



The Board of Sumter County Commissioners (BOCC/Board) convened in a regular session on Tuesday, February 14, 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 A. Estep, District No. 3, Chairman; Jeffrey A. Bogue, District No. 4, Second Vice Chairman; and Donald Wiley, 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; William Kleinsorge, Finance Director; Mary Alderman, Deputy Clerk; and Jennifer Rey of The Hogan Law Firm, Attorneys for the Board. 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 Wiley. The complete audio recording of this meeting is available on the Clerk's Website-www.sumterclerk.com

1. TIMED ITEMS & PUBLIC HEARINGS

- a. OP-23-00474-Satwinder Tucker as Prince Computer Inc. - An operating permit to allow continued operations of an existing internet café – Gold Rush Arcade N C-470/Lake Panasoffkee Area (Staff Recommends Approval).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The Staff report is entered into the record. The applicant is requesting renewal of an operating permit to allow the continued operation of an existing internet café business. This business was in existence prior to the county’s adoption of regulations specific to the operation of internet café’s. The Sumter County Code Enforcement Officer and Sumter County sheriff Office staff have inspected the facility monthly. Initial code violations have been corrected and no code violations have been noted since May, 2022. The proposed operating permit is effective for one year.

PUBLIC - There was no public input.

- 2-14-23-1-a-1 Executive Summary OP-23-00474 Gold Rush Arcade
- 2-14-23-1-a-2 OP-23-00474 Staff Report
- 2-14-23-1-a-3 OP-23-00474 Inspection Reports
- 2-14-23-1-a-4 OP-23-00474 Application
- 2-14-23-1-a-5 OP-23-00474 Operating Permit -Gold Rush

Commissioner Bilardello moved, with a second by Commissioner Ulrich, to Approve

OP-23-00474-Satwinder Tucker as Prince Computer Inc. - An operating permit to allow continued operations of an existing internet café – Gold Rush Arcade N C-470/Lake Panasoffkee Area. The motion carried unanimously 5 - 0

- b. OP-23-00475-Satwinder Tucker for Home Design of Florida West LLC - An operating permit to allow continued operations of an existing internet café – Good Time Arcade US Hwy 441/Lady Lake Area (Staff Recommends Approval).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The Staff Report is entered into the record. The applicant is requesting an operating permit to allow the continued operation of an existing internet café business. This business was in existence prior to the county's adoption of regulations specific to the operation of internet cafes. The Sumter County Code Enforcement Officer and Sumter County sheriff Office staff have inspected the facility monthly. Initial code violations have been corrected and no code violations have been noted since June, 2022. The proposed operating permit is effective for one year.

PUBLIC - There was no public input

2-14-23-1-b-1 Executive Summary - OP-23-00475 Good Time Arcade

2-14-23-1-b-2 OP-23-00475 Staff Report

2-14-23-1-b-3 2022 Inspection Reports

2-14-23-1-b-4 OP-23-00475 Application

2-14-23-1-b-5 OP-23-00475 Operating Permit

2-14-23-1-b-6 Written Public Input

Commissioner Wiley moved, with a second by Commissioner Bilardello, to Approve OP-23-00475-Satwinder Tucker for Home Design of Florida West LLC - An operating permit to allow continued operations of an existing internet café – Good Time Arcade US Hwy 441/Lady Lake Area. The motion carried unanimously 5 - 0

- c. OP-23-00946-Shankerbhai Patel for Gold Rush Vending, LLC - An operating permit to allow continued operations of an existing internet café – Coconuts Cafe-US Hwy 441/Lady Lake area (Staff Recommends Approval).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The Staff report is entered into the record. The applicant is

requesting an operating permit to allow the continued operation of an existing internet café business. This business was in existence prior to the county’s adoption of regulations specific to the operation of internet cafés. The Sumter County Code Enforcement Officer and Sumter County sheriff Office staff have inspected the facility monthly. Initial code violations have been corrected and no code violations have been noted since April, 2022. The proposed operating permit is effective for one year.

2-14-23-1-c-1 Executive Summary - OP-23-00946 Coconuts Cafe

2-14-23-1-c-2 OP-23-00946 Staff Report

2-14-23-1-c-3 2022 Inspection Reports

2-14-23-1-c-4 OP-23-00946 Application

2-14-23-1-c-5 Operating Permit -Coconuts

Commissioner Bogue moved, with a second by Commissioner Ulrich, to Approve OP-23-00946-Shankerbhai Patel for Gold Rush Vending, LLC - An operating permit to allow continued operations of an existing internet café – Coconuts Cafe-US Hwy 441/Lady Lake area. The motion carried unanimously 5 - 0

- d. CDD-23-00802 Coleman Ridge CDD-Amend the Boundary Line of Coleman Ridge Community Development District pursuant to Chapter 190, Florida Statute-Coleman Area (Staff Recommends Approval).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The Staff report is entered into the record. Coleman Ridge Community Development District (the “District”) has petitioned the County to amend the boundary of the District. The original District boundary was approved by the Board of County Commissioners in 2022 (Ordinance 2022-02). The requested amendment will reduce the area of the District from 559.1 acres to 130.1 acres. The proposed changes to the District boundary are shown in Map 1 of the petition. Pursuant to Chapter 190.046, Florida Statutes, the Board must approve the amendment to the District boundary via ordinance.

2-14-23-1-d-1 Executive Summary CDD-23-00802

2-14-23-1-d-2 Petition to Amend Boundary Coleman Ridge CDD

2-14-23-1-d-3 CDD Resolution Approving the Boundary Change

2-14-23-1-d-5-Ordinance 2023-01

Commissioner Ulrich moved, with a second by Commissioner Wiley, to Approve CDD-23-00802 Coleman Ridge CDD-Amending the Boundary Line of Coleman Ridge Community Development District pursuant to Chapter 190, Florida Statute-Coleman Area. The motion carried unanimously 5 - 0

- e. Conduct a Public Hearing to consider VA-22-07212, Rodolfo De Anda and Luisa Betancur, Oxford Oaks Plaza, LLC to vacate a portion of Perry Street, platted road within the Town of Oxford Plat Book 1, Page 32, Oxford Area (Staff Recommends Approval of the Vacation and Authorizing the Chairman to Execute the County Deed).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The Staff report is entered into the record. Coleman Ridge Community Development District (the “District”) has petitioned the County to amend the boundary of the District. The original District boundary was approved by the Board of County Commissioners in 2022 (Ordinance 2022-02). The requested amendment will reduce the area of the District from 559.1 acres to 130.1 acres. The proposed changes to the District boundary are shown in Map 1 of the petition. Pursuant to Chapter 190.046, Florida Statutes, the Board must approve the amendment to the District boundary via ordinance.

PUBLIC - There was no public input.

2-14-23-1-e-1 Executive Summary VA-22-07212 De Anda

2-14-23-1-e-2 VA-22-07212 - Application

2-14-23-1-e-3 VA-22-07212 - Public Input

2-14-23-1-e-4 VA-22-07212 - Neighbor Acknowledgement

2-14-23-1-e-8 Legal Ad

2-14-23-1-e-Quit Claim Deed Sumter CO to Oxford Oaks Plaza LLC

2-14-23-1-e-Quit Claim Deed Sumter County to Robert Millikan

2-14-23-1-e-Resolution No. 2023-07

Commissioner Bogue moved, with a second by Commissioner Wiley, to Approve VA-22-07212, Rodolfo De Anda and Luisa Betancur, Oxford Oaks Plaza, LLC to vacate a

portion of Perry Street, platted road within the Town of Oxford Plat Book 1, Page 32, Oxford Area and Authorize the Chairman's signature on the County Deed. The motion carried unanimously 5 - 0

- f. Conduct a Public Hearing to consider VA-22-15052, The Villages Development Company, LLC - vacation of portions of CR 470 Right-of-Way between Marsh Bend Trail and the Lake County Line to allow re-alignment of the road, Wildwood area (Staff Recommendation Approval).

Bradley Arnold, County Administrator and acting Development Services Director, presented this item. The Staff report is entered into the record. The Villages Development Company, LLC have submitted a petition to vacate portions of CR 470 East of Marsh Bend Trail to allow the developer to realign CR 470 going east and west (Map #1). No objections to the road vacation of portions of CR 470 were received. Staff recommends approval of the road vacation and authorize the Chairman to sign the County Deed for the portions of CR 470, as described in Attachment "A" to the Resolution and Attachment "A" to the Executive Summary.

PUBLIC - There was no public input.

2-14-23-1-f-1 Executive Summary VA-22-15052

2-14-23-1-f-2 VA-22-15052 Application

2-14-23-1-f-4 VA-22-15052 Resolution - CR 470

2-14-23-1-f-5-Legal Ad

2-14-23-1-f-Quit Claim Deed The Villages Development Company

Commissioner Bilardello moved, with a second by Commissioner Bogue, to Approve VA-22-15052, The Villages Development Company, LLC – vacating portions of CR 470 Right-of-Way between Marsh Bend Trail and the Lake County Line to allow re-alignment of the road, Wildwood area and authorize the Chairman to execute the Resolution. The motion carried unanimously 5 - 0

2. REPORTS AND INPUT

- a. County Administrator

Bradley Arnold, County Administrator reminded the Board of the change in assignment for some Operating Permits and that as a result, there will still be 6 Operating permits coming to the Board for approval, which will round up all the renewals coming to the

Board. He also shared, that due to the level of compliance to the regulations, the number of inspection will be decreasing, reducing the cost of inspections to the County.

Mr. Arnold gave special recognition to Mr. David Casto, Emergency Management Director for the EMAP re-accreditation and Mr. William Kleinsorge, Finance Director, and the Finance Staff for receiving the Certificate of Achievement for Excellence in Financial Reporting, and presented the following items for information:

1. EMAP Accreditation (For Information Only)

2-14-23-2-a-1 Sumter County Accreditation Letter.1.26.2023

2-14-23-2-a-1 EMAP Press Release. Accreditation January 2023

2-14-23-2-a-1 Sumter County, Fl, Final Assessment Report.1.26.2023

2. Letter and Gift from Michael Ryan

2-14-23-2-a-2 Sumter County Logo Gift from Michael Ryan

2-14-23-2-a-2 Sumter Co Logo Plaque

2-14-23-2-a-2 Ryan Thank you Letter

3. Royal Rural Historic District Letter (For Information Only)

2-14-23-2-a-3 Royal Rural Historic District Letter

4. VCCDD VPSD Monthly Report - December 2022 Data (For Information Only)

2-14-23-2-a-4 VCCDD VPSD Monthly Report - December 2022 Data

2-14-23-2-a-4 Safety - December 2022

5. Sumter County receives Certificate of Achievement for Excellence in Financial Reporting (For Information Only)

2-14-23-2-a-5 Announcement of Award

2-14-23-2-a-5 Press Release

6. Cancel RFQ 034-0-2022/EM Sumter County Employee Comprehensive Medical Exams (For Information Only)

2-14-23-2-a-6 Executive Summary Cancellation of RFQ 034-0-2022

b. County Attorney

Jennifer Rey, County Attorney, presented the following items for informational purposes:

1. Executed Summons to Show Just Cause (For Information Only)

2-14-23-2-b-1 Executed Summons to Show Cause - Connie Nelson

2. Order on Defendant's Motion to Dismiss (For Information Only)

2-14-23-2-b-2 Order on Defendants Motion to Dismiss

3. Notice of Hearing for Steele Williams v. Sumter County (For Information Only)

2-14-23-2-b-3 Notice of Hearing - Steele Williams v. Sumter County

c. Clerk of Circuit Court

No report.

d. Board Members

1. Commissioner Wiley - no report.

2. Commissioner Bogue shared he had recently attend the Medical Examiner's Regional Meeting. He also attended the Branding event in Webster for the Historic cafe, as well as the Chili Cook off.

3. Commissioner Bilardello shared that he attended the Chili cook off in Webster and the City of Coleman meeting. He also attended an Affordable Housing meeting.

4. Commissioner Ulrich attended the Holocaust Memorial on January 30, 2023 and attended the Florida Association of Counties', Economic Development workshop on February 8.

5. Commissioner Estep shared that on January 26, 2023 he met with the Historic Community of Royal and on January 27, 2023, he met with community leaders and the Habitat for Humanity team. Commissioner Estep also attended a Florida Association of Counties' Workshop session and the Central Florida Metropolitan Planning Organization Alliance meeting, at which he became Vice Chairman of the organization.

e. Public Forum

The following individual spoke during Public Forum:

1. Reed Panos, Sunset Ridge Dr.

Commissioner Estep and Mr. Arnold, County Administrator, addressed concerns raised by Mr. Panos.

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 Vacancy (Board's Option).

2-14-23-3-c-1 Executive Summary Construction Industry Licensing Fire Code Board of Appeals

2-14-23-3-c-1 Ordinance

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

2-14-23-3-c-2 Executive Summary Public Safety

2-14-23-3-c-2 Resolution

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

2-14-23-3-c-3 Executive Summary Library Advisory Board

2-14-23-3-c-3 Resolution

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

2-14-23-3-c-4 Executive Summary VAB Vacancy 2023

d. FINANCIAL

Commissioner Estep made a statement informing the public that the Commissioners receive the agenda and the all the back-up documentation prior to the meeting, so they are able to, and do, review all documents and discuss any concerns with the County Administrator and Staff prior to the meeting, assuring that they are well informed before they recommend approval.

1. Budget Amendment A-8 FY22/23 (Staff Recommends Approval).

2-14-23-3-d-1 Executive Summary A-8

2-14-23-3-d-1 A-8

2. Change Order to Purchase Order No. 9122659 for FY 22/23 (Staff Recommends Approval).

2-14-23-3-d-2 Executive Summary Change Order to Purchase order 9122659 for FY 22.23

3. Change Order to Purchase Order No. 9122781 for FY 2022/23 (Staff Recommends Approval).

2-14-23-3-d-3 Executive Summary

2-14-23-3-d-3 PDCS 9122781

2-14-23-3-d-3 9122781

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

2-14-23-3-d-4 Executive Summary - 02-14-2023

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

2-14-23-3-d-5 Executive Summary Requisition Report 2.14.23

2-14-23-3-d-5 Requisition Report 2.14.23

Commissioner Ulrich moved, with a second by Commissioner Wiley, to Approve items 1 - 5 under Financial. The motion carried unanimously 5 - 0

e. CONTRACTS AND AGREEMENTS

1. Consent of Client for the Assignment and Assumption of Professional Services Agreement with S&ME, Inc. and Inspire Placemaking Collective, Inc. for Services through RFQ 018-0-2020/RS Sumter County Comprehensive Plan Update (Staff Recommends Approval).

2-14-23-3-e-1 Executive Summary

2-14-23-3-e-1 Exhibit D - Form of Contract Assignment - SME-Inspire Placemaking

2-14-23-3-e-1 Bill of Sale - SME-Inspire Placemaking

2. Individual Project Order Number 45 with Kimley-Horn for the 301/470 Government Center Offsite Utility Extensions (Staff Recommends Approval).

2-14-23-3-e-2 Executive Summary Offsite Utilities

2-14-23-3-e-2 Project Order 45

3. Individual Project Order Number 46 with Kimley-Horn for the 301/470 Government Center Onsite Infrastructure (Staff Recommends Approval).

2-14-23-3-e-3 Executive Summary Onsite Infrastructure

2-14-23-3-e-3 Project Order 46

4. Interlocal Agreement Between Sumter County and Citrus County for Fire & EMS Mutual Aid (Staff Recommends Approval).

2-14-23-3-d-4 Executive Summary - 02-14-2023

2-14-23-3-e-4 Citrus Sumter Mutual Aid Interlocal Agreement_2023 (2)

5. Perpetual Right of Way Easement Between KLP Beaumont Commercial LLC., a Florida Limited Liability Company, KLP Villages LLC., a Florida Limited Liability Company, and Sumter County, Florida (Staff Recommends Approval).

2-14-23-3-e-5 Executive Summary Right-of-Way Easement for Signal Infrastructure

2-14-23-3-e-5 Right of Way Easement for Signal Pole

6. Enter into Contract with Ackerman Plumbing, Inc. for ITB 002-0-2023/EM Sumter County Jail I-CON Water Conservation System in A & B Pods – Charlie Building (Staff Recommends Approval).

2-14-23-3-e-6 Ackerman Plumbing, Inc. Executive Summary

2-14-23-3-e-6 WRWSA I-Con justification

2-14-23-3-e-6 Ackerman Plumbing Submittal 002

2-14-23-3-e-6 Ackerman Plumbing Inc. Agreement (API Executed)

7. Amendment #1 of Sumter County Janitorial Services Agreement with Southern Cleaning Service, Inc. (Staff Recommends Approval).

2-14-23-3-e-7 Executive Summary Southern Cleaning Amendment 1

2-14-23-3-e-7 Southern Cleaning Amendment 1 Agreement Signed

8. Approve Change Order #3 to ITB # 039-0-2021/RS with Watson Civil Construction, Inc. to Construct Buena Vista Boulevard Extension from Meggison Road to SR 44 (Staff Recommends Approval).

2-14-23-3-e-8 Executive Summary Buena Vista Boulevard Extension CO 3

2-14-23-3-e-8 ITB 002-0-2023-EM- Jail I CON Water

9. Acceptance of E911 State Grant Award for PSAP Infrastructure Replacement (Staff Recommends Approval).

2-14-23-3-e-9 Executive Summary E911 Grant

2-14-23-3-e-9 Sumter S22-01-51 State Grant Agreement

<p>Commissioner Bilardello moved, with a second by Commissioner Ulrich, to Approve items 1 - 9 under Contracts and Agreements. The motion carried unanimously 5 - 0</p>
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f. GENERAL ITEMS FOR CONSIDERATION

1. Approval of Waiver of Fines and Release of Lien for Chelsea Santiz (Staff Recommends Approval).

2-14-23-3-f-1 Executive Summary

2-14-23-3-f-1 Release of Lien

2. Approval of Waiver of Fines and Release of Lien for Southern Properties Florida LLC (Staff Recommends Approval).

2-14-23-3-f-2 Executive Summary

2-14-23-3-f-2 Release of Lien

3. Satisfaction of Civil Restitution Lien for Brian Edward Sheppard (Staff Recommends Approval).

2-14-23-3-f-3 Executive Summary Satisfaction of Civil Restitution Lien Sheppard

4. Approval of Maintained Right-of-Way Survey Map for CR 209 and Continuous Maintenance Certification (Staff Recommends Approval).

2-14-23-3-f-4 Executive Summary CR 209 Right-of-Way Map

2-14-23-3-f-4 CR 209 Maintenance Map - Final

2-14-23-3-f-4-CR 209 Continuous Maintenance

5. Revisions to the Sumter County Board of County Commissioners Purchasing Policies (Staff Recommends Approval).

2-14-23-3-f-5 Executive Summary Purchasing Policy Updates

2-14-23-3-f-5 Sumter County Purchasing Policy rev 2.14.23

6. Recommend Approval of Multi-Way Stop Warrant Analysis at CR 209 and CR 202 (Staff Recommends Approval).

2-14-23-3-f-6 Executive Summary CR 209 at CR 202 Multi-Way Stop

7. Recommendation from Sumter County of the Murphy Act Road Reservation Release for Parcel J01-069 (Staff Recommends Approval).

2-14-23-3-f-7 Executive Summary - Reservation Release

2-14-23-3-f-7 Murphy Act Reservation Release J01-069

Commissioner Bogue moved, with a second by Commissioner Wiley, to Approve Motion to Approve items 1 - 7 under General items for Consideration. The motion carried unanimously 5 - 0

4. ADJOURN

The meeting adjourned at 6:33 p.m.