

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, December 10, 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: County Manager Darren Gray, County Attorney Kate Latorre, and Deputy Clerk Chariti Guevara.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Robert Bradley, Bread of Life Christian Church, gave the invocation. Bob Pike, Building Official, led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation proclaiming Cadet Kathy Corraliza, United States Air Force Academy as Seminole County's December Veteran of the Month. (Cadet Kathy Corraliza, United States Air Force Academy) [2024-1468](#)

Motion by Commissioner Lockhart, seconded by Commissioner Constantine, to adopt a Proclamation proclaiming Cadet Kathy Corraliza, United States Air Force Academy, as Seminole County's December Veteran of the Month.

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

2. County Investment Advisor Report (Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) [2024-1462](#)

Mr. McIntyre addressed the Board and reviewed 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

County Manager Darren Gray announced Consent Item 9a, RFP and BAR for Micro-Transit Services, was being added; and Item 4, Supervisor of Elections legal fees invoice payment; Item 29, Marxan Model; Item 35, Deleon Street Maintenance Map; and Item 46, FDOT Sun Trail Grant application submission, were being pulled and will be brought back.

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

Regarding Item 4, Supervisor of Elections' Legal Fees Invoice Payment, Chairman Zembower stated he is aware the County Attorney is looking at that. He inquired if the Comptroller was not the person that should be doing the initial review. County Attorney Kate Latorre explained the SOE doesn't have the line item in his budget after October 1st so everything that he needs to have paid has to come to the Board. She has looked at the invoice but can't speak to the

hourly rate or what work was done. The issue with the invoice that they need to bring back in the future is that she thinks the legal work was billed to the wrong case. There are multiple cases going on at the same time. So for recordkeeping and so the payment of the invoice comes from the right budget line item, that needs to be remedied. Where the Comptroller comes in with looking at the invoice would be double-checking that the County is paying what the invoice is asking for, but she doesn't know that the County or the Comptroller has a lot of say in the dollar value or dollar amount. Mr. Gray added they have communicated with SOE staff and asked them to forward the invoice to them, and they also have been in communication with the Comptroller as well. They are all in sync with each other and on the same page.

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, to approve Constitutional Officers' Consent Agenda and County Manager's Consent Agenda Items 3 through 50 including Item 9a, less Items 4, 29, 35, and 46.

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

Constitutional Officers – Consent Agenda (Items No. 3 - 4)

3. Expenditure Approval Lists dated October 30 and November 6, 13, and 20, 2024; Payroll Approval Lists dated October 24 and November 7, 2024; and BCC Official Minutes dated September 10 and 24 (including Second Budget Public Hearing) and October 8 and 22, 2024. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2024-1578](#)
4. Requesting Board Approval for the Supervisor of Elections to make payments for Legal Fee Invoices totaling \$9,260.30 in FY 2024/25. [2024-1588](#)
Pulled from the Agenda.

County Manager's Consent Agenda (Items No. 5 - 50)

County Attorney's Office

5. Approve and authorize the Chairman to execute a Resolution approving, solely for the limited purposes of Section 147(f) of the Internal Revenue Code, the expenditure of the proceeds of the Osceola County Housing Finance Authority ("OCHFA") not to exceed \$27,500,000 of its Revenue Bond Series (San Jose Apartment Project) for the purpose of providing funds to finance a multifamily residential rental project (121 residential units) located in Seminole County at 2353 Winter Woods Blvd., Winter Park, Florida 32792, as further described in the Resolution; and providing an effective date. Countywide (Kate Latorre, County Attorney) [2024-1568](#)
Resolution #2024-R-127
6. Approve and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Seminole County, Florida, allowing the sale of a property (Abbey Delray), for which the Palm Beach County Health Facilities Authority previously issued revenue bonds. The Borrower intends to sell Abbey Delray and use a portion of the proceeds of the sale to pay the costs of additions, renovations, remodeling, equipping and [2024-1586](#)

miscellaneous capital improvements to the Village on the Green Project located in Seminole County at 500 Village Place, Longwood, Florida, 32779, as further described in the Resolution; and providing an effective date. Countywide. (Kate Latorre, County Attorney)

Resolution #2024-R-128**County Manager's Office**

7. Approve and authorize the Chairman to execute a Proclamation for media. (Chris Patton, Communications Director) [2024-1567](#)
8. Request Board approval of the Chief Information Officer Joseph W. Alcala. (Darren Gray, County Manager) [2024-1595](#)
9. Request Board approval of the Public Works Director W. John Slot. (Darren Gray, County Manager) [2024-1596](#)
- 9a. Approve the Purchasing and Contracts Division to advertise a Request for Proposals (RFP) for Micro-Transit Services; and approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) 25-010 in the 00112 Major Projects Fund to appropriate \$100,000 of budget for use on Micro-Transit Public Relation Services. Countywide (Kristian Swenson, Assistant County Manager) [2024-1587](#)

Resolution #2024-R-129**BAR #25-010****Community Services**

10. Request Board of County Commissioners approve one opioid settlement funded position for Community Services Department, Community Health Division. Countywide (Allison Thall, Community Services Department Director) [2024-1529](#)
11. Approve the Affordable Housing Incentive Report for the 2023-2024 Program Year as presented and authorize staff to submit the report to the Florida Housing Coalition. Countywide (Allison Thall - Community Services Director) [2024-1533](#)
12. Approve and authorize the Chairman to execute the HOME-American Rescue Plan (HOME-ARP) Program Affordable Rental Housing Development Developer Agreement with Central Florida Home for Good, Inc., and any subsequent amendments to the agreement and Restrictive Use Covenant for the development of the 10-unit affordable multi-family rental development. Countywide (Allison Thall, Community Services Director) [2024-1545](#)

Development Services

13. Release of Code Enforcement Lien - Authorize the Chairman to execute the Release of Lien for Code Enforcement Special Magistrate Case No. SEMI-126095468, at 7353 Grand Avenue, Winter Park, FL 32792, Tax Parcel No. 35-21-30-516-0B00-0120; owned by Michael P. & Jennifer S. [2024-1200](#)

Weber; District1 - Dallari (Rebecca Hammock, Growth Management Director)

14. Release of Code Enforcement Lien - Authorize the Chairman to execute the Satisfaction / Release of Lien for Code Enforcement Special Magistrate Case No. SEMI-126076333, for the property located at 2585 Grassy Point Drive #209 Lake Mary, FL 32746, Tax Parcel No. 19-20-30-520-1900-2090; owned by IREALESTATEORLANDO LLC; District4 - Lockhart (Rebecca Hammock, Growth Management Director) [2024-1352](#)
15. Approve the Final Plat for the Green Turtle Estates Subdivision containing two (2) lots on 10.08 acres zoned A-5 (Rural), located on the north side of Green Turtle Ct, approximately 664 feet west of Old Geneva Rd; (Robert Price, Applicant) District2 - Zembower (Rebecca Hammock, Growth Management Director) [2024-1441](#)
16. Nuisance Abatement - Issue a determination that the unoccupied structure located at 2321 Broadway, Sanford, is a Public Nuisance and authorize the Building Official to: (1) serve notice of this determination, pursuant to Sections 168.5 and 168.6, Seminole County Code; and (2) set a date of February 11, 2025 for a "Show-Cause" public hearing, as prescribed in Sections 168.5-168.7, Seminole County Code. District5 - Herr (Jose Gomez, Chief Administrator of Development Services) [2024-1411](#)
17. Nuisance Abatement - Approve the certified costs incurred by the County to abate the unoccupied structure and pool located at 120 S. Crystal View, Sanford and issue a lien against the property for the certified costs incurred in the amount of \$40,767.01. District4 - Lockhart (Jose Gomez, Development Services Chief Administrator) [2024-1417](#)
18. Approve and Authorize the Chairman to execute a Resolution vacating and abandoning two (2), seven (7) foot wide utility easements along the west side of Lot 6 and the south twenty (22) feet of Lot 5 of the Opal Terrace Subdivision, as recorded in Plat Book 13, Page 38, of the Public Records of Seminole County, Florida, more particularly known as 574 Ruby Court, Maitland; (Roger Vega and Katherine Exposito, Applicants) District 4 - Lockhart (Rebecca Hammock, Growth Management Director) [2024-1515](#)

Resolution #2024-R-130

Environmental Services

19. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by inserting a new subsection in section 1.10 (Organizational Signature Authority) to delegate to the Environmental Services Department Director the authority to execute renewals to Residential Franchise Contracts and Commercial Franchise Contracts if certain conditions are met; and providing an effective date. Countywide (Kim Ornberg, Environmental Services Director) [2024-1508](#)

Resolution #2024-R-131

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20. Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity for Hubbard Construction Company Trademark Metals Recycling, LLC effective from October 1, 2024 to September 30, 2029. Countywide (Kim Ornberg, Environmental Services Director) [2024-1538](#)
21. Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity for Orlando Waste Paper Company, Inc effective from October 1, 2024 to September 30, 2029. Countywide (Kim Ornberg, Environmental Services Director) [2024-1537](#)
22. Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity for Recycling Services of Florida, Inc., effective from October 1, 2024 to September 30, 2029. Countywide (Kim Ornberg, Environmental Services Director) [2024-1555](#)
23. Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity for USA Services of Florida, LLC effective from October 1, 2024 to September 30, 2029. Countywide (Kim Ornberg, Environmental Services Director) [2024-1592](#)
24. Approve and authorize the Chairman to execute a new Non-Exclusive Franchise Agreement for Commercial Solid Waste Collection Service with Waste Connection of Florida, Inc and a Renewal of the Non-Exclusive Franchise for the Collection of Commercial Solid Waste Certificate for October 1, 2024 to September 30, 2025. Countywide (Kim Ornberg, Environmental Services Director) [2024-1591](#)
25. Approve and authorize the Chairman to execute a new Non-Exclusive Franchise Agreement for Commercial Solid Waste Collection Service with Waste Pro of Florida, Inc and a Renewal of the Non-Exclusive Franchise for the Collection of Commercial Solid Waste Certificate for October 1, 2024 to September 30, 2025. Countywide (Kim Ornberg, Environmental Services Director) [2024-1536](#)

Fleet and Facilities

26. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-007 in the General Fund to transfer \$17,600 from reserves for additional leased warehouse space for Emergency Management and approve and authorize the Chairman to execute the First Amendment to Lease Agreement between Juanita Mobile Home Park, LLC D/B/A Brio Business Center and Seminole County. The lease is set to expire on August 31, 2027, with no remaining renewals. The annual rent increase is \$26,136 for add-on suite 1287. District5 - Herr (Chad Wilsky, Fleet and Facilities Director on behalf of Alan Harris, Emergency Management Administrator) [2024-1539](#)

Resolution #2024-R-132

BAR #25-007

27. Approve and authorize the Chairman to execute the Purchase Agreement to purchase for \$10.00 from the City of Casselberry the land where Fire Station 25 will be located, the Second Amendment to Fire and Emergency Medical Services Interlocal Agreement between Seminole County and City of Casselberry, and the Cross Access, Parking, Utility, and Dumpster Easement and Maintenance Agreement between Seminole County and the City of Casselberry. District4 - Lockhart (Chad Wilsky, Fleet and Facilities Director) [2024-1574](#)

Human Resources

28. Approval of the Stop-Loss/Reinsurance contract renewal for calendar year 2025. Countywide (Christina Brandolini, Human Resources Director) [2024-1541](#)

Management and Budget

29. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment (BAR) #25-009 in the 2014 Infrastructure Sales Tax Fund to transfer \$175,000 from the SR436 Multimodal Improvement Project to fund the implementation of the Marxan Model managed by the East Central Florida Regional Planning Council (ECFRPC) to be used for conservation analysis; and approve and authorize the County Manager or designee to negotiate and execute an agreement with the East Central Florida Regional Planning Council (ECFRPC) based on the attached scope of services. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Public Works [2024-1575](#)

Pulled from the Agenda.

30. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-008 in the 2014 Infrastructure Sales Tax Fund to transfer \$3,000,000 to fund mast arm rebuild projects at five County intersections. Countywide (Timothy Jecks, Management & Budget Director) - Requesting Department: Public Works [2024-1570](#)

**Resolution #2024-R-133
BAR #25-008**

31. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-012 in the amount of \$37,808,796 through the 11937 American Rescue Plan Act (ARPA) Fund to appropriate transfers for final closeout of the grant. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Office of Management & Budget [2024-1589](#)

**Resolution #2024-R-134
BAR #25-012**

Office of Economic Development and Tourism

32. Approve and authorize the Chairman to execute a resolution providing tournament personnel the ability to utilize golf carts on a specific segment [2024-1553](#)

of Lake Markham and South Sylvan Lake Roads for the ECNL Boy's Regional Soccer Tournament on January 3-5, 2025 and the ECNL Girl's Regional Soccer Tournament on January 10-12, 2025. District5 - Herr (Gui Cunha, Office of Economic Development and Tourism Chief Administrator)

Resolution #2024-R-135

Parks and Recreation

33. Approve and authorize the Chairman to execute the First Amendment to the Facilities Use Agreement between Seminole County and Flock Fitness, LLC to provide additional recreational fitness programs to Seminole County residents. District1-Dallari & District5-Herr (Rick Durr, Parks and Recreation Director) [2024-1556](#)

Public Works

34. Approve and authorize the Chairman to execute a Utility Relocation Agreement and Donation Agreement for the relocation of existing water utilities and the removal of abandoned water utilities owned and operated by the Midway-Canaan Community Water Association to accommodate the proposed construction of the drainage improvements associated with Seminole County's Midway Drainage Improvement Project (CIP 01907077). District5 - Herr (Jean Jreij, P.E., Public Works Director). [2024-1201](#)
35. Approve and authorize the Chairman to execute a Maintenance Map for a portion of Deleon Street and direct this map to be recorded in the Public Records of Seminole County. District2 - Zembower (Jean Jreij, P.E., Public Works Director) [2024-1464](#)
- Pulled from the Agenda.***
36. Approve and authorize the Chairman to execute an Agreement between Seminole County and Steven M. Oesterle and Rosanne Oesterle for Relocation and Reconfiguration of a County Stormwater Retention Pond, located at 2667 Derbyshire Road, Maitland, Florida 32751. District4 - Lockhart (Jean Jreij, P.E., Public Works Director) [2024-1500](#)
37. Approve and authorize the Chairman to execute the First Amendment to Road Impact Fee/Mobility Fee Interlocal Agreement Seminole County/City of Winter Springs. Countywide (Jean Jreij, P.E., Public Works Director) [2024-1505](#)
38. Approve and authorize the Chairman to execute the Fourth Amendment to Seminole County and Bike/Walk Central Florida, Inc. Grant Agreement for Fiscal Year 2024-2025 in the amount of \$57,335.70. Countywide (Jean Jreij, P.E. Public Works Director) [2024-1546](#)
39. Approve and authorize the Chairman to execute a Local Agency Program Supplemental Agreement No.1 and Resolution between The State of Florida Department of Transportation and Seminole County in the amount of \$2,857,894.00 for the construction of the Lake Monroe Trail Loop [2024-1543](#)

Project. District5 - Herr (Jean Jreij, P.E., Public Works Director)

Resolution #2024-R-136

40. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #2-841 for a drainage easement necessary for the Midway Drainage Improvement Project (19,334.74 ± SF) between Riverside Reserve Homeowners Association, Inc. and Seminole County for \$142,500.00, 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) [2024-1577](#)
41. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #2-804 for a drainage easement necessary for the Midway Drainage Improvement Project (48,254 ± SF) between Landings at Riverbend Homeowners Association, Inc. and Seminole County for \$15,165.00, 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) [2024-1569](#)

Resource Management

42. Award CC-4508-23/GCM - Lake Monroe Trail Loop - Phase 1 to DB Civil Construction of St. Augustine, Florida in the amount of \$2,857,894.00 and authorize the Purchasing and Contracts Division to execute the Agreement. District5 - Herr (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department- Public Works [2024-1446](#)
43. Approve the proposed negotiated settlement of a general liability/bodily injury lawsuit (Franki Gonzalez v. Seminole County, Florida, Case No. 2023CA000424) related to a bicycle accident that occurred on June 12, 2022, for the total amount of \$100,000, inclusive of attorney's fees. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) [2024-1492](#)
44. Approve Change Order #1 to CC-5450-23/HSM- Irrigation System Construction at Wekiva Golf Course in the amount of \$202,973.88 to SSS Down to Earth OPCO, LLC, of Maitland, FL., add an additional two-hundred forty (240) calendar days to substantial completion and authorize Purchasing and Contracts Division to Execute the Change Order. District3 -Constantine (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Parks and Recreation [2024-1526](#)
45. Approve the ranking list and authorize staff to negotiate rates in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute one (1) Master Services Agreement for PS-6144-24/HSM- Architectural and Engineering Services for the Rosenwald Community Property Development. District4 - Lockhart (Lorie Bailey Brown, CFO/ Resource Management Director) Requesting Department- Fleet and Facilities [2024-1540](#)

46. Request Board approval to submit a grant application to Florida Department of Transportation for the Sun Trail Grant requesting up to \$10,000,000 in grant funding for the Flagler Trail design and construction 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 - Parks and Recreation [2024-1560](#)
- Pulled from the Agenda.***
47. Request Board approval to submit a grant application to the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) Assistance to Firefighter Grant (AFG) requesting up to \$2,000,000 for equipment to enhance critical projects related to safety and training; 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 - Fire [2024-1561](#)
48. Award RFP-604864-24/LAS - Food and Beverage Services at Soldiers Creek Park and Seminole County Softball Complex to Wright's Concessions LLC, Miramar, and authorize the Purchasing and Contracts Division to execute the revenue-generating Agreement. (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department/Division - Parks & Recreation [2024-1562](#)
49. Approve and authorize the Chairman to execute a Federally Funded Subaward and Grant Agreement with the State of Florida, Division of Emergency Management for \$272,500.00; and a Resolution for Budget Amendment Request (BAR) 25-006 through the Fire Grants (Federal) Grant Fund in the amount of \$272,500.00; and authorize the County Manager or designee to execute all documents associated with the grant. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Fire [2024-1565](#)
- Resolution #2024-R-137**
BAR #25-006
50. Approve the renewal of the County's Workers' Compensation, Property, Casualty Package, Boiler and Machinery, Cyber and Internet Liability, Pollution Liability, Aviation Liability, and Federal Flood Insurance Programs for calendar year 2025 with authorization to bind coverages effective January 1, 2025. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) [2024-1579](#)

V. REGULAR AGENDA

51. Reduction of Lien Request - Consideration of Applicant, Cha's Studio Inc.'s, appeal of the Deputy County Manager's denial of requested lien reduction of Code Enforcement Board lien (Case # 19-126-CEB) to administrative costs of \$580.98. The subject property is located at 4384 [2024-1271](#)

Frances Avenue, Sanford; Tax Parcel ID: 14-20-30-503-0000-0130.
District2 - Zembower (Alexis Brignoni, Code Enforcement Clerk)

DENIED

Ms. Brignoni addressed the Board and presented the item as outlined in the agenda memorandum. The presentation was followed by brief questions from the Board.

Isabel Acevedo, Applicant, addressed the Board and advised they purchased the property as an investment. The title company did a title search but only reported liens of \$16,800 at closing. There were a few questions from the Board for Ms. Acevedo.

Motion by Chairman Zembower, seconded by Commissioner Constantine, to deny the appeal of the Deputy County Manager's denial of requested lien reduction of Code Enforcement Board lien (Case # 19-126-CEB) to administrative costs of \$580.98. The subject property is located at 4384 Frances Avenue, Sanford; Tax Parcel ID: 14-20-30-503-0000-0130; Cha's Studio Inc., Applicant.

Under discussion, Commissioner Lockhart requested clarification of the lien amount. The agenda book states \$68,900 but the Applicant stated it was \$ 86,000. Ms. Latorre explained the Applicant was initially advised the total value of the County's lien was in the \$86,000 range. There was an error in the calculation that staff discovered which has since been corrected, and the lien is \$68,400.

Vice Chairman Herr inquired if the County did everything they needed to do 100% to have the correct lien amount show up in a title search. She inquired why the \$16,000 showed up but not the current number. Development Services Administrator Jose Gomez explained the Applicant was informed at the time that the lien was \$16,800 at the time and still accruing, so the additional amount was the amount accruing at \$50 a day for the time period until they came in to address it. Ms. Latorre clarified at the time the lien was imposed and recorded, the total of the fines was \$16,800. There is a fine of \$50 a day until the date of compliance. Between the date the lien was incurred until the date the property came into compliance, the value of the lien accrued to \$68,400. Ms. Latorre advised she was able to pull up the recorded lien in the public record, so it should have come up on the title search. The value in the recorded lien says \$16,800 plus \$50 a day for every additional day the violation exists. She added warranty deeds under Florida Law guarantee title to the property. If the title company made a mistake, the remedy is to file a claim with the title insurance company.

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

Commissioner Constantine suggested a reduction would be reasonable and made a friendly amendment to reduce the amount to \$34,200. Discussion ensued and without an agreement to the amendment, the amendment died.

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

Recess BCC Meeting Until 1:30 P.M.

Chairman Zembower recessed the meeting at 10:12 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 who were present at the opening session.

Bishop Samuel Duncan addressed the Board and complimented them for their work this year.

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

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

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

Ex Parte Disclosure

No ex parte.

Public Hearings - Quasi - Judicial

52. 5th Street Right-of-Way Vacate - Adopt the Resolution vacating and abandoning a portion of an uncut right-of-way known as 5th Street, in the Town of Sylvan Lake Subdivision, as recorded in Plat Book 2, Page 69 of the Public Records of Seminole County, Florida, located on the east side of Emmett Ave approximately 900 feet south of Wilson Rd; (Donald Beverly, Applicant) District5 - Herr (Annie Sillaway, Senior Planner)

[2024-1450](#)

Resolution #2024-R-138

Ms. Sillaway addressed the Board and presented the item as outlined in the agenda memorandum. There were no questions from the Board. It was determined the Applicant was present but did not wish to speak.

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

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to adopt appropriate Resolution #2024-R-138 vacating and abandoning a portion of an uncut right-of-way known as 5th Street, in the Town of Sylvan Lake Subdivision, as recorded in Plat Book 2, Page 69 of the Public Records of Seminole County, Florida, located on the east side of Emmett Ave approximately 900 feet south of Wilson Rd; Donald Beverly, Applicant; as described in the proof of publication.

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

Public Hearings - Legislative

53. Consider Adoption of an Ordinance Amending Chapter 175, Offenses - Miscellaneous of the Seminole County Code of Ordinances; Creating a new Section 175.3 Prohibiting Unauthorized Camping or Sleeping on County Property; Creating a new Section 175.4 Establishing a Process for

[2024-1580](#)

the Issuance of Trespass Warnings and Providing for an Appeal Process; Making Conforming Amendments to Section 190.35 Regarding Trespass in Public Parks; Providing for Codification in the Seminole County Code; Providing for Severability; And Providing an Effective Date.

Ordinance #2024-31

Deputy County Manager Tricia Johnson 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 Vice Chairman Herr, to adopt Ordinance #2024-31 amending Chapter 175, Offenses - Miscellaneous, of the Seminole County Code of Ordinances; Creating a new Section 175.3 Prohibiting Unauthorized Camping or Sleeping on County Property; Creating a new Section 175.4 Establishing a Process for the Issuance of Trespass Warnings and Providing for an Appeal Process; Making Conforming Amendments to Section 190.35 Regarding Trespass in Public Parks; Providing for Codification in the Seminole County Code; Providing for Severability; and Providing an Effective Date; as described in the proof of publication.

Under discussion, Commissioner Dallari stated there should be proper signage displayed distinguishing County property from State property since camping is currently allowed on State property under the statute. Brief discussion ensued.

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

54. Request Board approval of an ordinance for the 18th Judicial Circuit Courts' Programs Trust Fund and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-011 in the Court Program Fund to appropriate \$110,000 for fiscal year 2024-25. Countywide (Lorie Bailey Brown, CFO/ Resource Management Director) Requesting Department - Resource Management [2024-1383](#)

Ordinance #2024-32

Resolution #2024-R-139

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

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

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to adopt Ordinance #2024-32 for the 18th Judicial Circuit Courts' Programs Trust Fund; and authorize the Chairman to execute and adopt appropriate Resolution #2024-R-139 implementing Budget Amendment Request (BAR) #25-011 in the Court Program Fund to appropriate \$110,000 for Fiscal Year 2024-25; as described in the proof of publication.

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

VII. COUNTY ATTORNEY'S REPORT

No report.

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

Mr. Gray recognized the following directors who are departing: Public Works Director Jean Jreij, Development Services Director Rebecca Hammock, Innovation and Strategic Initiatives Chief Administrator Andrea Wesser-Brawner; and Information Technology Director James Garoutsos.

Mr. Gray advised the Tourism Improvement District (TID) was approved, and an update will be brought forward the beginning of next year.

Mr. Gray reported he received a call from SCPS Superintendent Serita Beaman advising that Winter Springs approved the 2021 Interlocal Agreement for Public School Facility Planning & Concurrency, which was the final signature needed.

IX. DISTRICT COMMISSIONER REPORTS

District 3 - Commissioner Constantine

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to appoint Rex Clonts and Shelley Nelson to the Agriculture Advisory Board for a term beginning January 1, 2025, ending December 31, 2026; Rosalie Cook and Donna Bundy to the Historical Commission for a term beginning January 1, 2025, ending December 31, 2026; and Christine Trevett to the Library Advisory Board for a term beginning January 1, 2025, ending December 31, 2026.

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

Commissioner Constantine reported on events and meetings. The Commissioner acknowledged the passings of Central Florida Philanthropist Harris Rosen and Former State Rep. Bob Hattaway.

District 4 - Commissioner Lockhart

District 4 Board Appointments

[2024-1613](#)

Motion by Commissioner Lockhart, seconded by Commissioner Constantine, to appoint John Lommerse and Erin Keefe to the Agriculture Advisory Board for a term beginning January 1, 2025, ending December 31, 2026; Edward Lavant to the Board of Adjustment for a term beginning January 1, 2025, ending December 31, 2028; Carmen Bierman to the Historical Commission for a term beginning January 1, 2025, ending December 31, 2026; Sean Loosier to the Library Advisory Board for a term beginning January 1, 2025, ending December 31, 2026; Dan Lopez to the Planning and Zoning Board for a term beginning January 1, 2025, ending December 31, 2028; and Steven Powell to SCOPA for a term beginning January 1, 2025, ending December 31, 2028.

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

Commissioner Lockhart reported on events and meetings. She advised at the recent Florida Association of Counties conference, they voted to send a letter of support to request the State of Florida join the Southern Rail Commission. She stated the letter of support has been emailed to the Commissioners. If the Board agrees after reading the letter, she would like to see if there is support for the Chairman to send a letter to participate in that.

Motion by Commissioner Lockhart, seconded by Commissioner Dallari, to authorize the Chairman to send a letter of support to request the State of Florida join the Southern Rail Commission.

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

Copy of executed letter received and filed.

Commissioner Lockhart explained the Mayfair Golf Course, which is owned by the City of Sanford, had a situation during Hurricane Milton where a portion of the golf course was flooding. To alleviate that situation, the golf course management company pumped reclaimed water from their pond and discharged it into the East Crystal Chain of Lakes. There have been multiple phone calls from herself, as the district commissioner, the County Manager to the City Manager, staff being involved, and phone calls made to DEP and St. Johns River Water Management District. She is concerned because that golf course management company is the same one the County hired for Wekiva, and the management company does not believe what they did was inappropriate. City staff that is involved does not feel there is a need for any mitigation, although there are problems stemming from that. She would like the Board to give the County Manager authority and direction to pursue whatever need be with the City Manager of Sanford and ask what the circumstances were with this golf course management company thinking this was an acceptable solution, since they also work for the County.

Motion by Commissioner Lockhart, seconded by Chairman Zembower, to give the County Manager authority and direction to pursue whatever need be with the City Manager of Sanford and ask what the circumstances were with this golf course management company thinking this was an acceptable solution since they also work for the County.

Under discussion, Commissioner Dallari inquired if there was an issue with their reclaim lines that caused them to pump it to a different location. Commissioner Lockhart responded they have a pond that is specifically to take reclaimed water, and the water was supposed to stay in that specific pond for irrigation. When that overflowed and there were problems with getting golf carts around the golf course, they decided to pump that pond. There is video of them, over the course of a minimum of three days, using two pumps discharging water from that pond into the East Crystal Chain.

Mr. Gray advised staff is meeting with City staff. Commissioner Dallari confirmed with Mr. Gray they are keeping track of all costs, including personnel costs. Chairman Zembower requested the County Attorney revisit the contract with the management company to specifically spell out they will not pump any water off of the Wekiva Golf course property without proper permitting and understanding from the Board.

Upon inquiry of Commissioner Dallari, Mr. Gray explained DEP has advised it is a violation. Mr. Gray advised he will keep the Board updated.

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

District 5 - Commissioner Herr

District 5 - Board Appointments

[2024-1614](#)

Motion by Vice Chairman Herr, seconded by Commissioner Constantine, to appoint JW Yarborough and Yolanda McGee to the Agriculture Advisory Board for a term beginning January 1, 2025, ending December 31, 2026; Jeff Wallace to the Contractor Examiner Board for a term beginning January 1, 2025, ending December 31, 2025; Marjorie Smith and Beverly Mason to the Historical Commission for a term beginning January 1, 2025, ending December 31, 2026; Brenda Urias to TDC for a term beginning January 1, 2025, ending December 31, 2028; and Hiro Yoshida to fill an empty seat with the Library Advisory Board for a term beginning January 1, 2024, ending December 31, 2025.

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

Vice Chairman Herr reported at the last CFX meeting, they held a work session to move to all electronic tolls (AET). The transition started 20 years ago. At this point, 1.9% of the revenue for the Expressway Authority is cash with the rest being E-PASS transponders, invoices, etc. There is a transition plan so everybody has smooth landings. It is consistent with the Turnpike Authority so the State is moving in this direction. There is no immediate plan to start tearing down the toll booth sections and do something else with them. That will be put into long-term work plans. They are adding PayPal, Apple Pay, and Venmo. For those who do not use electronic payments, they will be able to do cash deposits at Walmart.

The Vice Chairman reported on events and meetings.

District 1 - Commissioner Dallari

Commissioner Dallari stated there are still large amounts of hurricane storm debris in the southeastern portion of the county. He inquired when that will be picked up. Oliver Bond, Solid Waste Division Manager, advised they have prioritized Commissioner Dallari's district. They are about 85% done, and they expect to be done with the majority of the waste by Christmas. They still have about a month left on the 90-day time frame, which was the commitment to avoid 24-hour operations. The hope is to keep assets running other than the holidays themselves.

Commissioner Dallari requested a list of the neighborhoods they will be doing. Mr. Bond commented there has been an issue with receiving the annual right-of-entry forms, which allows them to enter private neighborhoods. Commissioner Lockhart inquired if there is a reason why the right-of-entry forms have to be done annually or if they could be done for a longer period of time. Mr. Bond responded it is a FEMA document and that is the term. Deputy County Attorney Neysa Borkert added they would have to look at the FEMA grant funding to see how long the right-of-entry could be for.

Chairman Zembower stated he would be interested in knowing if the FEMA grant money was

available for the County to purchase their own trucks and equipment.

District 1 - Board Appointments

[2024-1615](#)

Motion by Commissioner Dallari, seconded by Commissioner Constantine, to appoint Dennis Langolis and Tom Minter to the Agriculture Advisory Board for a term beginning January 1, 2025, and ending December 31, 2026; Larry Wright to the Board of Adjustment for a term beginning January 1, 2025, and ending December 31, 2028; Kevin Ross to the Code Enforcement Board for a term beginning January 1, 2025, and ending December 31, 2027; James Depoy to the Contractor Examiner Board for a term beginning January 1, 2025, and ending December 31, 2025; Paul Zuromski, Eunice Mann, and Judith Smith to the Historical Commission for a term beginning January 1, 2025, and ending December 31, 2026; Davion Hampton to the Parks and Preservation Board for a term beginning January 1, 2025, and ending December 31, 2026; Tim Smith to the Planning and Zoning Board for a term beginning January 1, 2025, and ending December 31, 2028; and Bill Spivey and Dana McBroom to SCOPA for a term beginning January 1, 2025, and ending December 31, 2028.

Commissioner Lockhart requested to pull Kevin Ross for separate consideration, and the motioner and seconder agreed.

Chairman Zembower called the question to accept the appointments with the exception of Kevin Ross.

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

Motion by Commissioner Dallari, seconded by Commissioner Constantine, to appoint Kevin Ross to the Code Enforcement Board for a term beginning January 1, 2025, and ending December 31, 2027.

Under discussion, Commissioner Lockhart stated she has recently been made aware from Mr. Ross of some personal and professional challenges he has been having. She feels it would be a service to him to relief the responsibility of the Code Enforcement Board and take this burden away from him during all the things he has going on right now, and once they are off his plate, it would be an opportunity to look again if he wants to serve.

Chairman Zembower inquired if Commissioner Dallari has had a conversation with Mr. Ross recently. Commissioner Dallari responded his office has reached out to all the people that he has recommended for appointment, and everyone wants to serve. The Chairman stated this does not appear to be time sensitive and there will be one more BCC meeting before the term expires. He inquired if Commissioner Dallari would like to reach out to Mr. Ross again, and Commissioner Dallari stated he would and then bring back a recommendation at the next meeting.

Commissioner Constantine withdrew his second and Commissioner Dallari withdrew his motion.

District 2/Chairman's Report- Chairman Zembower

District 2 - Board Appointments

[2024-1616](#)

Motion by Chairman Zembower, seconded by Commissioner Constantine, to appoint Kathryn Townsend to the Code Enforcement Board for a term beginning January 1, 2025, ending December 31, 2027; Deborah Bauer and Kathryn Townsend to the Historical Commission for a term beginning January 1, 2025, ending December 31, 2026; and Andrew Van Gaale to SCIDA for a term beginning January 1, 2025, ending January 31, 2028.

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

Chairman Zembower recognized Deputy Mark Easterly who is located at the County Services Building and retiring.

The Chairman announced Bob O'Malley has joined the Orlando Economic Partnership as Senior Vice President of Government Affairs.

Kevin Sweet is the new Winter Springs City Manager. The Chairman requested staff reach out to him to provide any assistance needed.

X. CHAIRMAN'S REPORT

No Submissions.

IX. COUNTY MANAGER'S REPORT (CONT'D)

Mr. Gray recognized Bob Pike, Building Official, who is retiring.

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

James Gorman addressed the Board and spoke about Como en Casa Restaurant in Oviedo that seems to have turned into a nightclub mostly during the weekends and has loud music until 2:00 a.m. He is requesting the Board look into this with regard to being a nightclub and also possibly violating the noise ordinance. Commissioner Dallari requested Mr. Gorman wait after the meeting to speak with him and staff.

Commissioner Lockhart commented to Mr. Gray when they go through the topic of Code Enforcement in the reorganization, this has been a recurring theme of having a struggle with code enforcement enforcing not just loud noises and music but also barking dogs.

Bill Hyde addressed the Board to advise Wreaths Across America will be noon Saturday, December 14th, at the Oviedo Cemetery.

BOARD REORGANIZATION

55. Election of Chairman and Vice Chairman

[2024-1509](#)

Chairman Zembower passed the gavel to Ms. Latorre to act as temporary Chairman to the BCC. Ms. Latorre explained the rules of the Board reorganization and opened the floor for nominations for the Chairman of the BCC.

Commissioner Constantine nominated Commissioner Zembower for Chairman, and Commissioner Lockhart nominated Commissioner Herr. Ms. Latorre closed the floor to nominations.

Ms. Latorre called the question as to Commissioner Zembower for Chairman.

Districts 1, 2, and 3 voted AYE.

Districts 4 and 5 voted NAY.

Motion passes 3 to 2.

Ms. Latorre passed the gavel back to Chairman Zembower.

Chairman Zembower opened the floor for nominations for Vice Chairman.

Commissioner Constantine nominated Commissioner Herr for Vice Chairman. Hearing no other nominations, the Chairman closed the floor to nominations and called the question.

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

- 56. Affirm the Standards of Conduct for Seminole County Commissioners [2024-1510](#)

Chairman Zembower confirmed the Commissioners had reviewed and agreed with the Standards of Conduct.

XII. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 2:40 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC