

The Board of Sumter County Commissioners (BOCC/Board) convened in a regular session on Tuesday, February 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; Andrew Bilardello, District No. 2; Jeffrey Bogue, Second Vice Chairman, 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; Stephen Kennedy, Assistant 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](http://www.sumterclerk.com)

## 1. TIMED ITEMS & PUBLIC HEARINGS

- a. 6:00 PM - Public Hearing Planning and Zoning Special Master Recommendations  
\*Quasi Judicial

1. \*R-23-000620 – Lipps – Rezone 10 acres from A10C (Agriculture- 10 acres minimum, conventional housing) to RR5C (Rural Residential– 5 acres minimum, conventional housing) –Wildwood Area (Planning and Zoning Special Master Recommends Approval).

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

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. This application proposes to rezone 10 acres into two 5-acre parcels to allow their daughter to construct a single-family residence. The Planning and Zoning Special Master held a public hearing on February 6, 2023, and recommended approval.

APPLICANT - The applicant was not present.

PUBLIC- There was no public input.

2-28-23-1-a-1-Exec Summary

2-28-23-1-a-1-Resolution 2023-09

2-28-23-1-a-1-Special Master Order

**Commissioner Bogue moved, with a second by Commissioner Wiley, to approve \*R-23-000620 – Lipps – Rezone 10 acres from A10C (Agriculture- 10 acres minimum, conventional housing) to RR5C (Rural Residential– 5 acres minimum, conventional housing) –Wildwood Area. Motion carried 5-0 The motion carried 5 - 0.**

- b. OP-23-01125 Kelly B. Mathis, Esq. for Villages 2018, LLC - An operating permit to allow continued operations of an existing internet café - Senior Social Center - US Hwy 441/Lady Lake area (Staff Recommends Approval).

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report was 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. No code violations have been noted. The proposed operating permit is effective for one year.

APPLICANT - The applicant stated that he will stand on the submitted application.

PUBLIC - There was no public input.

2-28-23-1-b-Exec Summary

2-28-23-1-b-Staff Report OP-23-01125

2-28-23-1-b-Application OP-23-01125

2-28-23-1-b-Public Input OP-23-01125

2-28-23-1-b-Operating Permit 23-01125

2-28-23-1-b-Inspection Reports OP-23-01125

**Commissioner Bilardello moved, with a second by Commissioner Bogue, to Approve OP-23-01125 Kelly B. Mathis, Esq. for Villages 2018, LLC - An operating permit to allow continued operations of an existing internet café - Senior Social Center - US Hwy 441/Lady Lake area. The motion carried 5-0. The motion carried unanimously 5 - 0**

- c. OP-23-01920 Kelly Mathis for VIP Zone, LLC - An operating permit to allow continued operations of an existing internet café - Dreamers - W. C-470/Lake

Panasoffkee area (Staff Recommends Approval).

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Record was 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 August, 2022. The proposed operating permit is effective for one year.

APPLICANT - The applicant stated that he will stand on the submitted application.

PUBLIC - There was no public input.

2-28-23-1-c-Exec Summary

2-28-23-1-c-Staff Report OP 23-011920

2-28-23-1-c-Application OP 23-011920

2-28-23-1-c-Application OP 23-011920

2-28-23-1-c-Public Input OP 23-011920

2-28-23-1-c-Inspection Reports OP 23-011920

2-28-23-1-c-Operating Permit 23-011920

<p><b>Commissioner Ulrich moved, with a second by Commissioner Bilardello, to Approve OP-23-01920 Kelly Mathis for VIP Zone, LLC - An operating permit to allow continued operations of an existing internet café - Dreamers - W. C-470/Lake Panasoffkee area. The motion carried 5-0 The motion carried unanimously 5 - 0</b></p>
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- d. OP-23-01926-Kelly Mathis for VIP Zone, LLC - An operating permit to allow continued operations of an existing internet café - Dreamers- CR-48/Bushnell area (Staff Recommends Approval).

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report was 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 March, 2022. The proposed operating permit is effective through March 12, 2024.

APPLICANT - The applicant stated they will stand on the submitted application.

PUBLIC- There was no public input.

2-28-23-1-d-Exec Summary

2-28-23-1-d-Staff Report 23-01926

2-28-23-1-d-Application 23-01926

2-28-23-1-d-Public Input 23-01926

2-28-23-1-d-Operating Permit 23-01926

2-28-23-1-d-Inspection Reports 23-01926

<p><b>Commissioner Bogue moved, with a second by Commissioner Ulrich, to Approve OP-23-01926-Kelly Mathis for VIP Zone, LLC - An operating permit to allow continued operations of an existing internet café - Dreamers- CR-48/Bushnell area. The motion carried 5-0. The motion carried unanimously 5 - 0</b></p>
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- e. OP-23-02170 Kelly B. Mathis, Esq. for Players Palace, LLC - An operating permit to allow continued operations of an existing internet café - Players Palace - US Hwy 441/Lady Lake area (Staff Recommends Approval).

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicant is requesting 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 November, 2022. The proposed operating permit is effective for one year.

APPLICANT - The applicant stated that he will stand on the submitted application.

PUBLIC - There was no public input.

2-28-23-1-e-Exec Summary

2-28-23-1-e-Staff Report 23-02170

2-28-23-1-e-Application 23-02170

2-28-23-1-e-Operating Permit 23-02170

2-28-23-1-e-Inspection Reports 23-02170

**Commissioner Bogue moved, with a second by Commissioner Ulrich, to Approve OP-23-02170 Kelly B. Mathis, Esq. for Players Palace, LLC - An operating permit to allow continued operations of an existing internet café - Players Palace - US Hwy 441/Lady Lake area. the motion carried 5-0. The motion carried unanimously 5 - 0**

- f. OP-23-02202-Sunil Patel for Sunshine 10, LLC - An operating permit to allow continued operations of an existing internet café - Sunshine Arcade- US Hwy 441/Lady Lake area (Staff Recommends Approval.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicant is requesting 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 August, 2022. The proposed operating permit is effective through March 12, 2024.

APPLICANT - The applicant was present, but had no input.

PUBLIC - there was not public input.

2-28-23-1-f-Exec Summary

2-28-23-1-f-Staff Report 23-02202

2-28-23-1-f-Application 23-02202

2-28-23-1-f-Public Input 23-02202

2-28-23-1-f-Operating Permit 23-02202

2-28-23-1-f-Inspection Reports 23-02202

**Commissioner Bogue moved, with a second by Commissioner Bilardello, to Approve OP-23-02202-Sunil Patel for Sunshine 10, LLC - An operating permit to allow continued operations of an existing internet café - Sunshine Arcade- US Hwy 441/Lady Lake area. The motion carried 5-0. The motion carried unanimously 5 - 0**

- g. OP-23-02215-Kelly Mathis for IL Villagio, LLC - An operating permit to allow continued operations of an existing internet café - IL Villagio LLC- US Hwy 441/Lady Lake area (Staff Recommends Approval).

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report was submitted for 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 March, 2022. The proposed operating permit is effective for one year.

APPLICANT - The applicant stated that he stands on the submitted application.

PUBLIC - There was no public input.

2-28-23-1-g-Exec Summary

2-28-23-1-g-Staff Report OP-23-02215

2-28-23-1-g-Application OP-23-02215

2-28-23-1-g-Operating Permit 23-02215

2-28-23-1-g-Inspection Reports OP-23-02215

**Commissioner Bogue moved, with a second by Commissioner Ulrich, to Approve OP-23-02215-Kelly Mathis for IL Villagio, LLC - An operating permit to allow continued operations of an existing internet café - IL Villagio LLC- US Hwy 441/Lady Lake area. The motion carried 5-0. The motion carried unanimously 5 - 0**

## 2. REPORTS AND INPUT

- a. Citizen Academy Graduation Presentation

Bradley Arnold, County Administrator, gave a brief synopsis regarding the Citizen's Academy. Stephen Kennedy, Assistant County Administrator, announced the names for,

and, Commissioner Estep presented Certificates of Completion to the following individuals: Ellen Decker, Larry Donnelly, Daniel Fort, Rich Grey, Bill Holsten, Sandy Secada, Carolyn Smith, and Anthony Wooding. Not Present to receive their certificates were Chris and Walter Lamberti.

b. County Administrator

1. Quarterly Health Department Report (For Information Only)

2-28-23-2-b-1

2. SECO Energy Request for Letter of Support for Grant Application (For Information Only)

2-28-23-2-b-2-Chairman

2-28-23-2-b-2-County Administrator

3. January 2023 Internet Cafe' Inspection Report (For Information Only)

2-28-23-2-b-3

c. County Attorney

Jennifer Rey, County Attorney, provided information for the following items:

1. Motion to Dismiss Amended Complaint (For Information Only)

2-28-23-2-c-1-Motion to Dismiss

2-28-23-2-c-1-Amended Complaint

d. Clerk of Circuit Court

No Report.

e. Board Members

1. Commissioner Wiley - Had no Report.

2. Commissioner Bogue shared the on February 18, 2023 he attended the Lace and Spurs fundraising event, sponsored by the Sumter County Cattle Women's Association. He also attended the Sumter County Young Entrepreneurs awards on February 23rd, and on

February 21, 2023, he met with Property Appraiser, Joey Hooten regarding the Sumter County Value Adjustment Board process.

3. Commissioner Bilardello shared that on February 18, 2023 he attended the Lace and Spurs fundraising event sponsored by the of the Sumter County Cattle Women's Association and on February 27, 2023, he attended the City of Wildwood, City Commission meeting.

4. Commissioner Ulrich shared that on February 22, 2023, she attended the Lake-Sumter Metropolitan Planning Organization to discuss existing and future plans for the district.

5. Commissioner Estep provided the information that on February 22, 2023 he chaired the Lake-Sumter Metropolitan Planning Organization (LSMPO) Governance meeting and noted items of action.

f. Public Forum

The following individuals were present and spoke during Public Forum:

1. Cheryl Whalen, 1047 Wilder Path, The Villages, FL

County Administrator, Bradley Arnold addressed concerns raised by Ms. Whalen.

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 was taken.

2-28-23-3-c-1-Executive Summary

2-28-23-3-c-1-Ordinance

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



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

2-28-23-3-c-2-Executive Summary

2-28-23-3-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.

2-28-23-3-c-3-Executive Summary

2-28-23-3-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.

2-28-23-3-c-4-Executive Summary

d. FINANCIAL

Commissioner Estep gave a brief statement to inform the public that the Board of County Commissioners receives the agenda with all back up documentation prior to the meeting so they are able to individually review the documents and address the County Administrator and his Staff with any questions or concerns they may have concerning those documents. Thus, motions made are done after careful consideration.

1. Budget Amendment A-9 FY22/23 (Staff Recommends Approval).

2-28-23-3-d-1-Executive Summary

2-28-23-3-d-1-Budget Amendment A-9

2. Change Order to Purchase Order No. 9122695 for FY 22/23 (Staff Recommends Approval).

2-28-23-3-d-2-Executive Summary

2-28-23-3-d-2-Amendment

3. Change Order to Purchase Order No. 9122977 for FY 22/23 (Staff Recommends Approval).

2-28-23-3-d-3-Executive Summary

2-28-23-3-d-3-Change Order

4. Change Order to Purchase Order No. 922662 for FY 22/23 (Staff Recommends Approval).

2-28-23-3-d-4-Executive Summary

2-28-23-3-d-4-Change Order

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

2-28-23-3-d-5-Executive Summary

2-28-23-3-d-5-Requisition Report

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

2-28-23-3-d-6-Executive Summary

<p><b>Commissioner Wiley moved, with a second by Commissioner Ulrich, to Approve items 1-6 under Financial. The motion carried unanimously 5 - 0</b></p>
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e. CONTRACTS AND AGREEMENTS

1. Enter into Contract with Motorola Solutions for VESTA 9-1-1 Call Handling (Staff Recommends Approval).

2-28-23-3-e-1-Executive Summary

2-28-23-3-e-1-Vesta 911 Agreement

2-28-23-3-e-1-Vesta 911 Notice to Proceed

2-28-23-3-e-1-Vesta 911 Proposal

2. Enter into Contract with Superior Asphalt, Inc. for ITB 007-0-2023/EM Sumter County C 466A Resurfacing Project from Buena Vista Boulevard to Lake County Line (Staff Recommends Approval).

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

2-28-23-3-e-2-Superior Asphalt Agreement

2-28-23-3-e-2-Superior Asphalt Submittal

2-28-23-3-e-2-Sumter ITB 007-0-2023 EM Kearney

3. Individual Project Order # 44 with Kimley-Horn and Associates, Inc. and Sumter County Board of County Commissioners (BOCC) will prepare design and permit applications at the Sheriff's Office Training Facility, a ± 24-acre portion of existing Sumter County owned Parcel J21-005 (Staff Recommends Approval).

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

2-28-23-3-e-3-IPO 44

4. Individual Project Order #47 with Kimley-Horn and Associates, Inc. and Sumter County Board of County Commissioners (BOCC) for the Design Services and Grant Application Services of Sidewalk improvements on C44A and CR 213 (Staff Recommends Approval).

2-28-23-3-e-4-Executive Summary

2-28-23-3-e-4-IPO 47

<p><b>Commissioner Ulrich moved, with a second by Commissioner Wiley, to Approve Items 1 - 4 under Contracts and Agreements. The motion carried unanimously 5 - 0</b></p>
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f. GENERAL ITEMS FOR CONSIDERATION

1. State Housing Initiatives Partnership (SHIP) Request to Approve the Technical Revision to the Local Housing Assistance Plan (LHAP) for State FY 2022/2023, 2023/2024, 2024/2025 (Staff Recommends Approval).

2-28-23-3-f-1-Executive Summary

2-28-23-3-f-1-LHAP Tech Revision

2. Limited Certificate of Public Convenience and Necessity (COPCN) for HCA Florida Ocala Hospital (Staff Recommends Approval).

This item was pulled for discussion and a separate vote from the other items under General Items for Consideration.

2-28-23-3-f-2-Executive Summary

2-28-23-3-f-2-COPCN

3. Amend the 2022/2023 Classification and Compensation Schedule to reflect the reclassification of the Records and Information Specialist position (pay range 502), and the Development Technician position (pay range 502) to a Records Analyst position (pay range 504), and approve the respective job description effective March 5, 2023 (Staff Recommends Approval).

2-28-23-3-f-3-Executive Summary

2-28-23-3-f-3-Records Analyst Job Description

2-28-23-3-f-3-Records Analyst Job Description

4. Request for Temporary Road Closure for The Villages' 2023 St. Paddy's Day Parade (Staff Recommends Approval).

2-28-23-3-f-4-Executive Summary

2-28-23-3-f-4-Sawgrass Map

2-28-23-3-f-4-Temporary Road Closure

2-28-23-3-f-4-Parade Route

**Commissioner Wiley moved, with a second by Commissioner Ulrich, to Approve Items 1, 3 and 4 under General Items for Consideration. The motion carried unanimously 5 - 0**

**Commissioner Bogue moved, with a second by Commissioner Wiley, to Approve Item 2, under General Items for Consideration. The motion carried unanimously 5 - 0**

4. ADJOURN

The meeting adjourned at 6:41 p.m.

