



SEMINOLE COUNTY, FLORIDA
Board of County Commissioners
Meeting Agenda

Tuesday, November 18, 2025

9:30 AM

BCC Chambers

Please silence all cell phones/electronic devices

I. CALL TO ORDER

Chairman Jay Zembower

II. INVOCATION & PLEDGE OF ALLEGIANCE

Shane Kohout, Metro Life Church

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. County Investment Advisor Report (**Scott McIntyre, CFA - [2025-1074](#)**
Senior Portfolio Manager, Managing Director Hilltop
Securities Asset Management)

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

Florida law provides that members of the public shall be given a reasonable opportunity to be heard on propositions before the Board of County Commissioners, except when the Board is acting on emergency or ministerial matters or conducting a meeting exempt from the requirements of the Sunshine Law. Individuals shall be permitted three (3) minutes each for public participation, or six (6) minutes when the individual is an official representative of a formal association or group. The Chairman may modify the maximum time for public participation, at his sole discretion, when appropriate.

Public participation on quasi-judicial or other public hearing items will occur during the Board's consideration of those items this afternoon. Public participation on pending procurement matters or on non-agenda items shall not be permitted at this time. Members of the public desiring to make public comment must fill out a speaker form and present the form to staff. Forms are available in the lobby.

Constitutional Officers – Consent Agenda (Items No. 2 - 3)

2. Expenditure Approval Lists dated October 15, 22, and 29, 2025; Payroll Approval List dated October 9 and 23, 2025; and BCC Official Minutes dated September 23 and October 14, 2025. **(Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)** [2025-1049](#)

3. Approve appropriation from the Sheriff's Office Fiscal Year 2024/25 General Fund Budget closeout: \$2,312,091.56 in purchase commitments not completed by 9/30/2025. Approve and authorize the Chairman to execute a Resolution implementing a Budget Amendment Request (BAR) in the amount of \$2,312,091.56 in the General Fund to establish budget. Countywide **(Lisa Spriggs, Chief of Administrative Services)** [2025-1075](#)

County Manager's Consent Agenda (Items No. 4 - 26)**County Manager's Office**

4. Approve and authorize the Chairman to execute a Resolution honoring the 103rd birthday of Queen Charlotte Taylor of Sanford, FL. [2025-1071](#)

Administrative Services

5. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-907 for a drainage easement necessary for the Midway Drainage Improvement Project (300 ± SF) between Natasha D. Scott and Seminole County for \$5,000.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr **(Stephen Koontz, Administrative Services Deputy Director)** Requesting Department - Public Works [2025-1028](#)

6. Approve and authorize the Chairman to execute an Interlocal Agreement between Seminole County and the City of Sanford relating to the Jurisdictional Transfer of a portion of Skyway Drive. District5 - Herr (**Stephen Koontz, Administrative Services Deputy Director**) [2025-1001](#)
7. Approve and authorize the Chairman to execute the five (5) year Ahoy Marine Lease Agreement for an annual rent of \$30,544.44. District5 - Herr (**Stephen Koontz, Administrative Services Deputy Director**) [2025-991](#)
8. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #707, for a temporary construction easement necessary for the Slavia Road Improvement Project (2,340 ± SF in total) between Robert C. and Kathleen K. Kingsland and Seminole County for \$65,740.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District1 - Dallari (**Stephen Koontz, Administrative Services Deputy Director**)
Requesting Department - Public Works [2025-966](#)
9. Approve the proposed Stipulated Order of Taking and Final Judgment in the amount of \$80,210.00 between Seminole County and Hattaway Holdings, LLC, regarding Parcel 101 of the Hillview Drive Improvement Project and as part of eminent domain proceedings in Seminole County Case Number 2025-CA-001128. District3 - Constantine (**Stephen Koontz, Resource Management Deputy Director**) Requesting Department - Public Works [2025-1044](#)

Community Services

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10. Approve and authorize the Chairman to execute an agreement in the amount of \$581,125 from the General Housing Trust Fund (Ordinance 2021-14) to assist with the cost of the infrastructure required for a nineteen-unit affordable housing development located in the City of Sanford in partnership with Habitat for Humanity of Seminole County and Greater Apopka Florida Inc. and any amendments or other related documents. District 5 - Herr (**Allison Thall, Community Services Director**) [2025-1023](#)

 11. Approve and authorize the Chairman to execute The Health Council of East Central Florida Medical System of Care Agreement FY2025-2026 in the amount of \$142,000 which provides outpatient medical health services to uninsured and underinsured residents of Seminole. Countywide (**Allison Thall, Community Services Director**) [2025-1027](#)

 12. Ratification of the Chairman's execution of the Combined Participation Package for the New National Opioids Secondary Manufacturers Settlements. Countywide (**Allison Thall - Community Services Director**) [2025-1061](#)

Emergency Management

13. Approve and authorize the Chairman to execute the Purchase Agreement between Pamela Sanders and Seminole County for the acquisition of the property located at 409 Whitcomb Drive, Geneva, FL through the Hazard Mitigation Grant Program. District2- Zembower (**Alan Harris, Emergency Management Director**) [2025-1022](#)
14. Approve and authorize the Chairman to execute the Purchase Agreement between Angela Zwarycz and Seminole County for the acquisition of the property located at 423 Whitcomb Drive, Geneva, FL through the Hazard Mitigation Grant Program. District2- Zembower (**Alan Harris, Emergency Management Director**) [2025-1031](#)
15. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) 26-007, which will appropriate \$145,270.04 for flood mitigation improvements for the property located at 816 Agnes Dr. Altamonte Springs, FL. District3 - Constantine (**Alan Harris, Emergency Management Director**) [2025-1062](#)

Fire Department/EMS

16. Approve and authorize the Chairman to execute the Agreement for Temporary Use of Seminole State College Facilities. District4 - Lockhart (**Matt Kinley, Fire Chief**) [2025-1033](#)

Fleet and Facilities

17. Approve the Guaranteed Maximum Price (GMP) of \$86,394,919 for the Design and Construction of Seminole County Criminal Justice Center Renovation and Five Points Building System Improvements, in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute Work Order No. 2 for Construction Services and to execute and incorporate Appendix I into PS-5968-24/RTB - Construction Manager at Risk (CMAR) Agreement for the Design and Construction of Seminole County Criminal Justice Center Renovation and Five Points Building System Improvements. District 4 - Lockhart (**Chad Wilsky, Fleet and Facilities Director**) [2025-1051](#)

Human Resources

18. Approval of the Stop-Loss/Reinsurance contract renewal for calendar year 2026. Countywide (**Christina Brandolini, Human Resources Director**) [2025-1048](#)

Management and Budget

19. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-005 in the Solid Waste Fund to transfer \$783,100 from Solid Waste Reserves to replace BCC #64078 John Deere Off Road Dump Truck and refurbish BCC #56504 Refuse Trailer; and to transfer existing budget in the Transportation Trust Fund to replace BCC #59326 F550 Bucket Truck. Countywide (**Timothy Jecks, Management & Budget Director**) Requesting Department - Fleet & Facilities [2025-980](#)
20. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-006 in the MSBU Fund to transfer \$367,748 for the renovation and stabilization to the Deer Run clubhouse. District 1 (**Timothy Jecks, Management & Budget Director**) Requesting Department - Parks and Recreation [2025-1003](#)

21. Approve and authorize the Chairman to execute the Fiscal Year 2025/26 Service Funding Agreement in the amount of \$11,625,861 by and between Seminole County, Florida, and Central Florida Regional Transportation Authority (LYNX). Countywide **(Timothy Jecks, Management & Budget Director)** [2025-1047](#)
22. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-063 in various Countywide Funds in the amount of \$8,900,913.07 for Fiscal Year 2024/25 year end budget adjustments. Countywide **(Timothy Jecks, Management & Budget Director)** [2025-1064](#)

Office of Economic Development and Tourism

23. Approve and authorize the Chairman to execute the Third Party Contributor Agreement between Seminole County Government and FloridaMakes, providing \$145,320 in in-kind services to support economic development initiatives benefiting manufacturers in Seminole County, Florida.. Countywide **(Gui Cunha, Economic Development & Tourism Director)** [2025-819](#)
24. Approve and authorize the Chairman to execute the Firefighter Challenge Championship Series Hosting Agreement in the amount of \$25,000 between the First Responder Institute, Seminole State College of Florida, and Seminole County to host the All American Challenge & Training Camp event at Seminole State College on April 1- April 4, 2026. Countywide **(Gui Cunha, Economic Development & Tourism Director)** [2025-1029](#)

Parks and Recreation

25. Approve and authorize the Chairman to execute a Temporary Construction Easement with the City of Sanford. District5 - Herr **(Rick Durr, Parks & Recreation Director)** [2025-996](#)

Public Works

26. Request Board ratification of the Seminole County Central Florida Commuter Rail Commission representative's approval of the Supplemental Amendment No. 01 to the Locally Funded Agreement between the State of Florida, Department of Transportation and the Central Florida Commuter Rail Commission. **(John Slot - Public Works Director)** [2025-1072](#)

V. WORKSESSION

27. Parks and Recreation Update **(Rick Durr, Parks and Recreation Director)** [2025-1067](#)
28. Seminole Forever Update **(Rick Durr, Parks and Recreation Director)** [2025-1068](#)

Recess BCC Meeting Until 1:30 P.M.

Reconvene Meeting at 1:30 P.M.

VI. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Ex Parte Disclosure

Public Hearings - Legislative

29. **LDC Amendment: Certified Recovery Residences -** [2025-846](#)
Consider an Ordinance amending the Land Development Code to establish a process for reasonable accommodations and the review and approval of Certified Recovery Residences, and to add a definition for Certified Recovery Residence. Countywide **(David German, Senior Planner)**

30. **Comprehensive Plan Amendment - *Staff is requesting a continuance to the December 9, 2025 BCC meeting*** - [2025-964](#)
Approve the proposed Ordinance amending the Seminole County Comprehensive Plan by revising the Introduction, Transportation, Public School Facilities, Intergovernmental Coordination, and Capital Improvement Elements to implement the 2021 School Interlocal Agreement to expand options for transit services and provide a definition for micro-transit.
Countywide (**David German, Senior Planner**)
Division:

IIIX. COUNTY ATTORNEY'S REPORT

II. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

31. Business Tax Receipts Update [2025-1070](#)

IX. DISTRICT COMMISSIONER REPORTS

District 5 - Commissioner Herr

- 31a. Approve the appointment of Zachary Miller as the District 5 representative to the Seminole County Port Authority (SCOPA) for the term 1/1/2026 - 12/31/29. [2025-1098](#)

District 1 - Commissioner Dallari

District 3 - Commissioner Constantine

District 4 - Commissioner Lockhart

District 2 - Chairman Zembower

X. CHAIRMAN'S REPORT

XI. PUBLIC COMMENT (Items not Related to the Agenda)

XII. BOARD REORGANIZATION

32. Election of Chairman and Vice Chairman [2025-1059](#)
33. Affirm the Standards of Conduct for Seminole County Commissioners [2025-1060](#)

XIII. ADJOURN BCC MEETING

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.