



SEMINOLE COUNTY, FLORIDA
Board of County Commissioners
Meeting Agenda

Tuesday, September 9, 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

Father John Bluett

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - proclaiming September 10, 2025 as "Runway to Hope Day" in Seminole County, Florida. **(Baily Palmer, Runway to Hope)** [2025-875](#)
2. Proclamation - proclaiming September 2025 as "Pediatric Cancer Awareness Month" in Seminole County, Florida. **(Baily Palmer, Runway to Hope)** [2025-874](#)
3. Proclamation - proclaiming September 17 - September 23, 2025 as "Constitution Week" in Seminole County, Florida. **(MaryAnn Pinkston, Chair of the Sallie Harrison Chapter NSDAR)** [2025-850](#)
4. Proclamation - proclaiming September 2025 as "Hunger Action Month" in Seminole County, Florida. **(Stephanie Palacios, Second Harvest Food Bank of Central Florida)** [2025-851](#)

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 (Item No. 5)

5. Expenditure Approval Lists dated August 13 and 20, 2025; and [2025-832](#)
Payroll Approval List dated August 14, 2025. (**Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office**)

County Manager's Consent Agenda (Items No. 6 - 16)**Development Services**

6. Adopt the Resolution vacating and abandoning two (2) five (5) [2025-772](#)
foot wide platted utility easements located along the east side of Lot 11 and the west side of Lot 12, and a portion of a seven and one half (7.5) foot platted utility easement located along the north side of Lots 11 and Lot 12 of the Orange Blossom Business Park Plat as recorded in Plat Book 50, Page 72 of the Public Records of Seminole County, Florida, more particularly known as 2710 Pemberton Drive, Apopka; (Brian Reece, Reeco Properties LLP, Applicant) District3 - Constantine (**Jose Gomez, Development Services Director**)

7. Approve the Final Plat for the Estates at Lake Jesup South Subdivision containing twenty (20) lots on 14.27 acres zoned A-1 (Agriculture), located on the southeast corner of Myrtle Street and Lake Avenue; (Jaime Moraces, PEC Surveying & Mapping, Applicant) District2 - Zembower (**Jose Gomez, Development Services Director**)

[2025-781](#)

Emergency Management

8. Request for Board approval to submit a grant application to Florida Commerce for the Rebuild Florida Grant Program requesting \$2.5 million for the construction of a public safety radio tower; and authorize the County Manager or designee to execute all grant documents associated with the grant application. Countywide (**Alan Harris, Emergency Management Director**) [2025-839](#)

Environmental Services

9. Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity for CJ's Junk Be Gone, LLC effective from September 9, 2025 to September 30, 2030. Countywide (**Kim Ornberg, Environmental Services Director**) [2025-818](#)

Human Resources

10. Request Board approval of the following benefits and to authorize the County Manager to execute any related, required documents: Cigna - Prescription Benefits Manger (PBM); Prescription Efficiency/Savings Program - Prescription Care Management (PCM); Reliance Matrix - Dental; SunLife - Supplemental Benefits (Critical Illness/Cancer/Hospital Indemnity/Accident) - SunLife; Pre-Paid Legal - MetLife. Countywide (**Christina Brandolini, Human Resources Director**) [2025-862](#)

Management and Budget

11. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-055 in the General Fund to transfer \$1,389,520 from reserves for budgetary cleanup of Hurricane Milton expenses. Countywide (**Timothy Jecks, Management & Budget Director**) [2025-840](#)
Requesting Department - Management & Budget

12. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment (BAR) # 25-054 in the Public Works Interlocal Fund to appropriate funding in the amount of \$54,228 for the Old Lake Mary Rd Sidewalk Project. District5 [2025-838](#)
(Timothy Jecks, Management & Budget Director)
Requesting Department - Public Works

Resource Management

13. Approve and authorize the Chairman to execute the Second Amendment to Lease Agreement with Hope and Healing Addiction Recovery and Treatment Center located at 212 Eslinger Way, Sanford, Florida, 32773. District4 - Lockhart
(Stephen Koontz, Resource Management Deputy Director) [2025-792](#)
14. Award IFB-605063-25/LTT Indigent Burial and Cremation Services to the following five funeral home providers licensed by the State of Florida Division of Funeral, Cemetery and Consumer Services: Cynthia Batts and Johnetta Batts, LLC dba Batts Lakeview Funeral Home; Omega Funeral Services, LLC; People's Choice Mortuary and Cremation Service, LLC; Phoenix Cremation Services, LLC; and Unity Memorial Funeral Home East, Inc. at a total estimated annual amount of \$70,000.00 and authorize the Purchasing and Contracts Division to execute the agreements. Countywide **(Stephen Koontz, Deputy Director of Resource Management)** Requesting Department - Community Services [2025-770](#)
15. Award RFP-604899-24/LNF - Term Contract for Property Acquisition to Florida Acquisition & Appraisal, Inc., Tampa, in the annual estimated amount of \$500,000.00, and authorize Purchasing and Contracts to execute the agreement. Countywide **(Stephen Koontz, Resource Management Deputy Director)** Requesting Department - Administrative Services [2025-796](#)

Utilities

16. Approve and authorize the Chairman to execute the Conditional Utilities Agreement for Water, Wastewater, or Reclaimed Water Services for the Reagan Center Phase I Development. District2 - Zembower and District4 - Lockhart
(Johnny Edwards, Utilities Director) [2025-864](#)

V. REGULAR AGENDA

17. **Serb Fest Special Event Permit** - Consider a Special Event Permit for Serb Fest on October 10, 2025, through October 12, 2025, located at 1990 Lake Emma Rd. (Bojan Spasojevic, Applicant) District4 - Lockhart (**Kathy Hammel, Principal Planner**) [2025-445](#)
18. **Saint Andrews 2025 Fall Festival Special Event Permit** - Consider a Special Event Permit for Saint Andrews Fall Festival on November 15, 2025, located at 5525 Wayside Drive, Sanford; (Saint Andrews Chapel, Applicant) District5 - Herr (**Angi Gates, Project Manager**) [2025-782](#)

VI. WORKSESSION

19. SB 180 Update and Land Development Code Update Work Session #3 (**Neysa Borkert, Deputy County Attorney, Robert McHugh, Assistant County Attorney, Jose Gomez, Development Services Director and Maya Athenas, Principal Planner**) [2025-611](#)

Recess BCC Meeting Until 1:30 P.M.

Reconvene Meeting at 1:30 P.M.

VII. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Ex Parte Disclosure

Public Hearings - Quasi - Judicial

20. **Board of Adjustment Appeal** - Appeal of the Board of Adjustment decision to deny the request for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district, for property more particularly known as 1735 Carlton Street; (James and Marie Riesen, Appellants) District3 - Constantine (**Angi Gates, Planner**) [2025-734](#)

21. **Village on the Green Small Scale Future Land Use Map Amendment and PD Major Amendment Rezone** - Consider a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development), for the addition of 6.83 acres, forty (40) residential units, an amenities building and two (2) sport courts to the existing Village on the Green Planned Development for a total of approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Road; (Z2025-03/02.25SS.02) (Brooks Stickler, Kimley Horn and Associates, Applicant) District3 - Constantine (**Annie Sillaway, Principal Planner**) [2025-785](#)
22. **The Cigar Lounge Special Exception** - Consider amending an existing Special Exception for an alcoholic beverage establishment to allow for expansion in the PD (Planned Development) district on 2.29 acres, located on the northwest corner of W. State Road 426 and Via Loma Drive; BS2024-05 (Ryan LaBarre, Applicant) District1 - Dallari (**Hilary Padin, Planner**) [2025-794](#)
- Public Hearings - Legislative**
23. **Non-Ad Valorem Assessment Roll** - Resolution to Adopt the 2025 Non-Ad Valorem Assessment Roll with Certification provided to the Seminole County Tax Collector. Countywide (**Tameka Morton, MSBU Program Manager**) [2025-841](#)

24. Approve the adoption of the Ordinance amending Chapter 53, Code Enforcement, of the Seminole County Code of Ordinances; Amending definitions; Amending provisions related to the Code Enforcement Board and Special Magistrate(s); Adopting a procedure for the reduction of Code Enforcement liens; Revising provisions related to the civil citation process; Updating the schedule of violations and penalties for civil citations; Providing for codification in the Seminole County Code; Providing for Severability; And providing for an effective date. Countywide. **(Tricia Johnson, Deputy County Manager)** [2025-858](#)

IIX. COUNTY ATTORNEY'S REPORT

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

X. DISTRICT COMMISSIONER REPORTS

District 5 - Commissioner Herr

District 1 - Commissioner Dallari

District 3 - Commissioner Constantine

District 4 - Commissioner Lockhart

District 2 - Chairman Zembower

XI. CHAIRMAN'S REPORT

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

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.