

The Board of Sumter County Commissioners (BOCC/Board) convened in a regular session on March 28, 2023, at the Everglades Regional Recreation Center in The Villages, Florida, with the following members present to wit: Craig Estep, Chairman, District No. 3; Roberta Ulrich, Vice Chairman, District No.1; Jeffery Bogue, 2nd Vice Chairman, District No. 4; Andrew Bilardello, District No. 2, and Donald Wiley, District No. 5. The following individuals were also present and acting in their respective official capacities: Bradley Arnold, County Administrator; William Kleinsorge, Finance Director; Melissa Elliott, 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 Ulrich 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. 6:00 PM - Public Hearing Planning and Zoning Special Master Recommendations
 1. CP-22-16490 Oxford Future Land Use (FLU) Conduct the Second and Final required public hearing to amend the Future Land Use Map of the Sumter County Comprehensive Plan by reassigning 395 acres MOL from Agriculture to Rural Residential, Oxford Area (Planning and Zoning Special Master Recommends Approval).

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report was entered into the record. This amendment proposes a revision to Map 1-1 of the Future Land Use Element of the Unified Comprehensive Plan by reassigning 395 acres +/- from Agriculture to Rural Residential to better align the size and use of the properties with their future land use assignments. This application is being brought forward to the Board for the adoption phase of this large scale land use amendment after the required Florida Department of Economic Opportunity and state agency review.

PUBLIC - The following individuals spoke during the public input portion of the hearing:

1. Alan Saikkonen, 3584 Idlewood Loop, The Villages, Fl.

Bradley Arnold, County Administrator and acting Development Services Director, addressed concerns raised by Mr. Saikkonen.

2. William Ray, 856 Walker Loop, The Villages, Fl.
3. Gail Lazenby, 3391 Reston Dr., The Villages, Fl.

After the Public input portion was closed, Mr. Arnold addressed questions posed by the Board.

3-28-23-1-a-1 Executive Summary CP-22-164490 Oxford FLU Transmittal

3-28-23-1-a-1 CP-22-16490 Agency Input

3-28-23-1-a-1 CP-22-16490 Transmittal Package - Oxford FLU

3-28-23-1-a-1 CP-22-16490 Un-Official Random Noise test

3-28-23-1-a-1 CP-22-16490 Public Input

3-28-23-1-a-1 CP-22-16490 Public Input NEW

3-28-23-1-a-1 CP-22-16490 Ordinance

3-28-23-1-a-1 Letter

Commissioner Ulrich moved, with a second by Commissioner Bogue, to approve CP-22-16490 to amend the Future Land Use Map of the Sumter County Comprehensive Plan by reassigning 395 acres MOL from Agriculture to Rural Residential, Oxford Area. The motion carried 5 - 0.

2. *R-22-015006 Robertson Rezone two five-acre parcels from A10C (Agriculture 10-acre conventional housing) to RR5C (Rural Residential 5-acre conventional housing) Oxford area, intersection of CR 103 and NE 137th RD (Planning and Zoning Special Master Recommends Approval).

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

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff report was entered into the record. This application proposes to rezone two five-acre parcels from A10C (Agriculture 10-acre minimum lot size with conventional housing) to RR5C (Rural Residential 5-acre minimum lot size with conventional housing). This application is being presented concurrently with CP-22-16490 Oxford FLU (Future Land Use), an amendment to the County's Comprehensive Plan Future Land Use Map. The Planning and Zoning Special Master held a public hearing on January 9, 2023 and recommended approval.

APPLICANT - The applicant was not present.

PUBLIC - There was no public input.

3-28-23-1-a-2 Executive Summary R-22-015006 Robertson

3-28-23-1-a-2 PZSM Order Robertson Rezoning

3-28-23-1-a-2 R-22-015006 Staff Report

3-28-23-1-a-2 R-22-015006 Public Input

3-28-23-1-a-2 Resolution-2023-10-R22-015006

Commissioner Bogue moved, with a second by Commissioner Wiley, to approve *R-22-015006 Robertson Rezone two five-acre parcels from A10C (Agriculture 10-acre conventional housing) to RR5C (Rural Residential 5-acre conventional housing) Oxford area, intersection of CR 103 and NE 137th Rd. The motion carried 5 - 0.

3. *SS-23-02328 Buffalo Hide and Cattle Company, LLC. Amend land use from Commercial to Agriculture on approximately five (5) acres, E CR 470 (Planning and Zoning Special Master Recommends Approval).

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

This item was presented by Kathy Bergnoli, Development Services Planner. The Staff Report was entered into the record. This application proposes to amend the land use of a five acre MOL property from Commercial land use to Agriculture land use. The Planning and Zoning Special Master held a public hearing on March 6, 2023, and recommended approval.

APPLICANT - Marty Dzuro, 3601 Keisel Rd, The Villages was present to answer any questions.

PUBLIC - The following individuals spoke during the public input portion:

1. Barbara Marsh, 41 CR 527N

Bradley Arnold, County Administrator and Acting Development Services Director addressed the concerns of the public.

APPLICANT REBUTTAL: Marty Dzuro addressed concerns raised during public input and answered questions posed by the Board.

3-28-23-1-a-3 Executive Summary SS-23-02328

3-28-23-1-a-3 SS-23-02328 PZSM Order

3-28-23-1-a-3 SS-23-02328 Matulka Application

3-28-23-1-a-3 SS-23-02328 Public Input

3-28-23-1-a-3 Ordinance 2023-03 SS 02328

3-28-23-1-a-3 SS-23-02328 Staff Report

Commissioner Bilardello moved, with a second by Commissioner Ulrich, to approve *SS-23-02328 Buffalo Hide and Cattle Company, LLC. Amending land use from Commercial to Agriculture on approximately five (5) acres, E CR 470. The motion carried 5 - 0.

4. *R-23-002330 Buffalo Hide and Cattle Company, LLC. Rezone 239.19 acres from A10C (General Agriculture with Optional Housing), RR5C (Low Density Rural Residential with Conventional Housing), and CH (Heavy Commercial) to A10C (General Agriculture with Optional Housing) E CR 470 (Planning and Zoning Special Master Recommends Approval).

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

This item is was presented by Kathy Bergnoli, Development Services Planner. The Staff Report was entered into the record. This application proposes to rezone 239.19 acres MOL from a combination of A10C, RR5C, and CH to a single zoning of A10C. The Planning and Zoning Special Master held a public hearing on March 6, 2023, and recommended approval.

APPLICANT - Marty Dzuro, 3601 Keisel, Rd, The Villages was present to answer questions.

PUBLIC - There was no public input.

3-28-23-1-a-4 Executive Summary R-23-002330

3-28-23-1-a-4 PZSM Order-R-23-002330

3-28-23-1-a-4 Staff Reportr-23-002330

3-28-23-1-a-4 Rezoning Application-r-23-02328

3-28-23-1-a-4 Public Input-r-23-002330

Commissioner Wiley moved, with a second by Commissioner Bogue, to approve *R-23-002330 Buffalo Hide and Cattle Company, LLC. Rezone 239.19 acres from A10C (General Agriculture with Optional Housing), RR5C (Low Density Rural Residential with Conventional Housing), and CH (Heavy Commercial) to A10C (General Agriculture with Optional Housing) E CR 470. the motion carried 5-0 The motion carried 5 - 0.

5. *S-23-002331 Buffalo Hide and Cattle Company, LLC. Special Use Permit to allow for a rapid infiltration basin effluent field-E C.R. 470 (Planning and Zoning Special Master Recommends Approval).

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

This item was presented by Kathy Bergnoli, Development Services Planner. The Staff Report was entered the record. This application proposes a special use permit on a total of 244.19 acres MOL to allow for an effluent field on a series of commonly owned parcels zoned A 10C. The Planning and Zoning Special Master held a public hearing on March 6, 2023, and recommended.

APPLICANT - Marty Dzuro, 3604 Keisel Rd., The Villages was present to answer questions and informed the Board that the applicant agrees with the conditions recommended by Staff.

PUBLIC - There was no public input.

3-28-23-1-a-5 Executive Summary R-23-002331

3-28-23-1-a-5 PZSM Order

3-28-23-1-a-5 Staff Report

3-28-23-1-a-5 Public Input

3-28-23-1-a-5 Application and Narrative

Commissioner Bogue moved, with a second by Commissioner Wiley, to approve *S-23-002331 Buffalo Hide and Cattle Company, LLC. Special Use Permit to allow for a rapid infiltration basin effluent field-E C.R. 470, to include the 10 conditions recommended by staff. The motion carried 5 - 0.

2. REPORTS AND INPUT

- a. Proclamation Recognizing April 9-15, 2023 as Public Safety Telecommunicators Week

Commissioner Estep read the proclamation and presented it to the following individuals who were present to accept the Proclamation:

Jackie Martin, Crystal Bostrum, Robert Seacrest and Ashley Vega-Hicks, all from the Emergency Communication Center, and, From the Sumter County Sheriff's office; Karen Holloway, Melinda Brown, Sharon Bishop and Katlyn Lock.

3-28-23-2-a Public Safety Telecommunications Proclamation picture

3-28-23-2-a Public Safety Telecommunications Proclamation 2023

- b. County Administrator

Bradley Arnold, County Administrator, introduced Steven Cohoon, Assistant Public Works Director, and recognized him for all his hard work and efforts in relation to the 2022/2023 Project of the Year Award the County received, from the Florida West Coast Branch of the American Public Works Association, for the design of the Buena Vista Extension Project. Commissioner Estep presented the plaque to Mr. Cohoon.

3-28-23-2-b-1-Award presented to Steven Cohoon picture

The following items were presented for informational purposes, by Bradley Arnold, County Administrator:

1. APWA Florida West Coast Branch Award (For Information Only)
2. VCCDD VPSD Monthly Report for January 2023 (For Information Only)

3-28-23-2-b-2 VCCDD VPSD Monthly Report -Jan Data Final

3-28-23-2-b-2 Safety - Jan 2023

3. Cancel Extension #2 of the Agreement with Hydromax USA LLC for Hydrant, Valve Box and Manhole Covers, Maintenance and Repair Services (For Information Only)

3-28-23-2-b-3 Executive Summary Cancellation of Extension 2 Hydromax

4. Sumter County Rural Build - RDOF & ARPA Grant Projects - March 2023 Update (For Information Only)

3-28-23-2-b-4 Sumter County RDOF and ARPA Update - 3-15-23

5. Martin Protest Letter (For Information Only)

3-28-23-2-b-5 Letter From Cynthia Martin

3-28-23-2-b-5 Response Letter

- c. County Attorney

The following items were presented by Jennifer Rey, County Attorney:

1. Complaint for Injunctive Relief against Rattray Farm (For Information Only)

3-28-23-2-c-1 Sumter County BOCC v Rattray Farm LLC

3-28-23-2-c-1 Emergency Motion for Temporary Injunction

3-28-23-2-c-1 Hogan Email

2. Executed Certificate of Good Faith Deposit from Solomon, Figgs and National Advertising (For Information Only)

3-28-23-2-c-2 Certificate for Good Faith Deposit

- d. Clerk of Circuit Court

No report.

- e. Board Members

1. Commissioner Wiley had no report.

2. Commissioner Bogue shared that on the 15th & 16th of March, he went to Tallahassee and met with Representative John Temple, Senator Angolia along with Commissioner of Agriculture, and the DOT. He also attended the Value Adjustment Board Meeting on March 23, 2023.

3. Commissioner Bilardello shared that he attended the Juvenile Circuit Advisory Board Meeting and on March 27, he attended the Wildwood City Commissioners Meeting. He also rode to Center Hill and visited Rattray Farms, LLC and spoke with neighbors regarding the motorcycle noise. Lastly, he share that he was honored to attend Tracy's Point HOA BBQ over the past weekend.

4. Commissioner Ulrich shared that on March 18, 2023 she attended the Inaugural “Spring Thing”, that Commissioner Wiley organized and led for fundraising and commended Commissioner Wiley for a wonderful event.

5. Commissioner Estep had no report.

f. Public Forum

The following individuals spoke under the Public Forum portion of the meeting:
(Clerk’s Note: Addresses and spelling are compared with the Property Appraiser’s website (when applicable) and are as accurate as possible.)

1. Anthony Celeste, 5358 CR 122, Wildwood, Fl

2. Leah Celeste, 5358 CR 122, Wildwood, FL

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).

There are no applicants at this time. thus, no action is taken.

3-28-23-NB-c-1 Executive Summary Construction Industry Licensing Fire Code Board of Appeals

3-28-23-NB-c-1 Ordinance

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

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

3-28-23-NB-c-2 Resolution

3-28-23-NB-c-2 Executive Summary Public Safety

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

Option).

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

3-28-23-NB-c-3 Executive Summary Library Advisory Board

3-28-23-NB-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.

3-28-23-NB-c-4 Executive Summary VAB Vacancy 2023

- d. FINANCIAL

1. Budget Amendment A-11 FY22/23 (Staff Recommends Approval).

3-28-23-NB-d-1 Executive Summary A-11

3-28-23-NB-d-1 A-11 CBF

2. Change Order to Purchase Order No. 9122518 for FY 22/23 (Staff Recommends Approval).

3-28-23-NB-d-2 Executive Summary POCO 9122518

3-28-23-NB-d-2 Electrical Works 9122518

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

3-28-23-NB-d-3 Executive Summary Requisition Report

3-28-23-NB-d-3 Requisition Report

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

3-28-23-NB-d-4 Executive Summary IR

<p>Commissioner Wiley moved, with a second by Commissioner Ulrich, to Approve Items 1 - 4 under Financial. The motion carried unanimously 5 - 0</p>

e. CONTRACTS AND AGREEMENTS

1. Affordable Housing (AH) Program Request to Approve and Execute the Contract for Grant Assistance (Staff Recommends Approval).

3-28-23-NB-e-1 Executive Summary

3-28-23-NB-e-1 Contract for Grant Assistance

2. Terminate the Contract for Legal Services for the Value Adjustment Board of Sumter County, Florida with Derrill McAteer of McAteer Law, PLLC (Staff Recommends Approval).

3-28-23-NB-e-2-Executive Summary

3-28-23-NB-e-2 Termination Email

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

3-28-23-NB-e-3 Executive Summary

3-28-23-NB-e-3 Termination Email

4. Execute the Contract for Services as Planning and Zoning Special Master and Back-Up Code Enforcement Special Master with Crawford, Modica & Holt, Chartered Attorneys at Law (Staff Recommends Approval).

3-28-23-NB-e-4 Executive Summary Special Master Agreement

3-28-23-NB-e-4 Special Master Agreement - Amanda Boggus

5. Enter into Contract with CWR Contracting, Inc. for ITB 001-0-2023/JV Sumter County CR 525E 4-Lane Ultimate Improvement from CR 514 to US 301 (Staff Recommends Approval).

3-28-23-NB-e-5 Executive Summary ITB 001

3-28-23-NB-e-5 ITB 001 CWR Contracting Submittal

3-28-23-NB-e-5 ITB 001 CWR Agreement

6. Amendment #1 of Sumter County C 466A Resurfacing Project from Buena Vista Boulevard to Lake County with Superior Asphalt, Inc. (Staff Recommends Approval).

3-28-23-NB-e-6 Executive Summary Superior Asphalt Amendment 1

3-28-23-NB-e-6 Superior Asphalt Amendment 1

7. Amendment #2 of the State of Florida Commission for the Transportation Disadvantaged Standard Coordination/Operator Contract (Staff Recommends Approval).

3-28-23-NB-e-7 Executive Summary MTM Transit Amendment

3-28-23-NB-e-7 MTM Amendment 2

8. Proposed Lease Contract Number 57-12119-22-FA for space located at Sumter County Agricultural Center, 7620 SR 471 and Bushnell, FL for review and execution for the US Department of Agriculture in Sumter County (Staff Recommends Approval).

3-28-23-NB-e-8 Executive Summary USDA

3-28-23-NB-e-8 5r Pre-Award Leave Transmittal

3-28-23-NB-e-8 5r Bushnell FL Draft Lease Package

9. Terminate the RL Burns Inc., Sumter County On-Call General Contractor RFP 036-0-2021/RS (Staff Recommends Approval).

3-28-23-NB-e-9 Executive Summary RL Burns Termination

3-28-23-NB-e-9 RL Burns Termination Letter

3-28-23-NB-e-9 RL Burns Notice of Withdrawal

10. Vehicle Lease Agreement between Sumter County Board of County Commissioners/Sumter County Transit and Medical Transportation Management (MTM) Transit for use of the Sumter County Bus Fleet (Staff Recommends Approval).

3-28-23-NB-e-10 Executive Summary MTM Lease Agreement

3-28-23-NB-e-10 Vehicle Lease Agreement

11. First Amendment Interlocal Agreement between Lake County, Florida, and Sumter County, Florida for 9-1-1 Call Processing for The Villages® Development in Lake County, Florida (Staff Recommends Approval).

3-28-23-NB-e-11 Executive Summary Lake 911 Call Handling Amendment 1

3-28-23-NB-e-11 Lake 911 Call Handling Amendment 1

12. The Village Center Community Development District (VCCDD) COPCN and Contracts (Staff Recommends Approval).

3-28-23-NB-e-12 Executive Summary VCCDD Contracts

3-28-23-NB-e-12 VCCDD COPCN for TVPSD Area Final

3-28-23-NB-e-12 IGA for Fire and EMS Funding Grant with TVCCDD

3-28-23-NB-e-12 IGA Fleet Services GG Vehicles FINAL

3-28-23-NB-e-12 TVCCDD Agreement for Dispatch in Lake County FINAL

3-28-23-NB-e-12 VCCDD Mutual Aid Amendment 1

3-28-23-NB-e-12 IGA Fleet Services Fire and Ambulance FINAL

<p>Commissioner Ulrich moved, with a second by Commissioner Bogue, to Approve Items 1 - 12 under Contracts and Agreements. The motion carried unanimously 5 - 0</p>

f. GENERAL ITEMS FOR CONSIDERATION

1. Declare Surplus and List for Sale With Smith and Smith Realty for Parcel S07-015 (Staff Recommends Approval).

3-28-23-NB-f-1 Executive Summary S07-015 Surplus Sale

3-28-23-NB-f-1 S07-015 Deed

3-28-23-NB-f-1 S07-015 Property Appraiser Information

2. Revisions to the Sumter County Board of County Commissioners Purchasing Policies to meet requirements of the Sumter County Triennial Transit Review Findings (Staff Recommends Approval).

3-28-23-NB-f-2 Executive Summary Purchasing Policy Updates

3. Satisfaction of Civil Restitution Lien for Leo Wayne Hoffman (Staff Recommends Approval).

Commissioner Bilardello moved, with a second by Commissioner Wiley, to Approve items 1 - 3 under General Items for Consideration. The motion carried unanimously 5 - 0

4. ADJOURN

The meeting adjourned at 7:26 p. m.