



SEMINOLE COUNTY, FLORIDA
Board of County Commissioners
Meeting Agenda

Tuesday, October 28, 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

Pastor Andy Searles, Church Together

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation proclaiming November 11, 2025 as Veteran's Day and observing Operation Green Light in Seminole County, FL. Countywide (**Joey Cote, Veterans Services Manager**) [2025-649](#)
2. Resolution - A Resolution honoring the retirement of Judge John L Woodard [2025-1010](#)
3. Presentation - Seminole 250 (**Deborah Bauer, Seminole County Semi Quincentennial Planning Subcommittee Chair**) [2025-1008](#)
4. County Investment Advisor Report (**Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management**) [2025-1007](#)

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. 5 - 6)

5. Expenditure Approval Lists dated October 1 and 8, 2025; and Payroll Approval List dated September 25, 2025. (**Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office**) [2025-986](#)
6. Approve Budget Amendment Request (BAR) # SOE-001 in the Supervisor of Elections Fund to appropriate funding in the amount of \$68,318.84 to recognize revenue and interest earned in FY25. Countywide (**Amy Pennock, Supervisor of Elections**) [2025-981](#)

County Manager's Consent Agenda (Items No. 6a - 28)**County Attorney's Office**

- 6a. Approve and authorize the Chairman to execute the proposed negotiated settlement in the matter of Seminole County vs. Alexa Dickson (Seminole County Case # 2025-CC-004343). Countywide (**Kate Latorre, County Attorney**) [2025-1030](#)

County Manager's Office

7. Approve and authorize the Chairman to execute a Proclamation proclaiming Alton Williams as the 2025 SCAC Artist of the Year. (**Alton Williams, Artist**) [2025-1005](#)

Administrative Services

8. Award RFP-605040-25/LAS Vending Machine Services to Compass Group USA, Inc. dba Canteen and authorize the Purchasing and Contracts Division to execute the agreement. Countywide **(Stephen Koontz, Administrative Services Deputy Director)** Requesting Department - Fleet and Facilities [2025-865](#)

9. Award RFP-6712-25/HSM Building Program Development Services for Proposed Seminole County Indoor Complex venue to Pizzuti Solutions, LLC, and authorize staff to negotiate the fees for the services and authorize the Purchasing and Contracts Division to execute the agreement. Furthermore, staff recommends authorizing the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-004 in the Tourism Improvement District Fund to transfer \$281,050 from Reserves. Countywide **(Stephen Koontz, Administrative Services Deputy Director)** Requesting Department - Parks and Recreation [2025-969](#)

10. Approve the ranking list and authorize staff to negotiate rates in accordance with Section 287.055 Florida Statutes, Consultants Competitive Negotiation Act, and authorize the Purchasing & Contracts Division to execute one (1) Master Services Agreement (MSA) for PS-6549-25/RTB - Architectural and Engineering Services for the Seminole County Administration Building. Countywide **(Stephen Koontz, Administrative Services Deputy Director)** Requesting Department - Fleet and Facilities [2025-917](#)

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11. Approve the ranking and authorize staff to negotiate the Management Fee and Pre-Construction Services fee in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute one (1) Agreement and Work Order #1 for Pre-Construction Services under PS-6548-25/RTB - Construction Manager at Risk (CMAR) for the Seminole County Administration Building. Countywide **(Stephen Koontz, Administrative Services Deputy Director)** Requesting Department - Fleet and Facilities Department [2025-927](#)
12. Approve the Assignment and First Amendment of Master Services Agreement for Professional Lake Management Services (PS-6356-25/LTT) from Environmental Research and Design to ERD Water, LLC., and authorize the Purchasing and Contracts Division to execute the Amendment. Countywide **(Stephen Koontz, Administrative Services Deputy Director)** Requesting Department - Environmental Services [2025-968](#)
13. Approve execution of the dedication and authorize the Chairman to sign the Casselberry Public Safety Facility Final Plat related to the construction of Fire Station 25. District4 - Lockhart **(Stephen Koontz, Administrative Services Deputy Director)** [2025-974](#)
14. Approve and authorize the Chairman to execute three (3) Mutual Termination of Easements (Parcel Nos. 112.2, 140.05 and 141.03) relating to property acquired by Florida Department of Transportation for the State Road 400 (I-4) Improvement Project FDOT FP#242592-4. District5 - Herr **(Stephen Koontz, Administrative Services Deputy Director)** [2025-982](#)

15. Approve and authorize the Chairman to execute a Purchase Agreement for lots 5 and 6 (Parcel ID 32-19-31-503-0000-0050) located in the Roseland Park subdivision (12,632 ± SF) as part of the Roseland Park Expansion Project between Stanley and Edith Mgbeojirikwe and Seminole County for \$85,000.00 as full settlement of any and all claim for compensation for which Seminole County might be obligated to pay relating to the parcel. District5 - Herr **(Stephen Koontz, Administrative Services Deputy Director)** [2025-871](#)

Community Services

16. Approve and authorize the Chairman to execute the Homeless Services Network of Central Florida, Inc. Community Services Funding Agreement in the amount of \$72,614 FY 2025-2026 for the continuation of advocacy services for the homeless population in Central Florida. Countywide **(Allison Thall, Community Services Director)** [2025-970](#)

Development Services

17. Approve and authorize the Chairman to execute a Special Event Permit for the Wekiva Island Winter Wonderland from November 30, 2025 to December 23, 2025 and December 28, 2025 to December 30, 2025 located at 1000 - 1014 Miami Springs Drive, Longwood; (Mary Sue Weinaug, Applicant) District3 - Constantine **(Jose Gomez, Development Services Director)** [2025-915](#)
18. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising Section 20.10 (Development, Building, Inspection and Administrative Charges) to reduce the fee for applications for forgiveness or reductions of code enforcement liens and eliminating the provision regarding appeals to the Board of County Commissioners; and providing an effective date. **(Tricia Johnson, Deputy County Manager)** [2025-1015](#)

19. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by deleting Section 3.20 (Code Enforcement Lien Requests for Waivers/Reductions and Procedure to Satisfy Liens Paid in Full) and Section 3.21 (Code Enforcement - Special Magistrate Rules of Procedure); and providing an effective date. Countywide (**Tricia Johnson, Deputy County Manager**) [2025-1014](#)

Emergency Management

20. Approve and authorize the submission of a grant application to the FEMA Flood Mitigation Assistance Grant Program requesting \$877,105 for an erosion control project within the City of Altamonte Springs along Little Wekiva River at Sanlando Center; authorize the County Manager or designee to execute all grant documents associated with the grant application. District3 - Constantine (**Alan Harris, Emergency Management Director**) [2025-983](#)

Fleet and Facilities

21. Approve the Guaranteed Maximum Price (GMP) of \$671,698 for the Rosenwald Community Property Development, Phase 1A, 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 under PS-6230-24/HSM - Construction Manager at Risk (CMAR) Agreement for Rosenwald Community Property Development. District4 - Lockhart (**Chad Wilsky, Fleet and Facilities Director**) [2025-998](#)

Office of Economic Development and Tourism

22. Approve and authorize the Chairman to execute the Economic Incentive Partnership Agreement between Seminole County Government and Prospera in the amount of \$60,000 for the purpose of providing bilingual assistance to entrepreneurs seeking to establish or expand their businesses in Seminole County. Countywide **(Gui Cunha, Office of Economic Development & Tourism Director)** [2025-755](#)
23. Approve and authorize the Chairman to execute a Tourist Development Tax Funding Agreement with Central Florida Hotel and Lodging Association, Inc. in the amount of \$10,500 for the FY2025/26 funding allocation for tourism research. Countywide **(Gui Cunha, Economic Development and Tourism Director)** [2025-779](#)
24. Approve and authorize the Chairman to execute the National Entrepreneur Center Partnership Agreement in the amount of \$45,000 for the purpose of providing small businesses and entrepreneurs access to professional business assistance, quality educational programming, and practical industry expertise in Seminole County. Countywide **(Gui Cunha, Economic Development and Tourism Director)** [2025-780](#)
25. Approve and authorize the Chairman to execute a tourism development tax funding agreement with Sanford Main Street, Inc., in the amount of \$30,000 for the FY2025/26 funding allocation for marketing and advertising. Countywide **(Gui Cunha, Office of Economic Development and Tourism Director)** [2025-855](#)
26. Approve and authorize the Chairman to execute a tourism development tax funding agreement with Historic Goldsboro Main Street, Inc. in the amount of \$30,000 for the FY26 funding allocation for marketing and advertising. Countywide **(Gui Cunha, Economic Development and Tourism Director)** [2025-856](#)

27. Approve and authorize the Chairman to execute the Seminole County Government - Orlando Economic Partnership, Inc., Master Services Agreement in the amount of \$406,490.00 per year for Fiscal Years 2025/26, 2026/27, and 2027/28 for the purpose of providing economic development services in Seminole County, Florida. Countywide (**Gui Cunha, Director Office of Economic Development and Tourism**) [2025-957](#)

Parks and Recreation

28. Approve and authorize the Chairman to execute the Second 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 that extends the term through December 31, 2028, with an option of an additional one (1) year, terminating on December 31, 2029. District5 - Herr (**Richard Durr, Parks and Recreation Director**) [2025-987](#)

V. REGULAR AGENDA

29. Economic Development Update (**Gui Cunha, Economic Development and Tourism Director**) [2025-1006](#)

VI. WORKSESSION

30. 3rd Generation One Cent Infrastructure Sales Tax: From Completion to Next Steps Worksession; and approve the Chairman to execute a Resolution implementing the Budget Amendment Request 25-053 in the amount of \$22,551,777 to re-align budgets for existing infrastructure projects. (**John Slot, Public Works Director and Tawny Olore, Jacob's Sub-Consultant**) [2025-989](#)
31. 4th Generation Sales Tax Project Priorities (**Kristian Swenson, Assistant County Manager and Tim Jecks, Management & Budget Director**) [2025-990](#)

Recess BCC Meeting Until 1:30 P.M.

Reconvene Meeting at 1:30 P.M.

32. Quarterly Service Recognition Awards (**Christina Brandolini, Human Resources Director**) [2025-1009](#)

VII. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Ex Parte Disclosure

Public Hearings - Legislative

33. Approve the adoption of the Ordinance amending Chapter 95, Health, Property Maintenance, and Sanitation, of the Seminole County Code of Ordinances by amending Part 1 related to nuisances; Providing for codification in the Seminole County Code; Providing for severability; And providing an effective date. Countywide. (**Tricia Johnson, Deputy County Manager**) [2025-962](#)
34. Approve the adoption of the Ordinance amending Chapter 120, Junk and Junk Dealers, of the Seminole County Code by amending Part 1 related to junk vehicles; Changing the name of Chapter 120 to "Junk"; Clarifying and updating definitions and regulations regarding removal of junk vehicles; Providing for codification in the Seminole County Code; Providing for severability; And providing an effective date. Countywide. (**Tricia Johnson, Deputy County Manager**) [2025-978](#)
35. Approve the adoption of the Ordinance amending Chapter 168, Nuisances, of the Seminole County Code by amending Part 1 related to unoccupied, unsuitable and dangerous or unsafe buildings and structures; Providing for codification in the Seminole County Code; Providing for severability; and providing an effective date. Countywide. (**Tricia Johnson, Deputy County Manager**) [2025-979](#)

IIIX. COUNTY ATTORNEY'S REPORT

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

X. DISTRICT COMMISSIONER REPORTS

District 4 - Commissioner Lockhart

District 5 - Commissioner Herr

District 1 - Commissioner Dallari

District 3 - Commissioner Constantine

District 2 - Chairman Zembower

X. CHAIRMAN'S REPORT

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

XII. 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.