPLICANT –

Ed Abshier, 5611 SE 111 St, Belleview, sworn, was present to answer any questions posed.

PUBLIC –

There was no public input.

1-10-23-1-a-2-Executive Summary

1-10-23-1-a-2-Resolution

1-10-23-1-a-2-PZSM Recommendations

1-10-23-1-a-2-PZSM Final Order

1-10-23-1-a-2-Staff Report

1-10-23-1-a-2-Application

1-10-23-1-a-2-Public Input

Commissioner Ulrich moved, with a second by Commissioner Bilardello, to approve *R-22-015559 Rutland Creek Ranch Rezone 130 ac +/- from RR1 (Rural Residential) to A10C (Agricultural) SR 44/Lake Panasoffkee Area. The motion carried 5 - 0.

3. DA-22-13912 Coleman CPD, LLC and The Villages Operation Company, LLC
- Final Public Hearing to Consider the First Amendment to the Coleman Ridge Master Planned Development Agreement - US Hwy 301/Sumterville Area.
(Staff Recommends Approval).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The staff report is entered into the record. This is the second and final 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.

APPLICANT –

The applicant was present to answer any questions.

PUBLIC –

There was no public input.

1-10-23-1-a-3-Executive Summary

1-10-23-1-a-3-Coleman CPD & The Villages Agreement-Coleman Ridge

1-10-23-1-a-3-Coleman CPD & The Villages Agreement-Exhibit 1

1-10-23-1-a-3-Coleman CPD & The Villages Agreement-Exhibit 2

1-10-23-1-a-3-Coleman CPD & The Villages Agreement-Exhibit 3

Commissioner Wiley moved, with a second by Commissioner Ulrich, to Approve DA-22-13912 Coleman CPD, LLC and The Villages Operation Company, LLC - Final Public Hearing to Consider the First Amendment to the Coleman Ridge Master Planned Development Agreement - US Hwy 301/Sumterville Area. The motion carried unanimously 5 - 0

2. REPORTS AND INPUT

a. County Administrator

Mr. Arnold, County Administrator spoke on item one in addition to the items listed below and told the Board that he was looking for direction in sending the attached letter to the Local Legislative Delegation. It was the consensus of the Board to have the Chairman sign the letter.

He also spoke in length on item seven, the Jurisdictional Transfer Status for County Road 470, informing the Board that the State had gone through a study and then stopped. They did not move forward with the Jurisdictional Transfer so the State's website did not show closure on whether they would be moving forward with the transfer or not, which in turn has caused problems with development potential in that area. Mr. Arnold and the Chairman asked the Secretary of State to put closure on this item. After working with his staff, the Secretary's office concluded that they would not be moving forward with the Jurisdictional Transfer and therefore the state would not be moving forward with the widening of 470 and realignment.

1. Local Legislative Delegation (For Direction)

1-10-23-2-a-1

2. Communication Services Tax Agreement for Access to Confidential State Tax Information between Sumter County BOCC and The Florida Department of Revenue (For Information Only)

1-10-23-2-a-2

3. Notification to Civilian Governing Body and Local Community (For Information Only)

1-10-23-2-a-3

4. Walmart Settlement Subdivision Participation - Sumter County (For Information Only)

1-10-23-2-a-4-Walmart Settlement Back Up Docs

1-10-23-2-a-4-Walmart Settlement Subdivision Participation – Sumter County

5. Northern Turnpike Extension Alternative Corridor Evaluation Report and Project Development Status Report (For Information Only)

1-10-23-2-a-5-Northern Turnpike Ext Alternative Corridor Evaluation Report

6. VPSD Monthly Information (For Information Only)

1-10-23-2-a-6-VCCDD VSP Monthly Report

1-10-23-2-a-6-Safety-October 2022

1-10-23-2-a-6-Safety-November 2022

7. Jurisdictional Transfer Status - County Road 470 (For Information Only)

1-10-23-2-a-7

8. Automotive Part Antitrust Litigation Settlement (For Information Only)

1-10-23-2-a-8

- b. County Attorney

Jennifer Rey, County Attorney, presented the following items:

1. PreSuit Notice - Foreclosure Action - Aqualena Mitchell (For Information Only)

1-10-23-2-b-1-A. Mitchell email

1-10-23-2-b-1-A. Mitchell Letter of Notification

2. PreSuit Notice - Foreclosure Action - Clifford Williams (For Information Only)

1-10-23-2-b-2-Williams email

1-10-23-2-b-2-Williams for Demand before Foreclosure

3. PreSuit Notice - Foreclosure Action - Goldman Mitchell (For Information Only)

1-10-23-2-b-3-G. Mitchell email

1-10-23-2-b-3-Demand Letter for Goldman, Mitchell and Sha-Bonna Ortiz

4. Eminent Domain CR 525E 4-L (For Information Only)

1-10-23-2-b-4-Declaration of Taking and Estimate of Value

1-10-23-2-b-4-Exhibit A - Interested Persons

1-10-23-2-b-4-Exhibit B - Certified Copy of Resolution 22-66

1-10-23-2-b-4-Exhibit C - Sketch

1-10-23-2-b-4-Notice of Lis Pendens in Eminent Domain

1-10-23-2-b-4-Petition for Eminent Domain

c. Clerk of Circuit Court

No report.

d. Board Members

1. Commissioner Wiley had no report.

2. Commissioner Bogue shared that he was recently assigned to the Medical Examiner's committee, and attended a team's meeting for such. At the meeting, there was discussion to get the BOCC consensus, along with consensus from the other counties included in our district, in regards to potentially building a new facility to serve our district. Mr. Bogue asked that the item be put on a future agenda for discussion.

3. Commissioner Bilardello had no report.

4. Commissioner Ulrich shared that she had attended a Career Source Consortium meeting on December 15, 2022. She also attended a Hanukah Menorah lighting on December 19, 2022, and the Inaugural Ball with a special invitation to the Governor's mansion.

5. Commissioner Estep shared that on December 15, 2022, he traveled to Tallahassee and attended the Florida Association of Counties Trust Claims Committee meeting, and on December 16th, he also attended the Florida Association of Counties meeting of the Trustees, and was voted as the Trustee to represent our County.

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 - 234 Bramble Terrace, The Village of Bonita.

2. Rick Stagg - 2434 CR 245D, Oxford.

Bradley Arnold, County Administrator, and Commissioner Estep addressed concerns raised during the Public Forum time.

3. NEW BUSINESS - ACTION REQUIRED

a. MINUTES

1. Minutes of the Board of County Commissioners Meeting held on 11-8-2022 (Staff Recommends Approval).

1-10-23-3-a-1

<p>Commissioner Bogue moved, with a second by Commissioner Wiley, to approve Minutes of the Board of County Commissioners Meeting held on 11-8-2022. The motion carried unanimously 5 - 0.</p>

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.

1-10-23-3-c-1-Executive Summary

1-10-23-3-c-1-Ordinance

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

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

1-10-23-3-c-2-Executive Summary

1-10-23-3-c-2-Resolution

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

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

1-10-23-3-c-1-Executive Summary

1-10-23-3-c-3-Resolution

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

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

1-10-23-3-c-4-Executive Summary

d. FINANCIAL

1. Budget Amendment A-6 FY22/23 (Staff Recommends Approval).

1-10-23-3-d-1-Executive Summary

1-10-23-3-d-1-Budget Amendment A-6

2. Change Order to Purchase Order No. 9122427 for FY 22/23 (Staff Recommends Approval).

1-10-23-3-d-2-Executive Summary

1-10-23-3-d-2-PO Change Order

3. Change Order to Purchase Order No. 9122431 for FY 22/23 (Staff Recommends Approval).

1-10-23-3-d-3-Executive Summary

1-10-23-3-d-3-PO Change Order

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

1-10-23-3-d-4-Executive Summary

5. Purchase Order Approval for FY 2022/2023 (Staff Recommends Approval).

1-10-23-3-d-5-Executive Summary

1-10-23-3-d-5-Requisition Report

Commissioner Ulrich moved, with a second by Commissioner Bogue, to approve Items 1 - 5 under Financial. The motion carried 5 - 0.

e. CONTRACTS AND AGREEMENTS

1. Enter into Contract Negotiations with Eisman & Russo, Inc. for RFQ 046-0-2022/RS Sumter County CEI Services for CR 525E Ultimate Four Lane Project (Staff Recommends Approval).

1-10-23-3-e-1-Executive Summary

1-10-23-3-e-1-RFQ 046-0-2022 E&R

1-10-23-3-e-1-RFQ 046-0-2022-AE Engineering, Inc-Copy

1-10-23-3-e-1-RFQ 046-0-2022-CEI Services

1-10-23-3-e-1-RFQ 046-0-2022-ETM

1-10-23-3-e-1-RFQ-046-0-2022-Lochner

2. Extension #2 of the Agreement with Hydromax USA LLC for Hydrant, Valve Box and Manhole Covers, Maintenance and Repair Services (Staff Recommends Approval).

1-10-23-3-e-2-Executive Summary

1-10-23-3-e-2-Hydromax Extension #2

3. Extension #2 to The Villages Entertainment & Special Events for Audio Services (Staff Recommends Approval).

1-10-23-3-e-3-Executive Summary

1-10-23-3-e-3-The Villages Entertainment Audio Services Extension

4. Extension #3/Amendment #1 of Sumter County Fleet Vehicle Leasing Services Agreement with ACME Auto Leasing (Staff Recommends Approval).

1-10-23-3-d-4-Executive Summary

1-10-23-3-e-4-ACME Auto Leasing Amend #1-Ext #3

5. Extension #1 to the Sumter County Compensation Study Agreement with HR Compensation Consultants, LLC (Staff Recommends Approval).

1-10-23-3-e-5-Executive Summary

1-10-23-3-e-5-HRCC Extension #1

6. Amendment #1 of Sumter County Fire Assessment & MSTU Study Agreement with Alfred Benesch & Company (Staff Recommends Approval).

1-10-23-3-e-6-Executive Summary

1-10-23-3-e-6-Fire Assessment & MSTU Amend #1

1-10-23-3-e-6-Fire Assessment Study

7. Individual Project Order (IPO) #41 with Kimley-Horn and Associates, Inc. and Sumter County Board of County Commissioners (BOCC) for the Design Services of Signalization Improvements at the Intersection of SR 44 and CR 231 (Staff Recommends Approval).

1-10-23-3-e-7-Executive Summary

1-10-23-3-e-7-IPO 41 Signalization at SR 44&CR231

8. Individual Project Order (IPO) #42 with Kimley-Horn and Associates, Inc. and Sumter County Board of County Commissioners (BOCC) for the Design Services of Signalization Improvements at the Intersection of SR 44 and CR 229 (Staff Recommends Approval).

1-10-23-3-e-8-Executive Summary

1-10-23-3-e-8-IPO 42 Signalization at SR 44 & CR 229

9. McAteer Law PLLC Additional Legal Services Contract (Staff Recommends Approval).

1-10-23-3-e-9-Executive Summary

1-10-23-3-e-9-McAteer Additional Legal Services Engagement Letter

1-10-23-3-e-9-McAteer Partially Executed Contract for Legal Services

10. Purchase and Sale Agreement with 470 Land, LLC (Staff Recommends Approval).

1-10-23-3-e-10-Executive Summary

1-10-23-3-e-10-Revised Counter Offer Purchase & Sale Agreement-470 Land, LLC

1-10-23-3-e-10-Exhibit A-Map of Property CR 470

1-10-23-3-e-10-Aerial View of Approximately 2 acres South of CR 470

1-10-23-3-e-10-US 301 C-470 Engineering Report

1-10-23-3-e-10-0122004126-Sumter County Us Hwy 301-Final

1-10-23-3-e-10-Appraisal Report from 470 Land, LLC

11. Amendment No. 1 to Agreement Dated August 28, 2020 Between Pictometry International Corp. and Sumter County, FL (Staff Recommends Approval).

1-10-23-3-e-11-Executive Summary

1-10-23-3-e-11-Amendment 1 Pictometry

<p>Commissioner Ulrich moved, with a second by Commissioner Wiley, to approve Items 1 - 11 under Contract and Agreements. The motion carried 5 - 0.</p>
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f. GENERAL ITEMS FOR CONSIDERATION

1. Resolution for Continued Designation as the Community Transportation Coordinator for Sumter County (Staff Recommends Approval).

1-10-23-3-f-1-Executive Summary

1-10-23-3-f-1-CTD & BOCC CTC Resolution for 2023 to 2028

1-10-23-3-f-1-Sumter MOA with CTD 2023 to 2028

2. Approval of Release of Lien for Carla Terry & Carrie Blankenship (Staff Recommends Approval).

1-10-23-3-f-2-Executive Summary

1-10-23-3-f-2-Release of Lien

3. Library Single Administrative Head (LSAH) for Sumter County Public Library reassignment from Leslie Smith to Jennifer Myers (Staff Recommends Approval).

1-10-23-3-f-3-Executive Summary

1-10-23-3-f-3-Certification of Credentials J. Myers

4. Revisions to Title VI and Nondiscrimination Policy and Plan (Staff Recommends Approval).

1-10-23-3-f-4-Executive Summary

1-10-23-3-f-4-Title VI and Nondiscrimination Policy & Plan

5. General Release with Robert Short related to Newport Path Project Driveway Repair (Staff Recommends Approval).

1-10-23-3-f-5-Executive Summary

1-10-23-3-f-5-Agreement Mr. Short Newport Path

1-10-23-3-f-5-Quotes Short

6. General Release with William E. Comber related to Newport Path Project Driveway Repair (Staff Recommends Approval).

1-10-23-3-f-6-Executive Summary

1-10-23-3-f-6-Agreement Comber Newport Path

1-10-23-3-f-6-Quotes

7. Donation of Land from the Estate of Marjorie Murray (Staff Recommends Approval).

1-10-23-3-f-7-Executive Summary

1-10-23-3-f-7-R12A070-Prop Appraiser Information

1-10-23-3-f-7-S07-015-Prop Appraiser Information

1-10-23-3-f-7-signed deeds1

1-10-23-3-f-7-signed deeds 2

Commissioner Bilardello moved with a second by Commissioner Bogue, to approve Items 1 - 7 under General Items for Consideration. The motion carried unanimously 5 - 0.

4. ADJOURN

The meeting was adjourned at 6:37 p.m.