

District Government Update



Fire Chief Edmund Cain
Deputy Chief Jim Goodworth

What happens on October 1, 2022?



Commencement of The Villages Public Safety Department (VPSD) ambulance transport operations within the VPSD service area.

Public Opinion has been positive

FIREFIIGHTERS APPRECIATE SUPPORT



A sea of yellow signs in support of The Villages Public Safety Department materialized throughout the night.

Ambulance System Operated by VPSD Can Now Move Ahead

SUMTER COUNTY COMMISSION

After 3 months of waiting for direction, The Villages Public Safety Department can start buying emergency vehicles.

In Important Public Safety Discussions, Villagers' Input Is Vital

County Board Scheduled to Vote on Future Of Fire, EMS

VPSD Moving Ahead With Ambulance Buy To Be Ready Oct. 1

EMERGENCY MEDICAL SERVICES

The agency is purchasing 12 new transport vehicles using reserve funds at no additional cost to Villagers.

By KEITH PEARLMAN | Daily Sun Specialty Editor

While Sumter County residents outside The Villages are still waiting to learn the fate of their ambulance service, The Villages Public Safety Department is swiftly moving forward with plans for the retirement community.

Amid lagging response times, Sumter County commissioners unanimously voted three months ago to end the ambulance

2020 Average Emergency Response Times



District Approves Dozen Ambulances For Villages Launch

IMPROVING CARE FOR RESIDENTS

Fire chief says department will be ready to transport patients to the hospital starting Oct. 1 without issues.

By KEITH PEARLMAN | Daily Sun Specialty Editor

Fire Departments to Provide Ambulance Transport in Sumter

The VHA VOICE
THE VILLAGES HOMEOWNERS ADVOCATES: KEEPING THE DREAM ALIVE

October 2021 • Vol. 27 No. 10

RESIDENT SUPPORT AND PARTICIPATION WINS THE DAY FOR THE VPSD!

EMS and transport services. This favorable outcome was also due in large part to the active support of both The VHA and POA, whose combined membership include over 25,000 Villages residents. We will continue to provide updates as the logistics of this decision are worked out.

We want to thank Chief Cala and The Villages Public Safety Department for providing exemplary service to all residents of The Villages. We also appreciate our District Manager, Richard Baker, for keeping us informed about this issue and other matters of concern and interest.

Thanks to the overwhelming support and participation of The Villages residents, the Sumter County Board of Commissioners has approved the purchase of 12 ambulances for the Villages Public Safety Department. This is a major milestone for our community and a testament to the power of resident support.

"Congratulations to The Villages Public Safety Department on this great news!"

District Manager

Property Owners' Association of The Villages, Inc. Champions of Residents' Rights Since 1975

POA Bulletin

POA4US.org SEPTEMBER 2021 FREE COPY Issue 47.09 | Circulation 63,370

UPCOMING GENERAL MEMBERSHIP MEETINGS

RESIDENTS ARE URGED TO ATTEND THE SUMTER COUNTY BOARD OF COMMISSIONERS MEETING

September 21, 2021 at 7 PM
Everglades Recreation Center
(POA is requesting change of venue)

VOTE TO OCCUR ON THE FUTURE OF FIRE, EMS & EMERGENCY TRANSPORTATION

Editor's Note: The following statement was submitted to The Villages Daily Sun, and once again, The Villages "Most Trusted News Source" refused to print this important announcement by both property and homeowner advocacy organizations!

POA and VHA United in Support of Villages Public Safety (VPS)

LOCAL VIEWS

The Sumter County Board of County Commissioners heard the testimony of dozens of residents (and saw nearly 600 persons in the main and overflow meeting rooms) at its Sept. 21 meeting.

Does my vote *really* matter?



Only qualified electors residing within the proposed district may vote on the referendum — be an informed voter!

District coverage has been widely reported

Firefighters Propose Special District To Serve The Villages

A PUBLIC SAFETY PRIORITY

Asking Legislature to allow department to focus on community may be part of solution for long wait times.

By KEITH PEARLMAN | Daily Sun Specialty Editor

Village Center Seeking State Approval for Special Fire District

SUPPORT FOR PUBLIC SAFETY

District officials say that separating from county control will better position the agency to serve retirees.

By BILL ZIMMERMAN | Daily Sun Specialty Editor

OUR TOWN | PROTECTING THE COMMUNITY

Voters to Decide on Separate Fire District



Cindy Sleep | Daily Sun

Creating an independent fire district in The Villages was one of several acts by the Florida Legislature during the session that wrapped up Monday.



Rep. Brett Hage sponsored the bill that would create a new fire district.

Bill expected to be signed by Gov. Ron DeSantis will put the issue on the November ballot.

By KEITH PEARLMAN | Daily Sun Specialty Editor

Residents of The Villages will vote this November on establishing a fire district independent of county control within the community. Rep. Brett Hage, R-Oxford, successfully shepherded a bill he sponsored to create the new district through the Florida Legislature, which ended its 2022 session Monday. The initiative received unanimous support from the Florida Senate (39-0) and

Please See DISTRICT, A5

MORE INSIDE

For more information on five issues of interest tackled during the Legislative session, see page A5.

County Will Support Special Fire District Focused on Retirees

EMERGENCY SERVICES IN THE VILLAGES

Sumter commissioners vote to back the move sought by The Villages Public Safety Department.

OUR TOWN | KEEPING THE COMMUNITY SAFE

Independent Fire District Bill Passes



The Florida Senate on Thursday unanimously approved the bill to create an independent fire district in The Villages. If Gov. Ron DeSantis signs the bill as expected, the issue will go before voters in November.

The Villages®

Community Development Districts

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Hospitality • Stewardship • Creativity & Innovation • Hard Work

Heard at the Open House



EDMUND CAIN
FIRE CHIEF

What will happen to the VPSD?



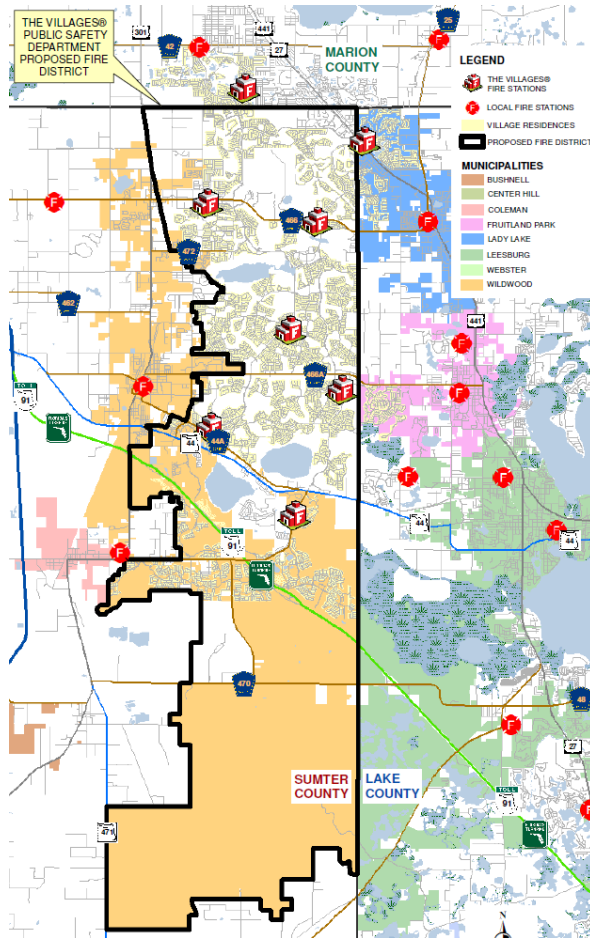
Upon voter approval of the independent special fire district, **the VPSD will transition** to become The Villages Independent Fire Control and Rescue District during FY 2022-23.

Who will govern the District?

The Board Members who will serve on The Villages Independent Fire Control and Rescue District will be elected residents of The Villages and must reside in the new District.

Once the District is formed, **the District shall be governed by a Board consisting of five members residing within the District** boundaries initially appointed to staggered terms by the Governor.

What are the boundaries?



As vacant land is developed, Fire and EMS services, infrastructure and equipment needed within the boundary will continue to grow.

As The Villages service area is unique and more dynamic compared to the surrounding areas, residents will benefit from having a Board of Supervisors with their best interest in mind to assist in the planning process.

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How will the District be funded?

Both residential and commercial parcels (properties) will be charged in substantial part using the same methodology – known as **the ‘Simplified Funding’ approach**.

While different methodologies exist, this one has been approved by the courts, and updates automatically each year as parcels reconfigure and change. This will be the primary funding source.

What do you currently pay?

CURRENT FUNDING METHOD—

Each parcel is charged a special assessment of \$124 by the Sumter County BOCC on the non-ad valorem portion of the tax bill.

In addition to the \$124, an estimated .71 mills of ad valorem property taxes per parcel would be used to fund the Interlocal Agreement for VPSD from the Sumter County BOCC.

The current Sumter County BOCC and District budgets do not reflect the proposed Independent Fire Control and Rescue District funding or the prospective changes to the Interlocal Agreement. If approved, it would take effect in the next budget cycle beginning October 2023.

What is being proposed?

PROPOSED FUNDING METHOD—

Each parcel will be specially assessed by using two distinct tiers: (1) based upon the varying improvements on the parcel determined using \$0.75 per \$1000 of relative improvement value (market or ‘just’ value minus land value) and (2) a \$124 charge per tax parcel (**only one assessment of \$124 will be applied** – it will not be duplicated in addition to the existing \$124 assessment). This two tiered ‘Simplified Funding’ approach has proven fair and successful in courts and communities elsewhere throughout Florida.

To find your land value, pull up your property record on the Property Appraiser’s website - www.sumterpa.com/record-search/.

What is being proposed?

PROPOSED FUNDING METHOD—

In addition to the ‘Simplified Funding’, non ad valorem special assessment, The Villages Independent Fire Control and Rescue District Board will have the legal ability to generate funding via limited millage which is an ad-valorem millage or tax, meaning that it is based on the taxable value of your home or business property.

What will you pay?



The following slide provides a sample comparison of an actual property within the proposed District boundaries. In addition, the supplemental ad-valorem assessment which is capped at 1 mill, if needed.

Simplified Funding Methodology

Home Information:

- Taxable Value = \$158,340
- Market Value = \$208,840
- Land Value = \$29,910
- Relative Improvement Value = \$178,930
(Market or Just Value – Land Value)

**EXAMPLE ONLY – WILL VARY BASED ON YOUR
INDIVIDUAL PROPERTY TYPE AND VALUE**

Home information obtained via Sumter County Property Appraiser <https://www.sumterpa.com/>

Current Funding Method (VPSD est.)	Proposed Funding Method	Annual Difference
$\$124.00$ per rooftop + $\$112.42$ (estimated .71 mills of ad-valorem property taxes) = Total: \$236.42	Tier 1: \$134.19 (\$.75 per \$1,000 of relative improvement value) + Tier 2: \$124.00 per parcel = Total: \$258.19	\$21.77

Ad-Valorem Assessment capped at 1 mill (millage rate x taxable value)		
.10 mill = \$15.83	.50 mill = \$79.16	1 mill = \$158.34

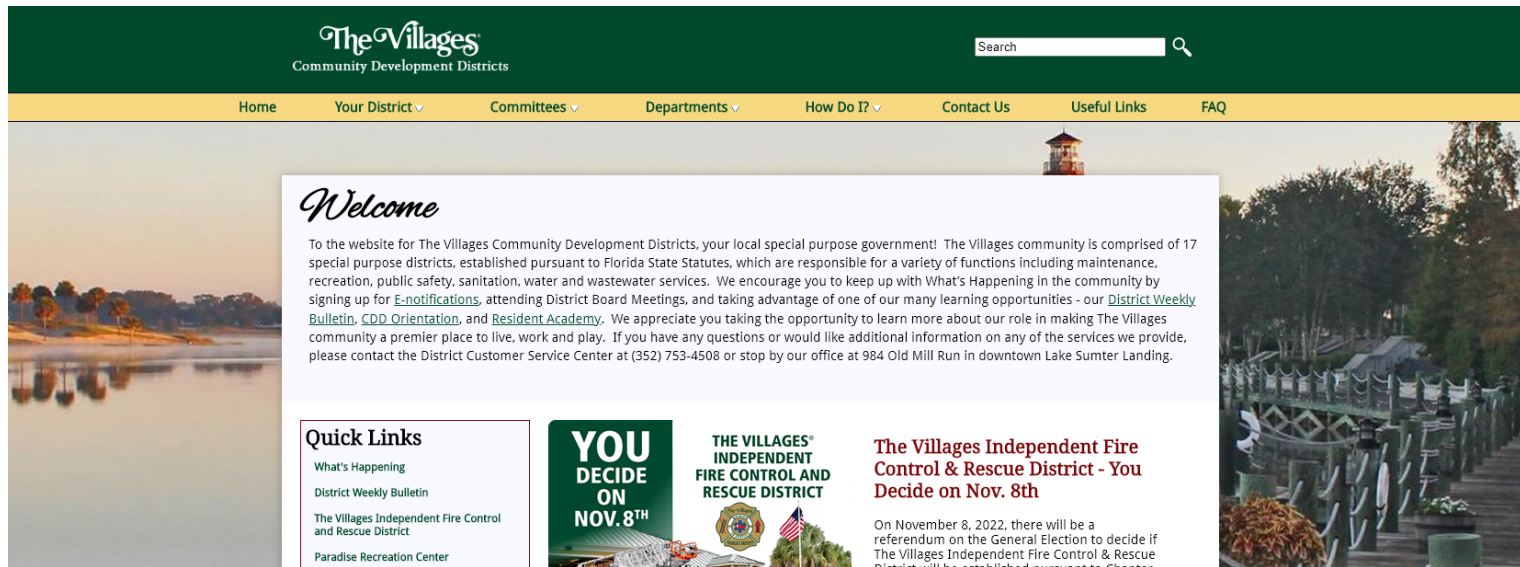


Fire District Assessment Rate Calculator

Where can I find the Annual Assessment Rate Calculator for The Villages Independent Fire Control & Rescue District?

The Assessment Rate Calculator is an interactive search engine designed to give you an estimate of the what each Parcel in the Independent Fire Control & Rescue District might be asked to pay annually.

1. To locate the search engine, visit the District website at DistrictGov.org.



Fire District Assessment Rate Calculator

Where can I find the Annual Assessment Rate Calculator for The Villages Independent Fire Control & Rescue District?

2. On the left-hand side of the page under Quick Links, click on [‘The Villages Independent Fire Control & Rescue District’](#).

Welcome

To the website for The Villages Community Development Districts, your local special purpose government! The Villages community is comprised of 17 special purpose districts, established pursuant to Florida State Statutes, which are responsible for a variety of functions including maintenance, recreation, public safety, sanitation, water and wastewater services. We encourage you to keep up with What's Happening in the community by signing up for [E-notifications](#), attending District Board Meetings, and taking advantage of one of our many learning opportunities - our [District Weekly Bulletin](#), [CDD Orientation](#), and [Resident Academy](#). We appreciate you taking the opportunity to learn more about our role in making The Villages community a premier place to live, work and play. If you have any questions or would like additional information on any of the services we provide, please contact the District Customer Service Center at (352) 753-4508 or stop by our office at 984 Old Mill Run in downtown Lake Sumter Landing.

Quick Links

- What's Happening
- District Weekly Bulletin
- [The Villages Independent Fire Control and Rescue District](#)
- Paradise Recreation Center



The Villages Independent Fire Control & Rescue District - You Decide on Nov. 8th

On November 8, 2022, there will be a referendum on the General Election to decide if The Villages Independent Fire Control & Rescue District will be established pursuant to Chapter

Fire District Assessment Rate Calculator

Where can I find the Annual Assessment Rate Calculator for The Villages Independent Fire Control & Rescue District?

3. On the Independent Fire Control & Rescue District page, click on the link titled 'Fire District Assessment Rate Calculator'.



Fire District Assessment Rate Calculator

This will take you to the interactive search engine where you can search by owner name, street address or parcel number for all parcels in the proposed Independent Fire Control & Rescue District to get the estimated Annual Assessment Rate.

Please understand this information is using the best available data available at this time. What this interactive search engine does is give you an idea of what the share each property in the proposed Independent Fire Control and Rescue District might be asked to pay annually if the November 8 referendum passes. [click here to read the exact Ballot Question laid out by Legislature for November 8].

- The information used for this search is from data expected to be certified to the Florida Department of Revenue, and is for exemplary purposes only.
- The search engine shows Tier 1 and Tier 2 of the judicially vetted Simplified Approach for special assessments, which is fundamentally proportionate and is required to be re-calculated annually. The Simplified Approach has been repeatedly determined to be fair, reasonable, and proportionate by Florida courts and uses statutorily required data developed by the local property appraiser's office for another purpose, and is updated annually. Also — the search engine shows only the use of 1/10 of potential 1 mil of taxes. We do not know what a future Board of the new district will do, but this shows you a possibility. We do know, that the legislation creating the new district that you will vote on has a cap at 1 mil (compared to 3.75 mil in general law).
- You can search by owner name, street address, or parcel number for all parcels in the proposed new Independent Fire Control and Rescue District. For perspective, divide the annual amount by 360 to understand the daily cost of this availability for each property that the property owner is asked to share.

[AGREE AND CLOSE](#)

The Villages Public Safety Department Presents
Exemplary NAV Assessment Roll
For the Proposed Independent Fire Control & Rescue District

Search the database

Parcel Number	Owner Name	Location Address
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fire District Assessment Rate Calculator

The Villages® Community Development Districts

The Villages Public Safety Department Presents
Exemplary NAV Assessment Roll
For the Proposed Independent Fire Control & Rescue District

Search the database

Parcel Number

Owner Name

Location Address

SUBMIT

What will the funds be used for?

The Villages Public Safety Department heard from the thousands of residents that they wanted **better availability of services and better response times** than they were receiving from the current transport and service provider.

These funds create a fair, stable and prudent long term means to be more responsive to residents of The Villages.

If I am no longer paying taxes to Sumter County for fire service, will my Sumter County taxes be reduced?



General Fund Proforma (New Fire Districts)

Proposed Budget Summary
SUMTER COUNTY, FLORIDA - FISCAL YEAR 22/23

GENERAL FUND	5.5936 (Board directed 5.59)				
ESTIMATED REVENUES	GENERAL FUND FY22/23	GENERAL FUND FY23/24	GENERAL FUND FY24/25	GENERAL FUND FY25/26	GENERAL FUND FY26/27
TAXES:	Millage per \$1,000				
Ad Valorem Taxes	5.5936 \$ 95,067,767	\$ 81,443,336	\$ 83,473,155	\$ 84,757,747	\$ 85,440,461
Sales and Use Taxes	\$ 20,244,953	\$ 21,144,076	\$ 22,044,096	\$ 22,941,273	\$ 23,877,208
Charges for Services	\$ 5,256,206	\$ 5,287,325	\$ 5,339,140	\$ 5,371,633	\$ 5,405,121
Intergovernmental Revenue	\$ 1,152,554	\$ 1,153,513	\$ 1,154,472	\$ 1,155,431	\$ 1,156,405
Fines & Forfeitures	\$ 21,540	\$ 21,540	\$ 21,540	\$ 21,540	\$ 21,540
Miscellaneous Revenues	\$ 160,560	\$ 160,560	\$ 160,560	\$ 160,540	\$ 160,540
Licenses And Permits	\$ 9,278,565	\$ 100	\$ 100	\$ 100	\$ 100
Other Financing Sources	\$ 4,833,439	\$ 5,084,512	\$ 5,302,293	\$ 5,855,955	\$ 6,421,710
TOTAL SOURCES	\$ 136,015,584	\$ 114,294,962	\$ 117,495,356	\$ 120,264,219	\$ 122,483,085
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances/Reserves/Net Assets	\$ 44,168,955	\$ 16,379,804	\$ 16,755,850	\$ 12,200,018	\$ 12,364,027
TOTAL REVENUES, TRANSFERS & BALANCES	\$ 180,184,539	\$ 130,674,766	\$ 134,251,206	\$ 132,464,237	\$ 134,847,112
EXPENDITURES					
Public Safety					
Public Safety - Fire	\$ 41,525,750	\$ 3,353,050	\$ 2,949,142	\$ 2,969,332	\$ 2,886,139
Public Safety - Sheriff	\$ 47,719,527	\$ 48,702,212	\$ 49,705,265	\$ 50,729,113	\$ 51,774,191
Public Safety - Other	\$ 8,647,709	\$ 8,407,847	\$ 8,585,014	\$ 8,797,092	\$ 8,972,735
General Government					
General Government Services	\$ 15,014,627	\$ 15,068,814	\$ 16,100,754	\$ 15,975,152	\$ 16,534,283
General Government - Clerk of Court	\$ 2,285,421	\$ 2,331,129	\$ 2,377,752	\$ 2,425,306	\$ 2,473,813
General Government - Property Appraiser	\$ 2,375,911	\$ 2,423,429	\$ 2,471,898	\$ 2,521,336	\$ 2,571,762
General Government - Supervisor of Elections	\$ 2,299,642	\$ 2,345,635	\$ 2,392,547	\$ 2,440,398	\$ 2,489,207
General Government - Tax Collector	\$ 2,924,052	\$ 2,982,533	\$ 3,042,184	\$ 3,103,027	\$ 3,165,088
Physical Environment	\$ 11,233,482	\$ 4,463,351	\$ 4,857,986	\$ 2,610,280	\$ 2,030,913
Transportation	\$ 8,686,459	\$ 8,325,616	\$ 8,713,348	\$ 8,811,499	\$ 9,369,752
Economic Environment	\$ 3,768,769	\$ 4,273,676	\$ 4,470,088	\$ 2,485,692	\$ 2,427,952
Human Services	\$ 7,100,099	\$ 7,262,333	\$ 7,461,268	\$ 7,689,496	\$ 7,889,222
Culture & Recreation	\$ 5,172,832	\$ 4,698,762	\$ 4,766,756	\$ 5,373,962	\$ 5,309,883
Court Operations	\$ 808,930	\$ 796,829	\$ 789,204	\$ 793,709	\$ 798,345
Other Uses	\$ 4,241,525	\$ 3,361,609	\$ 3,367,982	\$ 3,374,816	\$ 3,382,152
TOTAL EXPENDITURES	\$ 163,804,735	\$ 118,796,825	\$ 122,051,188	\$ 120,100,210	\$ 122,075,437
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances/Reserves/Net Assets	\$ 16,379,804	\$ 11,877,941	\$ 12,200,018	\$ 12,364,027	\$ 12,771,675
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES	\$ 180,184,539	\$ 130,674,766	\$ 134,251,206	\$ 132,464,237	\$ 134,847,112

The tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as a public record.

The proposed Sumter County Budget Summary reflects a reduction of over 13 million dollars in the Ad Valorem Taxes General Fund for FY23/24 if The Independent Fire Control and Rescue District is approved.

Proposed Ad Valorem Taxes for FY22/23: **\$95,067,767**

Proposed Ad Valorem Taxes for FY23/24: **\$81,443,336**

$$\$95,067,767 - \$81,443,336 = \$13,624,431$$

When looking at the Relative Improvement Value, why is there a cap at \$10,000,000?

Taxes paid have nothing to do with value received from a legal perspective. On the other hand, special assessments, such as the fire assessment fee, must be proportioned to benefits received, to be lawful.

Our consultants informed us that statistics on fire damage nationwide show that \$10 million is the maximum range to use for the relative improvement value tier of the special assessment.

Who will pay for future fire stations and equipment if the Fire District fails?
Who will pay for future fire stations and equipment if it passes?

If the Fire District were to fail then VPSD would need to enter into a new agreement with Sumter County to provide services past September 30, 2023.

If the Fire District passes, the Fire District board will approve such appropriations to fund growth within its legal authority as to the funding as approved by the voters.

So, what happens now?

House Bill 995 will appear on the General Election Ballot on November 8th for the voters to decide on the creation of The Villages Independent Fire Control and Rescue District.

Your VPSD and County Commission have been preparing, working together, and are ready for the transition resulting from a “YES” vote.

Thank You for your Positive Community Feedback

- Excellent services geared toward our community.
- Department leaders are exceptional and dedicated.
- Management of VPSD.
- Community outreach.
- Current organization is very good at what they do.
- They are well equipped for their mission.
- Great resident admiration.
- Quick response times.
- Professional firefighters/EMT's doing their job well.
- Current equipment is great condition.
- The personnel are friendly and knowledgeable.
- Good/convenient stations.
- Good response times in neighborhoods.
- Positive leadership.
- Superb outcomes both in fire and EMS.
- The department enjoys excellent community support.
- Our fire service is the best!
- Training of firefighters/paramedics.

As an interested Resident, what can I do to help?

**YOU
DECIDE
ON
NOV. 8TH**

**THE VILLAGES[®]
INDEPENDENT
FIRE CONTROL AND
RESCUE DISTRICT**



The Villages[®]

Community Development Districts

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For More Information

**VISIT DISTRICTGOV.ORG
OR SCAN QR CODE
TO LEARN MORE**





Thank You!
Questions?