

# **SEMINOLE COUNTY, FLORIDA**

*COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468*



## **Meeting Minutes**

**Tuesday, August 27, 2024**

**9:30 AM**

**BCC Chambers**

**Board of County Commissioners**

**I. CALL TO ORDER**

**Present:** Chairman Jay Zembower  
Vice Chairman Andria Herr  
Commissioner Bob Dallari  
Commissioner Lee Constantine  
Commissioner Amy Lockhart

Additional Attendees: Deputy County Manager Tricia Johnson, Deputy County Attorney Neysa Borkert, and Deputy Clerks Kyla Farrell and Chariti Guevara.

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

Reverend Jared Jones, Holy Cross Episcopal Church, Sanford, led the Invocation. Tim Jecks, Budget Director, Office of Management & Budget, led the Pledge of Allegiance.

**III. AWARDS, PRESENTATIONS AND PROCLAMATIONS**

1. Proclamation proclaiming Chief Petty Officer Gary Scheuring, United States Navy as Seminole County's August Veteran of the Month. (Chief Petty Officer Gary Scheuring, United States Navy) [2024-1080](#)

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to adopt a proclamation proclaiming Chief Petty Officer Gary Scheuring, United States Navy, as Seminole County's August Veteran of the Month.

Districts 1, 2, 3, 4, and 5 voted AYE.

2. Proclamation proclaiming Bonnie Sprung as Seminole County's 2024 Artist of the Year (Bonnie Sprung, Artist) [2024-1066](#)

Motion by Commissioner Constantine, seconded by Vice Chairman Herr, to adopt a proclamation proclaiming Bonnie Sprung as Seminole County's 2024 Artist of the Year.

Districts 1, 2, 3, 4, and 5 voted AYE.

3. County Investment Advisor Report (Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) [2024-1175](#)

Mr. McIntyre addressed the Board and presented the report.

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, to implement recommendations of the Board's financial advisor based on the report submitted today and recommend the Clerk implement said Board recommendations.

Districts 1, 2, 3, 4, and 5 voted AYE.

**IV. CONSENT AGENDA – PUBLIC PARTICIPATION**

Deputy County Manager Tricia Johnson announced add-on Agenda Item 6a, Collective Bargaining Agreement with Seminole County Professional Firefighters Association, IAFF Local 3254 A Unit.

Vice Chairman Herr requested Agenda Item 26, Employee Benefit Plan Contracts and Renewals, be pulled for separate discussion/vote.

Commissioner Constantine requested Agenda Item 14, Final Plat for the Hawk's Overlook Subdivision, be pulled for separate discussion/vote.

With regard to public participation, Sheriff Dennis Lemma spoke in support of Agenda Items 17, 18, and 19 all relating to Resolutions supporting and designating memorial markers for the following Deputies: Deputy Sheriff George Pfeil, Deputy Sheriff James Cleveland Jacobs, and Deputy Sheriff Robert Moore. No one else spoke, and public input was closed.

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to approve the Constitutional Officer's Consent Agenda Item 4; and County Manager's Consent Agenda Items 5 - 13, 15 - 25, and 27 - 49, including add-on Consent Agenda Item 6a.

Districts 1, 2, 3, 4, and 5 voted AYE.

**Constitutional Officers – Consent Agenda (Item No. 4)**

4. Expenditure Approval Lists dated July 10, 17, 24, 31, and August 7, 2024; Payroll Approval Lists Dated July 18 and August 1, 2024; and BCC Official Minutes dated June 25, and July 23, 2024. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2024-1160](#)

**County Manager's Consent Agenda (Items No. 5 - 49)**

**County Manager's Office**

5. Approve and authorize the Chairman to execute a Proclamation proclaiming September 17-23, 2024, as Constitution Week in Seminole County, Florida (Dawn Garand, Daughters of the American Revolution Chapter Regent) [2024-1195](#)
6. Approve and authorize the Chairman to execute a new Civil Traffic Hearing Officer Services Agreement for Michael Brown for Fiscal Year 2023/2024, replacing Barry LaBoda and with an effective date of July 29, 2024. Countywide (Meloney Koontz, Assistant County Manager) [2024-1072](#)
- 6a. Approve and authorize the Chairman to execute the negotiated Collective Bargaining Agreement between Seminole County and Seminole County Professional Firefighters Association, IAFF Local 3254 A Unit. Countywide (Matt Kinley, Fire Chief) [2024-1249](#)

**Community Services**

7. Approve and accept the HOME and NSP monthly report for July 2024 pursuant to Seminole County Resolution No 2015-R-51, and No 2013-R-61 and approve the Seminole County General Housing Trust Fund quarterly report, pursuant to Ordinance No 2021-14 for the 3rd quarter. Countywide (Allison Thall, Community Services Director) [2024-1081](#)

8. Approve and authorize the Chairman to execute the Continuum of Care Program Grant Agreement in the amount of \$761,567 to assist the chronically homeless citizens in Seminole County. Countywide (Allison Thall, Community Services Director) [2024-1095](#)

### **Development Services**

9. Approve and authorize the Chairman to execute two Satisfaction of Code Enforcement Board Liens related to the Code Enforcement Board Case No. 19-25-CEB. The liens were recorded, respectively, in OR Book/Page 10161/1521-1522 and 9748/1165-1166 of the Official Records of Seminole County and are associated with the property located at 1067 Williams Street, Altamonte Springs, Tax Parcel No. 18-21-30-509-0000-0180, previously owned by Horis Mack and currently owned by Morgan Voke & Deborah R. Longstaff. District4 - Lockhart (Rebecca Hammock, Development Services Director) [2024-0888](#)
10. Approve and authorize the Chairman to execute a Satisfaction of Lien in the amount of \$1,639.90 to satisfy and release a Certificate of Cost of Abatement lien associated with the property located at 102 Huntswood Ct. Longwood, FL 32750. The underlying Certificate of Costs of Abatement lien was recorded against Uwe A. Pommerening - Enhanced Life Estate. District3 - Constantine (Rebecca Hammock, Development Services Director) [2024-0900](#)
11. Approve and authorize the Chairman to execute a Satisfaction of Lien in the amount of \$1,358.67 to satisfy and release a Certificate of Costs of Abatement lien associated with the property located at 102 Huntswood Ct. Longwood, FL 32750. The underlying Certificate of Costs of Abatement lien was recorded against Uwe A. Pommerening - Enhanced Life Estate. District3 - Constantine (Rebecca Hammock, Development Services Director) [2024-0940](#)
12. Approve the Final Plat for the Tered Estates Subdivision containing three (3) lots on 5.35 acres zoned A-1 (Agriculture), located at the corner of Delk Road and Michael Drive (Eddie Muse, Applicant). District5 - Herr (Rebecca Hammock, Development Services Director) [2024-0945](#)
13. Approve the Final Plat for the Estates at Rivercrest Subdivision containing ninety-three (93) lots on 32.01 acres zoned PD (Planned Development), located on the north side of Celery Avenue, approximately 500 feet east of Sipes Avenue (M/I Homes Orlando, LLC, Applicant). District5 - Herr (Rebecca Hammock, Development Services Director) [2024-1037](#)
14. Approve the Final Plat for the Hawk's Overlook Subdivision containing eighty-seven (87) lots on 34.23 acres zoned PD (Planned Development), located on the north side of Lake Hayes Road, approximately ½ mile east of Alafaya Trail; (Logan Belk, Applicant). District1 - Dallari (Rebecca Hammock, Development Services Director) [2024-1053](#)

***Pulled for separate discussion/vote.***

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15. Approve and authorize the Chairman to execute a Release of Lien for Code Enforcement Board Case No. 12-70 -CEB due to the County's receipt of \$104,125.00, which fully satisfies the subject lien associated with 1880 Ranchland Trail, Longwood, FL Tax Parcel No. 30-20-30-300-0180-0000, owned by Drew A. Mooty owner/applicant; District4 - Lockhart (Rebecca Hammock, Development Services Director) [2024-1137](#)
16. Approve and authorize the Chairman to execute an Order imposing a lien for cost of public nuisance abatement against the property at 1655 EE Williamson Road, Longwood, for the abatement costs incurred by the County in the amount of \$164,887.25. District3 - Constantine (Rebecca Hammock, Development Services Director) [2024-1148](#)

### Emergency Management

17. Approve and authorize the chairman to execute a Resolution in support of and designating a memorial marker for a portion of S. R. 434 between S.R. 400 and Ronald Reagan Boulevard in Seminole County as Deputy Sheriff George Pfeil Memorial Highway. District3 - Constantine and District4 - Lockhart (Alan Harris, Emergency Management Director) [2024-1074](#)  
**Resolution #2024-R-84**
18. Approve and authorize the chairman to execute a Resolution in support of and designating a memorial marker for a portion of County Road 419 between Snow Hill Road and the Orange County Line in Seminole County as Deputy Sheriff James Cleveland Jacobs Memorial Highway Resolution. District1 - Dallari (Alan Harris, Emergency Management Director) [2024-1075](#)  
**Resolution #2024-R-85**
19. Approve and authorize the chairman to execute a Resolution in support of and designating a memorial marker for a portion of US Highway 17-92 between 1st Street and 25th Street in Seminole County as Deputy Sheriff Robert Moore Memorial Highway Resolution. District5 - Herr (Alan Harris, Emergency Management Director) [2024-1076](#)  
**Resolution #2024-R-86**
20. Approve and authorize the Chairman to execute the Memorandum of Agreement for enhanced medical sheltering with 'Children First Home Health Care System'. Countywide (Alan Harris, Emergency Management Director) [2024-1154](#)

### Fire Department/EMS

21. Approve and authorize the Chairman to execute the Reciprocal Agreement between the Seminole County Sheriff's Office and Seminole County concerning 911 dispatch/operator telecommunicator cardiopulmonary resuscitation training. Countywide (Matt Kinley, Fire Chief) [2024-1134](#)

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**Fleet and Facilities**

22. Approve and authorize the execution and recording of both an easement and bill of sale to the City of Sanford for potable water service on property owned by Seminole County related to the utility improvements at Five Points Complex to support the new Justice James E.C. Perry Annex building. District 5 - Herr (Chad Wilsky, Fleet and Facilities Director) [2024-0918](#)
23. Approve and authorize the Chairman to execute the Reflections of Hidden Lake Community Services Department Lease with a maturity date of September 30, 2029, with an annual increase of \$18,642.60 for a total of \$309,045.00. District 5 - Herr (Chad Wilsky, Fleet and Facilities Director on behalf of Allison Thall, Community Services Director) [2024-1014](#)
24. Approve and authorize the Chairman to execute the Final Renewal to Lease Agreement with Addiction Recovery and Treatment Center between Seminole County and Adventist Health Systems/Sunbelt Inc. District 4 - Lockhart (Chad Wilsky, Fleet and Facilities Director) [2024-1015](#)
25. Approve and authorize the Chairman to execute the Third Amendment and Final Renewal to Lease Agreement - Brio, LLC and Seminole County. The lease expires on December 31, 2027 with no remaining renewals. The annual rent increase is \$1,151.16 for a total of \$39,524.88. District 5 - Herr (Chad Wilsky, Fleet and Facilities Director on behalf of Alan Harris, Emergency Management Administrator) [2024-1112](#)

**Human Resources**

26. Staff is seeking Board approval of the following employee benefit plan contracts and renewals, and authorize the County Manager to execute any required documents: Lincoln Financial - Dental; EyeMed - Vision; Reliance Standard Life Insurance - Life Insurance, AD&D, Short-term and Long-term Disability; Cigna - EAP; AIG L B Bryan & Company - Firefighters Statutory Death Benefits; Allstate - Cancer & Specified Disease; Aetna - Critical Illness; Cigna - Flexible Spending Accounts (FSA). In addition to the plan renewals, staff is seeking Board approval of the proposed 2025 Employee paid health insurance premiums. (Christina Brandolini, Human Resources Director) [2024-1159](#)

***Pulled for separate discussion/vote.***

**Management and Budget**

27. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #24-072 in the Water and Sewer Fund to adjust project budgets in accordance with the Utilities FY24/25 Capital Improvement Plan in the net amount of \$9,295,630.73 being returned to reserves. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Utilities [2024-1176](#)

***Resolution #2024-R-87***

***BAR #24-072***

28. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #24-073 in the MSBU Program Fund to transfer \$242,500 from reserves for stabilization work at Deer Run Park. District1 - Dallari (Timothy Jecks, Management & Budget Director) Requesting Department - Parks and Recreation [2024-1188](#)

***Resolution #2024-R-88***

***BAR #24-073***

### **Parks and Recreation**

29. Approve and authorize the Chairman to execute the First Amendment to the Sylvan Lake Sports Center Use and Management Private/Public Partnership Agreement with Orlando Sports Holdings, LLC, d/b/a Orlando City Soccer Club. District5 - Herr (Richard Durr, Parks and Recreation Director) [2024-1168](#)

### **Public Works**

30. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 117 for property interests necessary for the Hillview Drive Drainage Improvement Project (1,650± SF) between Terry Upson, Jr. and Seminole County for \$17,560.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-1167](#)
31. Approve and authorize the Chairman to execute a Purchase Agreement, Drainage Easement and Utility Easement related to Project Parcels No. 1-872/902/903 for property interests necessary for the Midway Drainage Improvement Project between the Seminole County School Board and Seminole County for \$301,500.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to these parcels. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-1164](#)
32. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 103 for property interests necessary for the Hillview Drive Drainage Improvement Project (1,250± SF) between Tracy Jones and Seminole County for \$15,940.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-1163](#)
33. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 115 for property interests necessary for the Hillview Drive Drainage Improvement Project (2,450± SF) between Terry Upson, Jr. and Seminole County for \$23,660.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-1162](#)



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34. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1 for a Traffic Signal Pole Easement necessary for the Wekiva Springs Road Turn Lane Project (717± SF) between Duke Energy Florida, LLC, a Florida Limited Liability Company and Seminole County for \$8,500.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-1026](#)
35. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2-849 for a drainage easement necessary for the Midway Drainage Improvement Project (15,898± SF) between KKNC Properties, LLC and Seminole County for \$263,120.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5- Herr (Jean Jreij, P.E., Public Works Director) [2024-1036](#)
36. Approve and authorize the Chairman to execute a Memorandum of Agreement between The State of Florida Department of Transportation (FDOT) and Seminole County - FPID No. 417545-1-52-01 SR 417 (Seminole Expressway) Widening project from south of Aloma Avenue to north of SR 434. The project work contemplated by this agreement is to occur within the County's right-of-way at North Cross Seminole Trail, South Cross Seminole Trail, and Slavia Road. District1 - Dallari and District2 - Zembower (Jean Jreij, P.E., Public Works Director) [2024-1046](#)
37. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-825 for a drainage easement necessary for the Midway Drainage Improvement Project (483.23± SF) between Faye Elaine Pringle and Edna S. Hunter and Seminole County for \$12,950.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-1050](#)
38. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-838 for a drainage easement necessary for the Midway Drainage Improvement Project (1,008.16± SF) between John Oliver and Seminole County for \$16,940.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District 5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-1054](#)
39. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 105 for property interests necessary for the Hillview Drive Drainage Improvement Project (3,750± SF) between Reginald C. Floyd and Patricia A. Floyd and Seminole County for \$44,540.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-1078](#)
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40. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 118 for property interests necessary for the Hillview Drive Drainage Improvement Project (1,650± SF) between Rodney Roger Budd and Seminole County for \$22,220.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-1079](#)
41. Approve and authorize the Chairman to execute a Resolution in support of the Florida Department of Transportation Vision Zero Program and approve the Seminole County Safety Action Plan that identifies safety projects to be eligible for the Implementation Grants through the Safe Streets and Roads for All Discretionary Grant program. Countywide (Jean Jreij, P.E., Public Works Director) [2024-1100](#)
- Resolution #2024-R-89**
42. Approve and authorize the Chairman to execute a Purchase Agreement and Holdover Agreement related to Parcel #150 remainder for property interests needed for the Orange Boulevard Improvement Project (4.79 ± AC) between Thomas J. Sheipe and Margaret Sheipe and Seminole County for \$1,662,800.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-1120](#)
43. Approve and authorize the Chairman to execute a Purchase Agreement related to Parcel No. 1-824 for a drainage easement necessary for the Midway Drainage Improvement Project (408.46 ±SF) between Lamco Asset Company 1, LLC and Seminole County for \$9,000.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-1122](#)

### Resource Management

44. Award CC-5744-24/GCM - Oxford Road Improvements/Extension Project to Masci General Contractor, Inc. of Port Orange, Florida in the amount of \$40,065,087.29 and authorize the Purchasing and Contracts Division to execute the Agreement; approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) 24-070 in various funds to appropriate funding in the net amount of \$14,356,405.41 from reserves. District4 - Lockhart (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Public Works [2024-1041](#)
- Resolution #2024-R-90**
45. Approve and authorize advance quarterly payments for the Property Appraiser and Clerk of the Circuit Court and Comptroller for the FY25 Budget (Lorie Bailey Brown, CFO, Resource Management Director) [2024-1116](#)

46. Approve and authorize the Chairman to execute a grant agreement with the Florida Division of Emergency Management in acceptance of \$2,371.90 through the Hazard Analysis Program. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department -Emergency Management [2024-1126](#)
47. Award RFP-604632-23/GCM - Software Agreement for Permitting, Code Enforcement, and Contractor Licensing Solution and Implementation Services to Accela, Inc., San Ramon, CA for complete implementation of the project, authorize negotiations with Velosimo, Lehi, UT and PermitRocket Software LLC, Miami for continuing software subscriptions after implementation, and an optional managed application services agreement, with Accela, Inc., for an estimated total cost of \$3,995,428.90 and authorize the Purchasing and Contracts Division to execute the Agreements. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Department - Development Services Department [2024-1133](#)
48. Request Board ratification for the submitted grant application to the Florida Department of Environmental Protection Trails-Go Local Trail Management Grant requesting up to \$200,000 for the maintenance and repairs to the Cross Seminole Trail; and authorize the County Manager or designee to execute the grant application and supporting documents as required for the grant. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Parks & Recreation [2024-1138](#)
49. Request Board approval to submit a grant application for the Resilient Florida Grant Program requesting up to \$3,500,000 in grant funding for the Lincoln Heights and Ravenna Park drainage improvement project; and authorize the County Manager or designee to execute the grant application and supporting documents. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Public Works [2024-1155](#)

#### **CONSENT ITEMS PULLED FOR SEPARATE DISCUSSION/VOTE**

14. Approve the Final Plat for the Hawk's Overlook Subdivision containing eighty-seven (87) lots on 34.23 acres zoned PD (Planned Development), located on the north side of Lake Hayes Road, approximately ½ mile east of Alafaya Trail; (Logan Belk, Applicant). District 1 - Dallari (Rebecca Hammock, Development Services Director) [2024-1053](#)

Commissioner Constantine announced this is an item that he has historically voted against. He feels to be consistent, he will be voting against the final plat. Commissioner Dallari asked if the Commissioner is against the zoning or the technical aspect of the plat itself. Commissioner Constantine answered since he is against the zoning, he is against everything about the project. Commissioner Dallari clarified with Commissioner Constantine that he has no technical information against the plat.

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, to approve the Final Plat for the Hawk's Overlook Subdivision containing eighty-seven (87) lots on

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34.23 acres zoned PD (Planned Development), located on the north side of Lake Hayes Road, approximately 1/2 mile east of Alafaya Trail; Logan Belk, Applicant.

Districts 1, 2, 4, and 5 voted AYE.

District 3 voted NAY.

Motion passes 4 to 1.

26. Staff is seeking Board approval of the following employee benefit plan contracts and renewals, and authorize the County Manager to execute any required documents: Lincoln Financial - Dental; EyeMed - Vision; Reliance Standard Life Insurance - Life Insurance, AD&D, Short-term and Long-term Disability; Cigna - EAP; AIG L B Bryan & Company - Firefighters Statutory Death Benefits; Allstate - Cancer & Specified Disease; Aetna - Critical Illness; Cigna - Flexible Spending Accounts (FSA). In addition to the plan renewals, staff is seeking Board approval of the proposed 2025 Employee paid health insurance premiums. (Christina Brandolini, Human Resources Director) [2024-1159](#)

Vice Chairman Herr advised she wants the Board to be aware of the fact that there should be a contract that comes back once the Cigna renewal comes through. She wanted to notify staff that she expects to see improvements to the pharmacy contract at the point that it comes through, which may be more of a notice for Cigna. She would also expect to see some of the additions to their contracts that they're putting in across the board, and some of them are simply programmatic. In the item, it mentions that they shop Dental, which it is time to do that; but she would add the worksite products to the Aetna and Allstate policies. It is easier for their team to have coverage all with one place, so having those two in two different locations should probably be cleaned up. The last comment she will make is that because they no longer do the worksessions, at some point the Board does need to be getting regular updates in terms of claims information on the plan. It is too much of a budget item for the Board to not be getting regular updates. There should also be an annual Cigna CAP report, and she would like to see that when it comes out. Commissioner Lockhart stated they need to find a way for the Board to stay updated more regularly other than how it had happened in the past. She doesn't know exactly what that looks like, but it is imperative so they can understand where they're headed from a budget angle. She would like to leave that for the County Manager's Office to figure out the best way to keep the Board updated moving forward. Ms. Johnson advised her team will convene to discuss what those updates will look like.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to approve the 2025 Employee Benefit Renewals; and authorize the County Manager to execute any required documents, contracts, renewals, and premium contributions as outlined; and with the adjustments that were mentioned during the discussion of this item.

Districts 1, 2, 3, 4, and 5 voted AYE.

**V. REGULAR AGENDA**

50. Reduction of Lien Request - Consider the request for a reduction of the Code Enforcement Board lien of \$56,400.00 to \$5,000.00, under Case # [2024-1130](#) 20-18-CEB, on the property located at Leonard Street, Altamonte Springs, FL 32701, Tax Parcel ID: 18-21-30-509-0000-0270, (Joshua L. Moses, Applicant as Executor to the Estate of Chester A. Vander Pyl, III); District4 - Lockhart (Alexis Brignoni, Clerk to the Code Enforcement Board)

Ms. Brignoni addressed the Board and presented the item as outlined in the agenda memorandum.

Chairman Zembower clarified that the applicant is Joshua L. Moses, but the presentation indicates he's the executor to the estate; but the property has since been sold. Ms. Brignoni explained at the time of his application, he was still the owner of the estate. He was going through the probate process. Approximately two weeks or so after, it was sold. Chairman Zembower confirmed with Ms. Brignoni that the property has been sold, but yet the requesting party is the executor to the estate and not the new property owner.

Joshua Moses, applicant, addressed the Board as the personal representative of the estate of Chester Vander Pyl, III. He explained what his role has been in this application process. Commissioner Lockhart asked which storm was mentioned in his letter as part of the application packet, and Mr. Moses answered he isn't sure which one it was. Commissioner Lockhart noted she believes the one he mentioned was Hurricane Idalia, which was in the fall of 2023.

With regard to public participation, no one spoke, and public input was closed.

Commissioner Lockhart stated while this is a brush and overgrowth issue, the neighbors who live immediately around this vacant lot have been living with that for many years; not just the overgrowth, but the critters who have been inhabiting it. It's very easy unfortunately to ignore lots in certain neighborhoods in this county. She feels like this would have moved along more quickly had it been in a different neighborhood. Mr. Vander Pyl was able to bring the lot into compliance at one time from a distance. In terms of the County's policy, she looked at the medical and financial hardships, but neither were claimed on this particular item. The value of the property compared to the amount of the lien is less than what they would normally consider.

Motion by Commissioner Lockhart, seconded by Vice Chairman Herr, to deny a reduction of the Code Enforcement Board lien from \$56,400.00 to \$5,000.00 for Case #20-18-CEB on the property located at Leonard Street, Altamonte Springs, FL 32701, Tax Parcel ID: 18-21-30-509-0000-0270; Joshua L. Moses, Applicant.

Under discussion, the Commissioners shared why they do not support the requested reduction.

Districts 1, 2, 3, 4, and 5 voted AYE.

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**VI. WORKSESSION**

51. Seminole County's Holistic Water Policy Kim Ornberg, Environmental Services Director; Presented by Steve Riley & Daniel Rutland, Jacobs) [2024-1069](#)

Ms. Ornberg, Mr. Rutland, and Kiely Carlton, Water Policy Program Manager, addressed the Board and presented the item as included in the agenda backup. Ms. Carlton advised after staff does some engagement and receives feedback from the community and various organizations, they will bring an update back to the Board and ask for a formal adoption of the Holistic Water Policy.

The Commissioners shared their suggestions for when the policy comes back to the Board for approval. The comments were related to stakeholders, septic tanks, HOAs, updating the policy every two years, and keeping the Board updated regularly.

With regard to public participation, no one spoke, and public input was closed.

**Recess BCC Meeting Until 1:30 P.M.**

Chairman Zembower recessed the meeting at 11:03 a.m.

**Reconvene Meeting at 1:30 P.M.**

Chairman Zembower reconvened the meeting at 1:30 p.m., with all Commissioners and other Officials, with the exception of Deputy Clerk Kyla Farrell who was replaced by Deputy Clerk Chariti Guevara, who were present at the opening session.

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**VII. PUBLIC HEARING AGENDA****Accept Proofs of Publication**

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to authorize the filing of the proofs of publication for this meeting's scheduled public hearing into the Official Record.

Districts 1, 2, 3, 4, and 5 voted AYE.

**Ex Parte Disclosure**

Districts 1 and 3 submitted their ex parte communication.

52. Seminole County Port Authority Budget Presentation The Seminole County Port Authority - A self-supporting political body that operates the Port of Sanford, is submitting its proposed FY 2024/25 Budget for Board of County Commission approval. Countywide (Andrew Van Gaale, Port Authority Administrator) [2024-1087](#)

Mr. Van Gaale addressed the Board, introduced SCOPA Chairman Matt Criswell, and presented the item as outlined in the agenda memorandum. The presentation was followed by Board comments and questions.

With regard to public participation, no one spoke and public input was closed.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to approve the

FY 2024/2025 Seminole County Port Authority Budget.

Districts 1, 2, 3, 4, and 5 voted AYE.

**Public Hearings - Quasi - Judicial**

53. Casselberry Public Storage SSFLUMA and PD Rezone - Consider a [2024-0944](#)  
Small Scale Future Land Use Map Amendment from Commercial to  
Planned Development and a Rezone from C-2 (General Commercial) to  
PD (Planned Development) for redevelopment of an existing mini storage  
facility to a new self-storage facility on approximately 3.91 acres, located  
on the west side of State Road 436, approximately 0.25 mile north of  
Lake Howell Road (Robert Morgado/Bohler Engineering FL, LLC,  
Applicant). District4 - Lockhart (Annie Sillaway, Senior Planner)

**SSFLU Ordinance #2024-25**

**Rezone Ordinance #2025-26**

**D.O. #23-20500025**

Ms. Sillaway addressed the Board and presented the item as outlined in the agenda memorandum.

Tom Sullivan, Esquire, GrayRobinson, on behalf of the Applicant, addressed the Board and advised he was in agreement with staff's recommendation and available for any questions.

Commissioner Constantine inquired regarding sewer and septic. Ms. Sillaway clarified Casselberry does have sewer lines but just not for this location. There is an existing septic tank on site. The Applicant would like to keep the existing septic tank but are unsure if they will need to either install a new one or relocate the existing one, and that will be determined at final engineering.

With regard to public participation, no one spoke and public input was closed.

Motion by Commissioner Lockhart, seconded by Commissioner Dallari, to adopt Ordinance #2024-25 enacting a Small Scale Future Land Use Map Amendment from Commercial to Planned Development; adopt Ordinance #2024-26 enacting a Rezone from C-2 (General Commercial) to PD (Planned Development); and approve associated Development Order #23-20500025 and Master Development Plan for redevelopment of an existing mini storage facility to a new self-storage facility on approximately 3.91 acres, located on the west side of State Road 436, approximately 0.25 mile north of Lake Howell Road; Robert Morgado/Bohler Engineering FL, LLC, Applicant; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

54. 5080 Wayside Drive Special Exception - Consider a Special Exception to [2024-0950](#)  
allow an Assisted Living Facility with twelve (12) residents in the A-1  
(Agriculture) district on 1.44 acres, located on the north side of Wayside  
Drive, west of International Parkway. (Syed Zaidi, Applicant) District5 -



Herr (Angi Gates, Planner)

**D.O. #23-32000005**

Ms. Gates addressed the Board and presented the item as outlined in the agenda memorandum.

Syed Zaidi, Applicant, addressed the Board and briefly reviewed his request.

There were no questions for staff or the Applicant.

With regard to public participation, no one spoke and public input was closed.

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to approve the Special Exception and associated Development Order #23-32000005 for an Assisted Living Facility with no more than twelve (12) residents in the A-1 zoning district on 1.44 acres, located on the north side of Wayside Drive, west of International Parkway; Syed Zaidi, Applicant; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

55. Toula Avenue Right-of-Way Vacate - Adopt the Resolution vacating and abandoning an uncut portion of the public right-of-way known as Toula Avenue, as recorded in Plat Book 12, Page 52, of the Public Records of Seminole County, Florida, for property located on the west side of Interstate 4, approximately 1,200 feet south of EE Williamson Road (Mary D. Solik, Esq. - Attorney for Everglades University, Applicant). District3 - Constantine (Annie Sillaway, Senior Planner)

**2024-1013**

**DENIED**

Ms. Sillaway addressed the Board and presented the item as outlined in the agenda memorandum. Ms. Sillaway advised there were emails in opposition received after the printing of the agenda (received and filed).

Mary Solik, Esquire, Doty Solik Law, on behalf of the Applicant addressed the Board and stated this is a very narrow issue before the Board today, which is the vacation of the public right-of-way that serves no public use any longer. She requested to speak again in rebuttal after public comment.

With regard to public participation, the following spoke in opposition: John Higgins, Daniel Sherron, Lin Sanford, Larry Gerry, Robert Turnage, Raymond Bowen, James Dunn, Judy Woodward, Eric Duncan, Ken Smart, Laura Klim, Leslie Grubl, and Verdelle Lambert Rice.

Maria Thomson and David Thomson were called but did not speak.

Written Comment Forms in opposition were submitted from Jack Fitch, Peggy Decker, and Jeff and Rita Mazer.

No one else spoke and public input was closed.

Public Comment and Written Comment Forms were received and filed.

Ms. Solik rebutted public comment and requested approval. Commissioner Constantine inquired if the vacate could be done at the same time as a rezone hearing or if it was needed today. Ms. Solik responded it was a matter of timing for her client and generally these are perfunctory applications.

Commissioner Dallari inquired why they didn't leave the utility easement in whole. Ms. Borkert responded the utility easement done on the sketch is done by a separate OR book and page. This is vacating the portion of Toulas Avenue as it is on the plat. It won't vacate another easement that was put in place by a separate document. It only releases whatever interests the County has within that right-of-way. Ms. Solik clarified the easement that was given both to the utility provider on the east side and provider on the west side is a lot description. The legal description of that easement doesn't include any area within the right-of-way. The water company does not have any right to be in the right-of-way now. Their legal description is all the way around it. Sunshine Water does have a waterline that runs down the western edge but no easement. The applicant will be giving them one.

Commissioner Dallari inquired if Parks and Recreation/Natural Lands will need this for additional access to the Seminole Trail in the future. Ms. Sillaway stated her understanding is no. Chairman Zembower commented regardless what Parks and Recreation needs or doesn't need as far as access to the trail, he believes it is a viable option for supportive services for something in the future. Rebecca Hammock, Development Services Director, advised staff did reach out to Parks and Recreation, and they had no objection to the vacate. She does not know if they specifically looked at anything related to future access to the trail. What they have done in the past when there were proposed PDs on the trail is they've required the PD to provide a trailhead or access to the trail, and that is an option for the Board to consider if the PD does move forward. Board discussion ensued.

Ms. Solik inquired if this can be continued. Commissioner Constantine, as the district commissioner, stated if and when they ever come back to look at this property and put the two sides of the north and the south together, it can be considered then, so he does not want to continue it.

Motion by Commissioner Constantine, seconded by Vice Chairman Herr, to deny the request to adopt a Resolution vacating and abandoning an uncut portion of the public right-of-way known as Toulas Avenue, as recorded in Plat Book 12, Page 52, of the Public Records of Seminole County, Florida, for property located on the west side of Interstate 4, approximately 1,200 feet south of EE Williamson Road; Mary D. Solik, Esq. - Attorney for Everglades University, Applicant; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

Chairman Zembower recessed the meeting at 3:05 p.m. and reconvened at 3:14 p.m.

56. M.M. Lord's First Addition to Citrus Heights Right-of-Way Vacate - Adopt the Resolution vacating and abandoning an uncut portion of an unnamed public right-of-way, as recorded in Plat Book 3, Page 87, of the Public Records of Seminole County, Florida, for property more particularly known as 4369 Frances Avenue, Sanford, Florida; (Kimberlee Frank, and Linda Van Marter, Applicants) 2 - Zembower (Kaitlyn Apgar, Planner) [2024-1018](#)

**Resolution #2024-R-91**

Ms. Apgar addressed the Board and presented the item as outlined in the agenda memorandum. There were no questions from the Board.

Kimberlee Frank, Applicant, addressed the Board and briefly reviewed her request.

With regard to public participation, no one spoke and public input was closed.

Motion by Chairman Zembower, seconded by Vice Chairman Herr, to adopt appropriate Resolution #2024-R-91 vacating and abandoning an uncut portion of an unnamed public right-of-way, as recorded in Plat Book 3, Page 87, of the Public Records of Seminole County, Florida, for property more particularly known as 4369 Frances Avenue, Sanford, Florida; Kimberlee Frank, and Linda Van Marter, Applicants; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

**Public Hearings - Legislative**

57. Purchasing Policy Update - Consider an Ordinance amending Chapter 220 of the Seminole County Code of Ordinances by repealing Chapter 220 in its entirety and adopting a new Chapter 220 ("Purchasing Ordinance"); and Consider a Resolution amending the Seminole County Administrative Code by repealing Section 3.55 in its entirety and adopting a new Section 3.55 ("Purchasing Policy"), creating a new Section 28.45 ("Parks and Recreation Approval Authority"), and creating a new Section 12.1 ("Community Services Approval Authority"). Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Resource Management [2024-1127](#)

**Ordinance #2024-27**

**Resolution #2024-R-92**

Steven Koontz, Purchasing and Contracts Division Manager, addressed the Board and presented the item as outlined in the agenda memorandum. There were no questions from the Board.

With regard to public participation, no one spoke and public input was closed.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to adopt Ordinance #2024-27 amending Chapter 220 of the Seminole County Code of Ordinances by repealing Chapter 220 in its entirety and adopting a new Chapter 220 ("Purchasing Ordinance"); as described in the proof of publication.

Districts 2, 3, 4, and 5 voted AYE.

District 1 voted NAY.

Motion passes 4 to 1.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to adopt appropriate Resolution #2024-R-92 amending the Seminole County Administrative Code by repealing Section 3.55 in its entirety and adopting a new Section 3.55 ("Purchasing Policy"), creating a new Section 28.45 ("Parks and Recreation Approval Authority"), and creating a new Section 12.1 ("Community Services Approval Authority"); as described in the proof of publication.

Districts 2, 3, 4, and 5 voted AYE.

District 1 voted NAY.

Motion passes 4 to 1.

58. Non-Ad Valorem Assessment Roll - Resolution to Adopt the 2024 Non-Ad Valorem Assessment Roll with Certification provided to the Seminole County Tax Collector. Countywide (Tameka Morton, Interim MSBU Program Manager) [2024-1004](#)

**Resolution #2024-R-93**

Ms. Morton addressed the Board and presented the item as outlined in the agenda memorandum. There were no questions from the Board.

With regard to public participation, no one spoke and public input was closed.

Motion by Commissioner Lockhart, seconded by Commissioner Constantine, to adopt appropriate Resolution #2024-R-93 to adopt the 2024 Non-Ad Valorem Assessment Roll with Certification provided to the Seminole County Tax Collector; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

59. Satisfaction/Release of Liens - Amending Ch.40 (Building and Construction), Ch. 53 (Code Enforcement), Chapter 95 (Health and Sanitation), Ch. 168 (Nuisances), and Ch. 250 (Traffic) of the Seminole County Code of Ordinances; and creation of a new subsection 3.20(c) in the Seminole County Administrative Code to provide a new administrative process for release of code enforcement liens when paid in full. [2024-1058](#)

Countywide (Rebecca Hammock, Development Services Director)

**Ordinance #2024-28**

**Resolution #2024-R-94**

Ms. Hammock addressed the Board and presented the item as outlined in the agenda memorandum. There were no questions from the Board.

With regard to public participation, no one spoke and public input was closed.

Motion by Vice Chairman Herr, seconded by Commissioner Constantine, to adopt Ordinance #2024-28 amending Chapter 40 (Building and Construction), Chapter 53 (Code Enforcement), Chapter 95 (Health and Sanitation), Chapter 168 (Nuisances), and Chapter 250 (Traffic) of the Seminole County Code of Ordinances; and adopt appropriate Resolution #2024-R-94 creating a new subsection 3.20(c) in the Seminole County Administrative Code to provide a new administrative process for release of code enforcement liens when fully complied with and paid in full; as described in the proof of publication.

Ms. Borkert confirmed with Vice Chairman Herr the motion is with the revised language.

Districts 1, 2, 3, 4, and 5 voted AYE.

**II. COUNTY ATTORNEY'S REPORT**

Ms. Borkert introduced Attorney Cassidy Perdue, who has joined the County Attorney's Office.

**IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS**

No report.

**X. DISTRICT COMMISSIONER REPORTS**

60. Board Appointments

[2024-1192](#)

Motion by Vice Chairman Herr, seconded by Commissioner Constantine, to appoint Donnie Casey to the SCIDA board to fulfill an existing term expiring December 31, 2026; and to send a letter of appreciation for service on the SCIDA board to Tracy Wallace.

Districts 1, 2, 3, 4, and 5 voted AYE.

**District 5 - Commissioner Herr**

Vice Chairman Herr reported on events and meetings she has attended. The Vice Chairman congratulated the Lake Mary Little League for winning the 2024 Little League World Series.

**District 1 - Commissioner Dallari**

Commissioner Dallari congratulated the Lake Mary Little League for winning the 2024 Little League World Series. The Commissioner also congratulated Omari Jones, Oviedo, for winning a bronze medal in boxing at the 2024 Olympics.

Commissioner Dallari stated there is a consent order regarding Sunshine Utilities that resulted in fines. Instead of paying the fines, they are doing improvements in the district, including septic to sewer. He has heard they are going to be asking DEP to pay for the connections fees, which would come from taxpayer money. The Board has no jurisdiction over it but they should encourage DEP, since it is punitive they are trying to fix, Sunshine should not be asking for federal or state money, and they should be paying the whole thing. He would like to know from Environmental Services staff and/or the County Attorney's Office what the options are to encourage DEP not to offset some of the connection costs for Sunshine.

61. Board Appointments

[2024-1193](#)

Board appointments were pulled to be made at a future date.

**District 3 - Commissioner Constantine**

Commissioner Constantine congratulated the Lake Mary Little League for winning the 2024 Little League World Series. The Commissioner reported Lyman High School is celebrating its 100th year.

**District 4 - Commissioner Lockhart**

Commissioner Lockhart congratulated the Lake Mary Little League for winning the 2024 Little League World Series. The Commissioner reported on a new scholarship for the firefighter academy at Seminole State. She reported on Lynx, SunRail, and other events and meetings she attended.

62. Board Appointments

[2024-1194](#)

Motion by Chairman Zembower, seconded by Commissioner Dallari, to appoint Kristi Bernard to the Committee on Aging expiring December 31, 2024; and appoint Leslie Grubl to the Committee on Aging expiring December 31, 2026.

Districts 1, 2, 3, 4, and 5 voted AYE.

**District 2/Chairman's Report**

Chairman Zembower announced Big Daddy's Organic Farm, Oviedo, is closing permanently. The Chairman reported on the completion of the Yarborough Ranch sale to the State, Sanford Airport, and the canvassing board.

Chairman Zembower brought to the Board's attention that the Supervisor of Elections, after being told once in writing by the County Attorney that in order to do any modifications or construction to the leased building, actually contracted for another \$80,000 worth of building renovation which was immediately brought to the County Attorney's attention. The County Attorney then wrote a letter to the SOE stating that it's a leased property by the County, not the SOE, and a requirement of the lease requires it has to be approved by the County first, and then it has to be approved by the owner of the property which is the Sanford Orlando International Airport.

Unfortunately not knowing that, the Clerk of the Court had already cut a check for \$15,000 to the contractor in advance. The Chairman spoke to the contractor. That contractor has a



signed contract with the SOE. In addition to that, they have found out the schedule to move forward was scheduled for this past Monday without approval from the Sanford Orlando International Airport. It will now not be moving forward.

The Chairman's conversation with the contractor was to submit all bills to County Manager Darren Gray and County Attorney Kate Latorre for review. It appears that the citizens owe another \$8,000 to the contractor for work that's already been performed. The bottom line is the SOE has spent approximately \$23,000 of taxpayers' money without approval of the County, without approval of the Airport, on a no-bid contract that was not permitted under the terms of the lease.

Supervisor Anderson lost the primary and will not be reelected. Florida Statutes 129.06(5) dictates that the SOE cannot expend more than one-twelfth of his budgetary once he is deemed not to be reelected, as well as can no longer do non-line item transfers. In other words, cannot transfer funds from one part of the budget to reallocate it for another part of the budget. The Chairman requested Board support to ask the County Attorney to engage that immediately and make sure none of that occurs so that no further taxpayers' dollars will be expended for items that are unnecessary, unapproved, and inappropriate; as well as to discuss that with the Clerk of the Courts, who is the person who disburses the checks on behalf of the constitutional officers. Discussion ensued. Ms. Borkert clarified the statutes states it's the date the candidate is no longer up for reelection or October 1, whichever is later. So in this case, it would be October 1 when it's implemented.

Chairman Zembower confirmed there was Board direction, and no objections were voiced.

Chairman Zembower stated in reference to code enforcement liens, he wants to make sure the decision made earlier today interact with the Clerk of the Courts to ensure that money that is in escrow, in fact, gets sent to the county and is verified it gets sent to the county. Ms. Hammock advised there is a process in place.

#### **COMMUNICATIONS AND/OR REPORTS**

1. Bond Notice CUL 10436 received July 25, 2024, from the City of Casselberry for 340 Dog Track Road, Longwood.
2. Letter received July 25, 2024, Amending the interlocal agreement for the creation of the Metropolitan Planning Organization
3. Certified Letter received July 31, 2024, from Florida Commerce on Seminole County Development Authority
4. E-mail Received August 12, 2024, Florida Department of Revenue on Tax Collector Budget

#### **XII. PUBLIC COMMENT (Items not Related to the Agenda)**

Williams Watts addressed the Board and presented his Eagle Scout Project, and the Commissioners gave their feedback.

Charlie Pioli spoke regarding O-Town Compost.

The following spoke regarding their concerns of the current management of Animal Services: Kris Buchanan, Gail Nagan, Vera Clark, Jenna Delgado, Jeanette Rowlings, Brenda Sanborn, Jennifer Thomas, Mark Thomas, Michelle Duvall-Rubin, Blair Walters, Charla Ward, Andrew Hubbs, and Wendy Jennings. Linda Browning, John McGrath, and Michelle Duvall-Rubin submitted Written Comment Forms.

Public Comment Forms and Written Comment Forms were received and filed.

### **XIII. ADJOURN BCC MEETING**

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 5:22 p.m., this same date.

### **APPROVED by the BCC:**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

### **ATTEST:**

\_\_\_\_\_  
Clerk of Court and Comptroller  
As Clerk to the BCC