SEMINOLE COUNTY, FLORIDA

Board of County Commissioners

Meeting Agenda

Tuesday, August 26, 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 Ron Williams, Palmetto Ave Baptist Church

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - Proclaiming August 26, 2025 as “Lee Corso Day” in Seminole County, FL — **2025-803**

2. County Investment Advisor Report **(Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) - *Attending Virtually*** — **2025-800**

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. 3)

3. Expenditure Approval Lists dated July 30 and August 6, 2025; Payroll Approval List dated July 31, 2025; and BCC Official Minutes dated July 22, 2025. **(Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)** **2025-810**

County Manager's Consent Agenda (Items No. 4 - 19)

County Manager's Office

4. Approve and authorize the Chairman to execute a Proclamation proclaiming September 2025 as "Pediatric Cancer Awareness Month" in Seminole County, Florida. **(Baily Palmer, Runway to Hope)** **2025-802**

5. Approve and authorize the Chairman to execute a Proclamation proclaiming September 10, 2025 as "Runway to Hope Day" in Seminole County, Florida. **(Baily Palmer, Runway to Hope)** **2025-801**

6. Approve and authorize the Chairman to execute new Civil Traffic Hearing Officer Services Agreements for Christopher Morrison and John Pasccuci for Fiscal Year 2025/2026. Countywide **(Meloney Koontz, Assistant County Manager)** **2025-808**

Community Services

7. Approve the recommended funding allocations to the agencies listed for Community Services Agency (CSA) Partnership Grant funds in the amount of $842,233 for FY25/26 and authorize the Chairman to execute the CSA Grant Agreements and any amendments upon agency execution. Countywide **(Allison Thall, Community Services Director)** **2025-776**

8. Approve and authorize the Chairman to execute a Resolution adopting the Florida Department of Health in Seminole County (FDOH-Seminole) Fee Schedule update to the Administrative Code. Countywide **(Allison Thall, Community Services Director)** **2025-788**

9. Approve and authorize the Chairman to execute the Low-Income Pool (LIP) Letter of Agreement (LOA) which will provide matching funds up to $164,537.50 to offset the cost of uncompensated care provided by True Health. Countywide **(Allison Thall, Community Services Director)** 2025-789

10. Approve and authorize the Chairman to sign the Purdue/Sackler Settlement Participation form, entitled 'EXHIBIT K Subdivision Participation and Release Form', and authorize the Romano Law Group to file the document on behalf of Seminole County. Countywide **(Allison Thall, Community Services Director)** 2025-795

Development Services

11. Approve the Minor Plat for the Mata's Farm Subdivision containing three (3) lots on 4.8 acres zoned A-1 (Agriculture), located on the north side of Orange Boulevard, approximately 1,900 feet east of New York Street; (Edickson Mata, Applicant) District 5- Herr **(Jose Gomez, Development Services Director)** 2025-718

12. Approve and authorize the Chairman to execute a Release of Lien for Code Enforcement Special Magistrate Case Number 24-21-CESM, for the property located at 411 Kentwood Ave, Sanford, Florida 32771, for the Lien identified, reviewed and determined to be unenforceable; District5 - Herr (**Jose Gomez, Development Services Director)** 2025-771

Emergency Management

13. Approve and authorize the Chairman to execute a Resolution in support of designating a portion of SR 400 East of the Central Parkway Bridge and the EE Williamson Road Bridge in the City of Longwood in Seminole County as Sergeant Karl Strohsal Memorial Highway. District3 - Constantine **(Alan Harris, Emergency Management Director)** 2025-778

Environmental Services

14. Request Board approval to submit grant applications to the Florida Department of Environmental Protection (FDEP) for the Innovative Technologies for Harmful Algal Blooms (HABs) Grant Program requesting up to $650,000 for the Bear Gully Lake Stormwater Nutrient Reduction Pilot Project; and authorize the County Manager or designee to execute all necessary grant application documents. District1 - Dallari **(Kim Ornberg, Environmental Services Director)** **2025-787**

Resource Management

15. Award CC-6179-24/TAD Wekiva Springs Road Intersection Improvements to JMHC, Inc. in the amount of $1,832,536.12 and authorize the Purchasing & Contracts Division to execute the Agreement. District3 - Constantine **(Stephen Koontz, Resource Management Deputy Director)** Requesting Department - Public Works **2025-775**

16. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #120 for property interests necessary for the Hillview Drive Drainage Improvement Project (2,854 ± SF) between First Spanish Baptist Church of Altamonte Springs Inc. and Seminole County for $27,440.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine **(Stephen Koontz, Resource Management Deputy Director)** **2025-784**

17. Approve and authorize advance quarterly payments for the Property Appraiser and Clerk of the Circuit Court and Comptroller for the FY26 Budget (**Lorie Bailey Brown, CFO/Resource Management Director**) **2025-807**

18. Request the Board approve the proposed Stipulated Order of Taking and Final Judgment in the amount of $265,000.00 between Seminole County and RDC Altamonte Spring, LLC, regarding Parcels 104 B & C 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, Deputy Director, Resource Management)** **2025-816**

Utilities

19. Request for Board approval to submit grant applications to the Florida Department of Environmental Protection (FDEP) for the Alternative Water Supply Grant Program requesting up to $3 million for expansion of the County's reclaimed water distribution system; and authorize the County Manager or designee to execute all grant documents associated with the grant application. Countywide **(Johnny Edwards, Utilities Director)** Requesting Department - Utilities **2025-793**

V. WORKSESSION

20. Code Enforcement Chapter 53 Work Session **(Tricia Johnson, Deputy County Manager and Mike Rhodes, Compliance Coordinator)** 2025-804

21. Micro Transit Fare Policy **(Kristian Swenson, Assistant County Manager)** 2025-806

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

22. **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 2025/26 Budget for Board of County Commission approval. Countywide **(Andrew Van Gaale, Port Authority Administrator)** 2025-769

Public Hearings - Quasi - Judicial

23. **Shallowford Street Partial Right-of-Way Vacate** - Adopt the Resolution vacating and abandoning a portion of an undeveloped right-of-way known as Shallowford Street in the Sanlando Springs Replat of Tract 57 Subdivision, as recorded in Plat Book 9, Page 49, of the Public Records of Seminole County, Florida, for property more particularly known as 1024 Spring Garden Street, Altamonte Springs; (Bryan Clark, Applicant) District3 - Constantine **(Kaitlyn Apgar, Senior Planner)** 2025-719

24. **6657 Sylvan Woods Drive -** Consider approval of a 3,372 square foot boat dock/house on the west side of the Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Dr. (Michael Carpenter, Applicant) District5 - Herr **(Kathy Hammel, Principal Planner)** **2025-727**

VII. COUNTY ATTORNEY'S REPORT

IIX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

IX. 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.

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-803

Title:

Proclamation - Proclaiming August 26, 2025 as “Lee Corso Day” in Seminole County, FL

PROCLAMATION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAIMING AUGUST 26, 2025 AS
LEE CORSO DAY
IN SEMINOLE COUNTY, FLORIDA

***WHEREAS**, Lee Corso, affectionately known as the "Sunshine Scooter," began his athletic journey at Florida State University (1953–1956), excelling on both sides of the football, earning honors in baseball, and setting an interceptions record that stood for more than two decades; and*

***WHEREAS**, after earning his bachelor's and master's degrees at FSU, Mr. Corso launched a distinguished coaching career at the University of Louisville, Indiana University, Northern Illinois, and with the USFL's Orlando Renegades, leaving a legacy of leadership and sportsmanship; and*

***WHEREAS**, Mr. Corso became a household name in 1987 as an original analyst on ESPN's College GameDay, where his trademark headgear picks and his famous phrase "Not so fast, my friend" became beloved traditions for millions of fans nationwide; and*

***WHEREAS**, Mr. Corso has served as a tremendous ambassador for college football, for his alma mater, and for his beloved Seminole County, often speaking glowingly of his community and even reporting directly from his sunny Lake Mary home; and*

***WHEREAS**, throughout his nearly 40-year broadcasting career, Mr. Corso has inspired countless fans, uplifted his community, and represented Seminole County with humor, passion, and pride; and*

***WHEREAS**, Mr. Corso's final appearance on College GameDay is scheduled for August 30, 2025, concluding an extraordinary career that has touched the lives of millions;*

***NOW, THEREFORE, BE IT PROCLAIMED** that we, the Seminole County Board of County Commissioners do hereby proclaim August 26, 2025 as*

LEE CORSO DAY

in Seminole County, Florida.

***ADOPTED** this 26th day of August 2025*



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Jay Zembower, Chairman
Seminole County, Board of County Commissioners

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-800

Title:

County Investment Advisor Report **(Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) -** ***Attending Virtually***

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-810

Title:

Expenditure Approval Lists dated July 30 and August 6, 2025; Payroll Approval List dated July 31, 2025; and BCC Official Minutes dated July 22, 2025**. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)**

Division:

Clerk of Court

Authorized By:

Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office

Contact/Phone Number:

Kyla Farrell 407-665-7661

Background:

Detailed reports are attached. Listing of "Received and Filed" documents is for information only.

Requested Action:

Approve Expenditure Approval Lists dated July 30 and August 6, 2025; Payroll Approval List dated July 31, 2025; and BCC Official Minutes dated July 22, 2025.

CLERK AND COMPTROLLER'S
REPORT and BRIEFING
August 26, 2025

I. ITEMS FOR CONSIDERATION FROM THE COMPTROLLER'S OFFICE

A. Approve Expenditure Approval Lists dated July 30 and August 6, 2025; and Payroll Approval list dated July 31, 2025.

II. ITEMS FOR CONSIDERATION FROM COUNTY COMMISSION RECORDS

B. BCC OFFICIAL MINUTES

Approve BCC Official Minutes dated July 22, 2025.

C. RECEIVED AND FILED LISTING (For Information Only)

1	ADDENDUM #1 TO D.O. AND DCA #25-20500008/NUVO MAITLAND LCC/ATLANTIC DRIVE STORAGE PD
2	AMDMT #1 TO W.O. #12 TO PS-4968-23/AECOM TECHNICAL SERVICES
3	AMDMT #8 TO W.O. #42 TO PS-1998-18/E SCIENCES
4	APPROVAL D.O. #25-30000034/230 WAVERLY DR/ZEIGLER
5	APPROVAL D.O. #25-30000036/984 FALL CREEK POINT/MANNE
6	APPROVAL D.O. #25-30000049/188 STEEPLECHASE CIR/RODRIGUEZ
7	APPROVAL D.O. #25-30000051/1185 AMANDA KAY CIR/DUMONT
8	APPROVAL D.O. #25-30000053/5201 LAKE HOWELL RD/STAWARA
9	APPROVAL D.O. #25-30000055/LOT 15 LAKE RENA DR/DOOLITTLE
10	APPROVAL D.O. #25-30000056/2001 SIPES AVE/PERRY
11	APPROVAL D.O. #25-30000057/28 WINDSOR ISLE DR/GOMEZ
12	APPROVAL D.O. #25-30000059/1250 N BRASSIE DR/WELLER
13	APPROVAL D.O. #25-30000065/1611 RUTLEDGE RD/SABIA
14	APPROVAL D.O. #25-30000066/1054 GLORYLAND CT/TAYLOR
15	ASSISTANT TENNIS PRO AGREEMENT/JOHNATHAN DE PERALTO/ALEXIS BUTLER
16	BILL OF SALE/WARRANTY DEED/EDEN PRESERVE
17	BOND RELEASE/MAINTENANCE BOND #CMS03584500/$10,039.07/RED EMBER
18	BOND RELEASE/PERFORMANCE BOND #LICX1983028/$2,221,599.69/TOWN AT GREENLEAF
19	C.O. #1 TO CC-5767-24/APEC, LLC
20	C.O. #2 TO W.O. #49 TO CC-3583-21/CENTRAL FLORIDA ENVIRONMENTAL CORP
21	CONDITIONAL UTILITY AGRMT FOR WATER, WASTEWATER, OR RECLAIMED WATER SERVICES/MAYA, PLLC/OVIEDO FAMILY HEALTH VILLAGE
22	CORRECTED W.O. #1 TO PS-6034-24/COLLAGE COMPANIES
23	DENIAL D.O. #25-30000063/1735 CARLTON ST/RIESEN
24	FINAL RENEWAL #2 TO IFB-604174-21/SWE INC OF LOUISIANA
25	FIRST AMDMT TO DEVELOPER AGRMT FOR HOME PROGRAM FUNDING SOMERSET LANDINGS APTS/RESTRICTIVE USE COVENANT (350 OLIVE AVE)/SOMERSET LANDINGS, LTD (ICW ITEM #3 ON 06-11-2024 BCC)
26	FIRST AMDMT TO IFB-604992-25/ADVANCED CABLING SOLUTIONS
27	MAINTENANCE BOND #SBP150027_052/$66,196/EDEN PRESERVE
28	PARKS CONTRACT/JESSE AYRES
29	PROOF OF PUB/ANNUAL NOTICE OF PUBLISHING LEGALLY REQUIRED ADVERTISEMENTS AND PUBLIC NOTICES ON SEMINOLE COUNTY DESIGNATED PUBLICLY ACCESSIBLE WEBSITE
30	RENEWAL #1 TO IFB-604379-22/BEST LINE OIL COMPANY, INC.
31	RENEWAL #1 TO IFB-604379-22/RELADYNE FLORIDA, LLC
32	RENEWAL #1 TO RFP-604381-22/AUTO PLUS AUTO PARTS
33	RENEWAL #1 TO RFP-604381-22/THE PARTS HOUSE
34	W.O. #1 TO PS-6230-24/COLLAGE COMPANIES
35	W.O. #1 TO PS-6356-25/ENVIRONMENTAL RESEARCH & DESIGN
36	W.O. #12 TO PS-4468-22/TIERRA, INC.
37	W.O. #8 TO PS-4272-22/GAI CONSULTANTS

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
JULY 30, 2025

CHECK SEQUENCE: CK #980988-981253

THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 25 DAY OF AUGUST, 2025.

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Chairman

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COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 7/24/25 Through 7/30/25

FUND	FUND TITLE	AMOUNT
00100	GENERAL FUND	$ 308,139.46
00103	NATURAL LAND ENDOWMENT FUND	2,116.84
00108	FACILITIES MAINTENANCE FUND	17,580.00
00109	FLEET REPLACEMENT FUND	196,601.28
00112	MAJOR PROJECTS FUND	28,893.95
00113	COUNTYWIDE UTILITIES	12,366.00
10101	TRANSPORTATION TRUST FUND	45,985.52
10400	BUILDING PROGRAM	2,147.45
11000	TOURISM PARKS 1,2,3 CENT FUND	4,532.00
11200	FIRE PROTECTION FUND	701,134.69
11500	1991 INFRASTRUCTURE SALES TAX	2,200,269.85
11541	2001 INFRASTRUCTURE SALES TAX	2,229.67
11560	2014 INFRASTRUCTURE SALES TAX	412,029.86
11800	EMS TRUST FUND	2,297.48
11901	COMMUNITY DEVELOPMEN BLK GRANT	6,125.00
11902	HOME PROGRAM GRANT	5,699.00
11904	EMERGENCY SHELTER GRANTS	2,954.66
11908	DISASTER PREPAREDNESS	11,967.66
11912	PUBLIC SAFETY GRANTS (STATE)	10,137.08
11916	PUBLIC WORKS GRANTS	20,334.05
11917	LEISURE SERVICES GRANTS	183,682.50
11919	COMMUNITY SVC GRANTS	3,576.45
11930	RESOURCE MANAGEMENT GRANTS	1,725.00
11940	ENVIRONMENTAL SERVICES GRANTS	22,807.09
12023	SHIP AFFORDABLE HOUSING 22/23	14,132.00
12024	SHIP AFFORDABLE HOUSING 23/24	22,570.01
12101	LAW ENFORCEMENT TST-LOCAL	170,000.00
12303	OPIOID SETTLEMENT	6,108.00
12500	EMERGENCY 911 FUND	850.00
12601	ARTERIAL IMPACT FEE (12-31-21)	11,752.01
12804	LIBRARY-IMPACT FEE	15,212.41
15000	MSBU STREET LIGHTING	294.37
40100	WATER AND SEWER FUND	1,210,839.95
40102	CONNECTION FEES-WATER	312,894.85
40108	WATER & SEWER CAPITAL IMPROVEM	82,391.60
40201	SOLID WASTE FUND	488,698.38
50100	PROPERTY LIABILITY FUND	469.00
50200	WORKERS COMPENSATION FUND	65,151.70
50300	HEALTH INSURANCE FUND	18,620.20
60308	ADULT DRUG COURT	357.72
TOTAL REPORT		$ 6,625,674.74

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 7/31/25 Through 8/6/25

FUND	FUND TITLE	AMOUNT
00100	GENERAL FUND	$ 21,719,132.25
00103	NATURAL LAND ENDOWMENT FUND	2,229.00
00108	FACILITIES MAINTENANCE FUND	135,392.16
00112	MAJOR PROJECTS FUND	228,336.47
00113	COUNTYWIDE UTILITIES	5,108.22
00115	COURT PROGRAM FUND	125.00
10101	TRANSPORTATION TRUST FUND	64,536.33
10102	NINTH-CENT FUEL TAX FUND	18,561.50
10400	BUILDING PROGRAM	307.93
11000	TOURISM PARKS 1,2,3 CENT FUND	6,500.00
11001	TOURISM SPORTS 4 & 6 CENT FUND	128.00
11200	FIRE PROTECTION FUND	199,955.07
11400	COURT SUPP TECH FEE (ARTV)	2,703.64
11500	1991 INFRASTRUCTURE SALES TAX	4,780.74
11541	2001 INFRASTRUCTURE SALES TAX	15,218.49
11560	2014 INFRASTRUCTURE SALES TAX	346,538.40
11901	COMMUNITY DEVELOPMEN BLK GRANT	216,162.88
11902	HOME PROGRAM GRANT	10,763.00
11908	DISASTER PREPAREDNESS	778.12
11916	PUBLIC WORKS GRANTS	41,177.76
11919	COMMUNITY SVC GRANTS	8,960.05
11930	RESOURCE MANAGEMENT GRANTS	4,389.80
11940	ENVIRONMENTAL SERVICES GRANTS	1,380.00
11942	FIRE GRANTS FEDERAL	9,338.56
12023	SHIP AFFORDABLE HOUSING 22/23	35,920.50
12024	SHIP AFFORDABLE HOUSING 23/24	66,500.00
12025	SHIP AFFORDABLE HOUSING 24/25	16,970.00
12101	LAW ENFORCEMENT TST-LOCAL	15,338.24
12304	ATTAINABLE HOUSING TRUST	114.72
12500	EMERGENCY 911 FUND	88.06
12608	MOBILITY FEE SUBURBAN EAST DIS	587,400.00
13100	ECONOMIC DEVELOPMENT	5,500.00
15000	MSBU STREET LIGHTING	111,046.86
15100	MSBU RESIDENTIAL SOLID WASTE	2,640,361.84
16000	MSBU PROGRAM	75.00
16005	MSBU MILLS (LM/AWC)	170.00
16006	MSBU PICKETT AQUATIC (LM/AWC)	85.00
16010	MSBU CEDAR RIDGE (GRNDS MAINT)	4,340.68
16023	MSBU SPRING WOOD LAKE (LM/AWC)	75.00
16024	MSBU LAKE OF THE WOODS(LM/AWC)	200.00
16026	MSBU SPRING (LM/AWC)	200.00
16027	MSBU SPRINGWOOD WTRWY (LM/AWC)	75.00
16031	MSBU LAKE ASHER AWC	60.00
16036	MSBU HOWELL LAKE (LM/AWC)	500.00
16073	MSBU SYLVAN LAKE (AWC)	75.00
16077	MSBU LITTLE LK HOWELL/TUSK	75.00
16080	MSBU E CRYSTAL CHAIN OF LAKES	75.00
40100	WATER AND SEWER FUND	308,440.13
40108	WATER & SEWER CAPITAL IMPROVEM	167,881.93
40201	SOLID WASTE FUND	342,015.56
40301	WEKIVA GOLF COURSE FUND	74,044.36
50100	PROPERTY LIABILITY FUND	1,968.81
50200	WORKERS COMPENSATION FUND	60,912.75
50300	HEALTH INSURANCE FUND	149,399.52
TOTAL REPORT		$ 27,632,412.33

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
AUGUST 6, 2025

CHECK SEQUENCE: CK #981254-981511
ACH SEQUENCE: ACH #103

THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 26 DAY OF AUGUST, 2025.

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Chairman

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SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

PAYROLL APPROVAL LIST

As of Pay Date: 07/31/2025
Biweekly Payroll Ending: 07/26/2025

Check Numbers: **162992 - 163011**
Voided Check Number: N/A

Net Expenditure Total: **$3,504,936.95**

This payroll is approved by the Board of County Commissioners of Seminole County Florida, this 26 day of August 2025.

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Chairman

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

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

File Number: 2025-802

Title:

Approve and authorize the Chairman to execute a Proclamation proclaiming September 2025 as “Pediatric Cancer Awareness Month” in Seminole County, Florida. **(Baily Palmer, Runway to Hope)**

PROCLAMATION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAIMING SEPTEMBER 2025 AS
PEDIATRIC CANCER AWARENESS MONTH
IN SEMINOLE COUNTY, FLORIDA

WHEREAS*, pediatric cancer is the leading cause of death by disease among children in the United States, with thousands of children diagnosed each year; and*

WHEREAS*, despite advances in medical research, one in five children diagnosed with cancer in the United States will lose their battle with cancer ; and*

WHEREAS*, pediatric cancer affects not only the child, but also their families, friends, and communities, requiring comprehensive support services to address emotional, financial, and medical challenges; and*

WHEREAS*, September is recognized nationwide as Pediatric Cancer Awareness Month, symbolized by the gold ribbon, to honor the courage of children fighting cancer, remember those who have lost their lives, and support the survivors who face lifelong health challenges; and*

WHEREAS*, Runway to Hope was founded in 2010 with the mission to support families primarily in Central Florida, fighting pediatric cancer ,while seeking a cure; and*

WHEREAS*, in 2024, Runway to Hope created the Family Assistance Program which continues to provide direct emergency financial assistance to fill the gap when families combating this devastating disease need it the most.*

NOW, THEREFORE, BE IT PROCLAIMED *that we, the Seminole County Board of County Commissioners do hereby proclaim September 2025 as*

PEDIATRIC CANCER AWARENESS MONTH

in Seminole County, Florida.

ADOPTED *this 26th day of August 2025*

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Jay Zembower, Chairman
Seminole County, Board of County Commissioners

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-801

Title:

Approve and authorize the Chairman to execute a Proclamation proclaiming September 10, 2025 as “Runway to Hope Day” in Seminole County, Florida. **(Baily Palmer, Runway to Hope)**

PROCLAMATION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAIMING SEPTEMBER 10, 2025 AS
RUNWAY TO HOPE DAY
IN SEMINOLE COUNTY, FLORIDA

WHEREAS*, childhood cancer is the leading cause of death by disease in children. Across the United States, 46 children per day, or 16,790 children per year, are diagnosed with cancer, and 1 in 285 children will be diagnosed with cancer by their 20th birthday; and*

WHEREAS*, the financial burden of medical expenses and other bills can overwhelm parents and children alike, exacerbating the stress and hardships faced by these families, where 1 in 5 families are living in poverty at the time of their child's diagnosis, and 1 in 3 families experience work disruption, often requiring a parent to quit their job to become a full-time caregiver, dramatically reducing the family's income; and*

WHEREAS*, when a child is diagnosed with cancer, the entire family suffers, oftentimes leading to poorly developed interpersonal skills, feelings of isolation, and low self-esteem for the child diagnosed, and anxiety, depression, symptoms of PTSD, and distress for the parents and siblings; and*

WHEREAS*, Runway to Hope's efforts of offering direct emergency financial assistance for basic necessity expenses to families in our community is incredibly impactful; and*

WHEREAS*, Runway to Hope has implemented its Total Wellness Program, a comprehensive support system designed to address the holistic needs of families, in addition to the financial needs that come along with a pediatric cancer diagnosis; and*

WHEREAS*, throughout the year, Runway to Hope offers volunteer opportunities and collaborates with local businesses, sponsors, and donors to foster partnerships within the community, creating a network of ongoing support and engagement; and*

WHEREAS, *through these initiatives, Runway to Hope significantly enhances the well-being of pediatric cancer patients and their families, while fostering a supportive, engaged,and compassionate community; and*

WHEREAS, *Seminole County recognizes and commends Runway to Hope for its unwavering commitment to supporting families and children in our region affected by pediatric cancer;*

NOW, THEREFORE, BE IT PROCLAIMED *that we, the Seminole County Board of County Commissioners do hereby proclaim September 10, 2025 as*

RUNWAY TO HOPE DAY

in Seminole County, Florida.

ADOPTED *this 26th day of August 2025*

_____

Jay Zembower, Chairman
Seminole County, Board of County Commissioners

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-808

Title:

Approve and authorize the Chairman to execute new Civil Traffic Hearing Officer Services Agreements for Christopher Morrison and John Pasccuci for Fiscal Year 2025/2026. Countywide **(Meloney Koontz, Assistant County Manager)**

Division:

County Manager Office - Business Office

Authorized By:

Meloney Koontz, Assistant County Manager

Contact/Phone Number:

Dominique Drager/407-665-7410

Background:

The Civil Traffic Hearing Officers' Program (THO) was established in 1995 by the County to retain the services of qualified and competent hearing officers who would provide services to the Eighteenth Judicial Circuit Traffic Court in Seminole County. The program was established to better utilize courthouse facilities and to relieve excessive caseloads on the county courts.

Traffic Hearing Officers provide services and serve at the pleasure of the Chief Judge or designee pursuant to Sections 318.30-318.38, Florida Statutes, Article V, Section 2, Florida Constitution, Rules 6.010-6.630, Florida Rules of Traffic Court, and the Eighteenth Judicial Circuit Administrative Orders are subject to the Rules Regulating The Florida Bar and the Florida Code of Judicial Conduct.

There are currently four (4) Civil Traffic Hearing Officers: Christopher Morrison, John Pascucci, Susan Binford, and Michael Brown. Mr. Morrison and Mr. Pascucci were most recently contracted in FY 2020-2021. Under their agreements, the Court was authorized to issue up to four renewal letters for continued service. All available renewals for these two officers have now been used, and the Court must proceed with new contracts for them. Ms. Binford and Mr. Brown remain eligible for renewal by letter under their existing agreements.

The Hearing Officers work in a four (4) week rotation schedule and work two (2) days per month.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute Civil Traffic Hearing Officer Services Agreements for Christopher Morrison and John Pascucci for Fiscal Year 2025/2026.

ORDINANCE NO. 95-8 **SEMINOLE COUNTY, FLORIDA**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ESTABLISHING A TWO AND NO/100 DOLLARS ($2.00) SERVICE CHARGE ON ALL TRAFFIC INFRACTION AND PARKING INFRACTION CITATIONS IN SEMINOLE COUNTY, BUT NOT PARKING TICKETS FOR VIOLATIONS OF MUNICIPAL ORDINANCES, TO FUND A CIVIL TRAFFIC INFRACTION HEARING OFFICER PROGRAM UNDER DIRECTION OF THE CHIEF JUDGE; PROVIDING SPECIFICALLY FOR REFERRAL OF PARKING INFRACTIONS TO A CIVIL TRAFFIC INFRACTION HEARING OFFICER; PROVIDING FOR ACCOUNTING, BUDGETING AND EXPENDITURE OF FUNDS; LIMITING COUNTY RESPONSIBILITY FOR FUNDING THE CIVIL TRAFFIC INFRACTION HEARING OFFICER PROGRAM; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR A SUNSET CLAUSE; PROVIDING FOR CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, Sections 318.30-318.38, *Florida Statutes*, provides for the establishment of a Civil Traffic Infraction Hearing Officer Program subject to the supervision of the Supreme Court; and

WHEREAS, the creation of a Civil Traffic Infraction Hearing Officer Program serves a county purpose; and

WHEREAS, the costs necessary to provide the services offered by the Civil Traffic Infraction Hearing Officer Program shall be funded by costs assessed on traffic citations and parking tickets; and

WHEREAS, the Civil Traffic Infraction Hearing Officer Program and respective funding are necessary for the administration of justice in Seminole County Court, to better utilize courthouse facilities, and to relieve the excessive caseloads on the county courts,

BK 2157PG0063

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA

SECTION 1. Part 8, Chapter 50, Seminole County Code, is hereby created to read:

Chapter 50 - Circuit and County Court

PART 8 CIVIL TRAFFIC INFRACTION HEARING OFFICER PROGRAM

Sec. 50.121 Civil Traffic Infraction Hearing Officer Program. There is hereby established the Civil Traffic Infraction Hearing Officer Program. The Civil Traffic Infraction Hearing Officer shall hear civil traffic infraction cases not limited by Section 318.32, *Florida Statutes*, and County parking ordinance violations. Upon adoption of an ordinance by a municipality referring violations of municipal parking ordinances to the Civil Traffic Infraction Hearing Officer, the Officer may hear violations of municipal parking ordinances. The Program shall be governed by the provisions of Sections 318.30-318.38, *Florida Statutes*.

Sec. 50.122 Authority to collect county court charge. The Clerk of the Court is hereby authorized and enjoined to collect a service charge of TWO AND NO/100 DOLLARS ($2.00) effective October 1, 1995, on all civil traffic infraction citations and parking tickets authorized to be heard under Section 50.121, in addition to fines and court costs otherwise payable, excluding cases that are dismissed or adjudicated not guilty.

Sec. 50.123 Establishment of civil traffic infraction hearing officer trust fund. A trust fund is hereby established for receipt of collected funds authorized in Section 50.122.

BK2151PG0064

Sec. 50.124 Funding a civil traffic infraction hearing officer program with a service charge. ONE AND 50/100 DOLLARS ($1.50) from the imposition of the service charge set forth in Section 50.122 shall be paid by the Clerk of the Court to the Board of County Commissioners for deposit in the County's Civil Traffic Infraction Hearing Officer Trust Fund to fund the program under the supervision of the Chief Judge of the Eighteenth Judicial Circuit. 50/100 DOLLARS ($.50) of the service charge shall be retained by the Clerk of Court to defray administrative expenses of the program. Eligible funding uses shall include payment of stipends for contract hearing officers and other necessary expenses as determined by the Chief Judge of the Eighteenth Judicial Circuit or his designee.

Sec. 50.125 Program policy and procedures. The Chief Judge in the Eighteenth Judicial Circuit is authorized to establish and subsequently modify by administrative order, policies and procedures related to the program. This includes, but is not limited to the hiring, training, supervision and termination of all contract hearing officers.

Sec. 50.126 Accounting, budgeting, and expending funds. All funds deposited in the County's Civil Traffic Infraction Hearing Officer Trust Fund pursuant to this Part shall be accounted for, budgeted and expended by the Board of County Commissioners exclusively for the purposes set forth in this Part. The balance of monies remaining in the trust fund at the end of each fiscal year shall remain in the fund to support the continuation of the program. The Chief Judge of the Eighteenth Judicial Circuit shall be responsible for supervision, use and budgeting of the funds in accordance with

BK215PG0065

the County's established budget system. A budget shall be established upon enactment of this Part and each year thereafter during the County's regular budget cycle.

Sec. 50.127 Deposit of funds. Funds received by the Clerk of the Court pursuant to this Part shall be paid by the Clerk of the Court to the Board of County Commissioners at least once a month.

Sec. 50.128 County responsibility for funding the civil traffic infraction hearing officer program. The responsibility of the Board of County Commissioners for funding the program shall be limited to the funds generated by the service charges levied pursuant to this Part.

Sec. 50.129 Non-severability. If Section 50.122 or Section 50.128 of this Part are for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall affect the validity of the remaining portions of this Part and the entirety of this Part shall be inoperative and void, otherwise the validity of any other section shall not effect the validity of the remaining portions of this Part.

Sec. 50.130 Sunset Provision.

(a) Unless the Board of County Commissioners adopts a resolution on or before September 30, 1996, finding that the continuing effectiveness of the Civil Traffic Infraction Hearing Officer Program is cost effective and accomplishes a public purpose and that there is a need for a continuation of the Program, then this Part shall be of no further force or effect on October 1, 1996. If the Board adopts a resolution, the Board may continue the effectiveness of this Part for a one (1) year period. On or before September 30 of each succeeding year, the Board may further

BK2151PG0066

continue the effectiveness of this Part in the manner specified in this subsection.

(b) In the event that the Board does not continue the effectiveness of this Part as provided in subsection (a) above, then all funds held in the trust fund established in Section 50.123 shall be transferred to the appropriate County General Fund account to help defray the expenses incurred by the County to the functioning of the County Court.

SECTION 2. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Seminole County Code and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or relettered to accomplish such intention; providing, however, that Sections 2 and 3 shall not be codified.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners.

ENACTED this 8th day of August, 1995.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
RANDALL C. MORRIS, Chairman

HB/gn
8/8/95
CIVTRAFF

BK 2 15 PG 0067

CIVIL TRAFFIC HEARING OFFICER SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2025, by and between **CHRISTOPHER MORRISON**, whose address is 401 West Fairbanks Avenue, Suite 100, Winter Park, Florida 32789, in this Agreement referred to as "HEARING OFFICER," and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Agreement referred to as "COUNTY."

W I T N E S S E T H:

WHEREAS, COUNTY desires to retain the services of a competent and qualified hearing officer to provide hearing officer services for the Eighteenth Judicial Circuit Traffic Court in Seminole County; and

WHEREAS, COUNTY has requested and received expressions of interest for the retention of services of a hearing officer; and

WHEREAS, HEARING OFFICER is competent and qualified to furnish hearing officer services to COUNTY and desires to provide services according to the terms and conditions stated in this Agreement,

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth in this Agreement, COUNTY and HEARING OFFICER agree as follows:

Section 1. Services. COUNTY retains HEARING OFFICER to furnish services and perform those tasks as further described below:

(a) HEARING OFFICER will serve at the pleasure of the Chief Judge.

(b) HEARING OFFICER shall provide services pursuant to the authority of Sections 318.30-318.38, Florida Statutes (2024), Article V, Section 2, Florida Constitution, Rules 6.010-

6.630, Florida Rules of Traffic Court, and the Eighteenth Judicial Circuit Administrative Orders, as all of these provisions may be amended from time to time.

(c) HEARING OFFICER is subject to the Rules Regulating The Florida Bar and the Florida Code of Judicial Conduct.

(d) HEARING OFFICER shall not wear judicial robes but shall at all times dress in attire appropriate to an attorney appearing in Court.

(e) HEARING OFFICER shall avoid practices or occupations that would result in a conflict of interest or give the appearance of impropriety. HEARING OFFICER is prohibited from representing clients or practicing before any other Hearing Officer of a civil traffic court or from representing clients in any civil traffic hearings before Seminole County Court Judges. In the event HEARING OFFICER determines there exists a conflict of interest regarding any case to be heard by HEARING OFFICER, HEARING OFFICER shall immediately advise Seminole Court Administration, Eighteenth Judicial Circuit (in this Agreement, "Court Administration").

(f) HEARING OFFICER shall attend meetings and trainings as scheduled by the Chief Judge, Administrative County Judge, or Court Administration.

Section 2. Qualifications. HEARING OFFICER shall have and maintain the following qualifications:

(a) HEARING OFFICER shall remain a member in good standing of The Florida Bar for the duration of this Agreement. If HEARING OFFICER is suspended, is disbarred, or resigns from The Florida Bar, then this Agreement will be cancelled, void, and terminated without recourse.

(b) HEARING OFFICER shall have completed the forty (40) hour education and training program that has been approved by the Florida Supreme Court. HEARING OFFICER

shall complete a four (4) hour continuing education program annually that has been approved by the Office of the State Courts and Chief Judge or their designee. HEARING OFFICER shall pay HEARING OFFICER's certification and continuing education fees, if applicable. HEARING OFFICER shall possess the skills and ability to competently perform the duties of a hearing officer as authorized by the Court. HEARING OFFICER shall immediately notify Court Administration if HEARING OFFICER fails to complete all necessary training provided by the Court on an annual basis.

(c) HEARING OFFICER shall maintain all licenses and approvals required to conduct HEARING OFFICER's business. HEARING OFFICER shall conduct HEARING OFFICER's business activities in a reputable manner at all times. HEARING OFFICER shall submit proof of such licenses and approvals to the Court Administrator upon request.

(d) HEARING OFFICER shall immediately notify Court Administration of any problem or complaint filed against HEARING OFFICER or if HEARING OFFICER has been formally or informally disciplined or has agreed to discipline through The Florida Bar.

Section 3. Compensation, Billing and Payment.

(a) For the professional services provided pursuant to this Agreement, COUNTY shall compensate HEARING OFFICER a fixed fee in the amount of SIXTY AND NO/100 DOLLARS ($60.00) per hour for actual hours served, with a three (3) hour minimum for the term of this Agreement. HEARING OFFICER shall perform all work required pursuant to this Agreement, but in no event may HEARING OFFICER be paid more than the negotiated fee amount stated above.

(b) COUNTY shall make payments to HEARING OFFICER when requested as work progresses for services furnished, but not more than once monthly. HEARING OFFICER may

invoice amounts due based on the total required services actually performed and completed. Upon review and approval of HEARING OFFICER's invoice, COUNTY shall pay HEARING OFFICER the approved amount in accordance with the terms as set forth in Chapter 218, Part VII, Florida Statutes (2024), as this statute may be amended from time to time.

(c) HEARING OFFICER shall render to COUNTY at the close of each calendar month a properly dated and itemized invoice including, but not limited to the following information:

(1) The name and address of HEARING OFFICER.

(2) A complete and accurate record of services performed by HEARING OFFICER for all services performed by HEARING OFFICER during that month and for which COUNTY is being billed.

(3) A description of the services rendered in Section 3(c)(2) above with sufficient detail to identify the exact nature of the work performed.

(4) Such other information as may be required by this Agreement or requested by COUNTY from time to time.

(d) HEARING OFFICER shall send the original invoice and one (1) copy to the following:

Director of County Comptroller's Office
Seminole County Board of County Commissioners
Post Office Box 8080
Sanford, Florida 32772

(e) HEARING OFFICER shall send two (2) copies of the invoice to the following:

Seminole County Court Administration
101 Eslinger Way
Sanford, Florida 32773

(f) COUNTY shall make payment to HEARING OFFICER after COUNTY'S review and approval within thirty (30) days of receipt of a proper invoice from HEARING OFFICER.

(g) HEARING OFFICER will not be compensated for travel time or travel expenses.

(h) HEARING OFFICER will not be provided space at any County courthouse other than the designated space set aside for performance of HEARING OFFICER's duties. HEARING OFFICER shall furnish HEARING OFFICER's own equipment and supplies.

Section 4. Audit of Records.

(a) COUNTY may perform, or have performed, an audit of the records of HEARING OFFICER at any time during the term of this Agreement and after final payment to support final payment under this Agreement. Audits may be performed at a time mutually agreeable to HEARING OFFICER and COUNTY. Total compensation to HEARING OFFICER may be determined subsequent to an audit as provided for in this Section and the total compensation so determined will be used to calculate final payment to HEARING OFFICER. Conduct of this audit will not delay final payment as required by Section 4(b) below.

(b) HEARING OFFICER shall maintain all books, documents, papers, accounting records, and other evidence pertaining to work performed under this Agreement in such a manner as will readily conform to the terms of this Agreement. HEARING OFFICER shall make such materials available at HEARING OFFICER's office at all reasonable times during the term of this Agreement and for five (5) years from the date of final payment under this Agreement for audit or inspection as provided for in this Section.

(c) In the event any audit or inspection conducted after final payment, but within the period provided in Section 4(b) above, reveals any overpayment by COUNTY under the terms of this Agreement, HEARING OFFICER shall refund such overpayment to COUNTY within thirty (30) days of notice by COUNTY.

Section 5. Responsibility of HEARING OFFICER.

(a) HEARING OFFICER is responsible for the professional quality of services furnished by HEARING OFFICER under this Agreement. HEARING OFFICER shall correct or revise any errors or deficiencies in HEARING OFFICER's services without additional compensation.

(b) COUNTY's review, approval, acceptance, payment, or any combination of these actions with respect to this Agreement does not to operate as a waiver of any rights under this Agreement, or of any cause of action arising out of the performance of this Agreement. HEARING OFFICER is and will remain liable to COUNTY, in accordance with applicable law, for all damages to COUNTY caused by HEARING OFFICER's performance of any of the services furnished under this Agreement.

Section 6. Term. This Agreement takes effect on the date of its execution by COUNTY and will remain in effect until September 30, 2026. At the option of COUNTY, this Agreement may be renewed, in writing, for four (4) additional one (1) year terms. Written notice of the renewal, if any, will be issued by COUNTY prior to the expiration of the current term. Otherwise, this Agreement will terminate upon the expiration of the current term.

Section 7. Termination.

(a) By written notice to HEARING OFFICER, COUNTY may terminate this Agreement, in whole or in part, at any time, either for COUNTY's convenience or because of the failure of HEARING OFFICER to fulfill HEARING OFFICER's obligations under this Agreement. Upon receipt of such notice, HEARING OFFICER shall take the following actions:

(1) HEARING OFFICER shall immediately discontinue all services under this Agreement unless the notice directs otherwise.

(2) HEARING OFFICER shall deliver to COUNTY all plans, studies, reports, estimates, summaries, and such other information and materials as may have been accumulated by HEARING OFFICER in performing this Agreement, whether completed or in process.

(b) If the termination is for the convenience of COUNTY, HEARING OFFICER will be paid compensation for services performed to the date of termination. HEARING OFFICER will be paid no more than a percentage of the fixed fee amount equivalent to the percentage of the completion of work contemplated by this Agreement.

(c) If the termination is due to the failure of HEARING OFFICER to fulfill HEARING OFFICER's obligations under this Agreement, the Chief Judge will reassign HEARING OFFICER's cases to another hearing officer.

(d) If after notice of termination for HEARING OFFICER's failure to fulfill HEARING OFFICER's obligations under this Agreement, it is determined that HEARING OFFICER did not so fail, the termination will be deemed to have been effected for the convenience of COUNTY. In such event, adjustment in the Agreement price will be made as provided in Section 7(b) above.

(e) The rights and remedies of COUNTY provided in this clause are in addition to any other rights and remedies provided by law or under this Agreement.

Section 8. Assignment. Neither this Agreement nor any interest in it may be assigned, transferred, or otherwise encumbered under any circumstances by either party without prior written consent of the other party and only by a document of equal dignity with this Agreement.

Section 9. Indemnification of COUNTY. HEARING OFFICER shall hold harmless, release, and indemnify COUNTY, its commissioners, officers, employees, and agents against any and all claim, losses, damages, or lawsuits for damages arising from, allegedly arising from, or related to HEARING OFFICER's provision of services under this Agreement, whether caused by HEARING

OFFICER or otherwise. This hold harmless, release, and indemnification includes any claim based on negligence, action, or inaction of the parties. However, nothing in this Agreement is intended to affect HEARING OFFICER's independent authority in conducting hearings or any judicial immunity afforded HEARING OFFICER under applicable law.

Section 10. All Prior Agreements Superseded. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained in this Agreement, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained or referred to in this Agreement. Accordingly, it is agreed that no deviation from the terms of this Agreement will be predicated upon any prior representations or agreements, whether oral or written.

Section 11. Modifications, Amendments, or Alterations. No modification, amendment, or alteration in the terms or conditions contained in this Agreement will be effective unless contained in a written amendment executed with the same formality and of equal dignity with this Agreement.

Section 12. Independent Contractor. Nothing in this Agreement is intended or may be construed as, in any manner, creating, or establishing a relationship of co-partners between the parties or as constituting HEARING OFFICER, including HEARING OFFICER's officers, employees, and agents as an agent, representative, or employee of COUNTY for any purpose or in any manner whatsoever. HEARING OFFICER is to be and will remain an independent contractor with respect to all services performed under this Agreement.

Section 13. Services Not Provided For. No claim for services furnished by HEARING OFFICER not specifically provided for in this Agreement will be honored by COUNTY.

Section 14. Public Records Law.

(a) HEARING OFFICER acknowledges COUNTY's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statues (2024), as all of these provisions may be amended from time to time, to release public records to members of the public upon request. HEARING OFFICER acknowledges that COUNTY is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes (2024), as these provisions may be amended from time to time, in the handling of the materials created under this Agreement and this statute controls over the terms of this Agreement. Upon COUNTY's request, HEARING OFFICER shall provide COUNTY with all requested public records in HEARING OFFICER's possession, or shall allow COUNTY to inspect or copy the requested records within a reasonable time and at a cost that does not exceed costs as provided under Chapter 119, Florida Statutes (2024), as this statute may be amended from time to time.

(b) HEARING OFFICER specifically acknowledges HEARING OFFICER's obligations to comply with Section 119.071, Florida Statutes (2024), as this statute may be amended from time to time, with regard to public records and shall perform the following:

(1) HEARING OFFICER shall keep and maintain public records that ordinarily and necessarily would be required by COUNTY in order to perform the services required under this Agreement.

(2) HEARING OFFICER shall provide the public with access to public records on the same terms and conditions that COUNTY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2024), as this statute may be amended from time to time, or as otherwise provided by law.

(3) HEARING OFFICER shall ensure public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law.

(c) Upon termination of this Agreement, HEARING OFFICER shall transfer, at no cost to COUNTY, all public records in possession of HEARING OFFICER, or keep and maintain public records required by COUNTY under this Agreement. If HEARING OFFICER transfers all public records to COUNTY upon completion of this Agreement, HEARING OFFICER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If HEARING OFFICER keeps and maintains the public records upon completion of this Agreement, HEARING OFFICER must meet all applicable requirements for retaining public records. All records stored electronically must be provided to COUNTY, upon request of COUNTY, in a format that is compatible with the information technology systems of COUNTY.

(d) Failure to comply with this Section will be deemed a material breach of this Agreement for which COUNTY may terminate this Agreement immediately upon written notice to HEARING OFFICER. HEARING OFFICER may also be subject to statutory penalties as set forth in Section 119.10, Florida Statutes (2024), as this statute may be amended from time to time.

(e) **IF HEARING OFFICER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO HEARING OFFICER's DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, HEARING OFFICER MAY CONTACT THE CHIEF DEPUTY COURT ADMINISTRATOR, AT 407-665-4255,**

kelly.bierfreund@flcourts18.org.

Section 15. Notices. Whenever either party desires to give notice to the other, it must be given by written notice sent by certified United States mail, return receipt requested addressed to the party for whom it is intended at the place last specified and the place for giving of notice will remain such until it has been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice:

For COUNTY:

Seminole Court Administration
101 Eslinger Way
Sanford, Florida 3277

For HEARING OFFICER:

Christopher Morrison
401 West Fairbanks Avenue, Suite 100
Winter Park, Florida 32789

Section 16. Rights At Law Retained. The rights and remedies of COUNTY provided under this Agreement are in addition to any other rights and remedies provided by law.

Section 17. Compliance with Laws and Regulations. In providing all services pursuant to this Agreement, HEARING OFFICER shall abide by all statutes, ordinances, rules, and regulations pertaining to or regulating the provisions of such services, including those now in effect and subsequently adopted. Any violation of these statutes, ordinances, rules, or regulations will constitute a material breach of this Agreement and will entitle COUNTY to terminate this Agreement immediately upon delivery of written notice of termination to HEARING OFFICER.

Section 18. Conflict of Interest.

(a) HEARING OFFICER shall not engage in any action that would create a conflict of interest in the performance of HEARING OFFICER's obligations pursuant to this Agreement with

COUNTY or violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes (2024), relating to ethics in government, as this statute may be amended from time to time.

(b) HEARING OFFICER hereby certifies that no officer, agent, or employee of COUNTY has any material interest (as defined in Section 112.312(15), Florida Statutes (2024), as this statute may be amended from time to time, as over 5%), either directly or indirectly, in the business of HEARING OFFICER to be conducted here and that no such person will have any such interest at any time during the term of this Agreement.

(c) Pursuant to Section 216.347, Florida Statutes (2024), as this statute may be amended from time to time, HEARING OFFICER hereby agrees that monies received from COUNTY pursuant to this Agreement will not be used for the purpose of lobbying the Legislature or any other State or Federal agency.

Section 19. Headings and Captions. All headings and captions contained in this Agreement are provided for convenience only, do not constitute a part of this Agreement, and may not be used to define, describe, interpret, or construe any provision of this Agreement.

IN WITNESS WHEREOF, the parties have made and executed this Agreement for the purposes stated above.

_____ By:_____
Witness CHRISTOPHER MORRISON

_____ Date:_____
Print Name

_____
Witness

_____
Print Name

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:_____
JAY ZEMBOWER, Chairman

Date:_____

_____
GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of County Commissioners at its _____, 2025, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

AFL/sfa
08/13/2025
T:\Users\alanius\Traffic Hearing Officers\12212\Hearing Officer Agt 2025 - Christopher Morrison.docx

CIVIL TRAFFIC HEARING OFFICER SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2025, by and between **JOHN A. PASCUCCI**, whose address is 24 Fenimore Lane, Palm Coast, Florida 32137, in this Agreement referred to as "HEARING OFFICER," and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Agreement referred to as "COUNTY."

W I T N E S S E T H:

WHEREAS, COUNTY desires to retain the services of a competent and qualified hearing officer to provide hearing officer services for the Eighteenth Judicial Circuit Traffic Court in Seminole County; and

WHEREAS, COUNTY has requested and received expressions of interest for the retention of services of a hearing officer; and

WHEREAS, HEARING OFFICER is competent and qualified to furnish hearing officer services to COUNTY and desires to provide services according to the terms and conditions stated in this Agreement,

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth in this Agreement, COUNTY and HEARING OFFICER agree as follows:

Section 1. Services. COUNTY retains HEARING OFFICER to furnish services and perform those tasks as further described below:

(a) HEARING OFFICER will serve at the pleasure of the Chief Judge.

(b) HEARING OFFICER shall provide services pursuant to the authority of Sections 318.30-318.38, Florida Statutes (2024), Article V, Section 2, Florida Constitution, Rules 6.010-

6.630, Florida Rules of Traffic Court, and the Eighteenth Judicial Circuit Administrative Orders, as all of these provisions may be amended from time to time.

(c) HEARING OFFICER is subject to the Rules Regulating The Florida Bar and the Florida Code of Judicial Conduct.

(d) HEARING OFFICER shall not wear judicial robes but shall at all times dress in attire appropriate to an attorney appearing in Court.

(e) HEARING OFFICER shall avoid practices or occupations that would result in a conflict of interest or give the appearance of impropriety. HEARING OFFICER is prohibited from representing clients or practicing before any other Hearing Officer of a civil traffic court or from representing clients in any civil traffic hearings before Seminole County Court Judges. In the event HEARING OFFICER determines there exists a conflict of interest regarding any case to be heard by HEARING OFFICER, HEARING OFFICER shall immediately advise Seminole Court Administration, Eighteenth Judicial Circuit (in this Agreement, "Court Administration").

(f) HEARING OFFICER shall attend meetings and trainings as scheduled by the Chief Judge, Administrative County Judge, or Court Administration.

Section 2. Qualifications. HEARING OFFICER shall have and maintain the following qualifications:

(a) HEARING OFFICER shall remain a member in good standing of The Florida Bar for the duration of this Agreement. If HEARING OFFICER is suspended, is disbarred, or resigns from The Florida Bar, then this Agreement will be cancelled, void, and terminated without recourse.

(b) HEARING OFFICER shall have completed the forty (40) hour education and training program that has been approved by the Florida Supreme Court. HEARING OFFICER

shall complete a four (4) hour continuing education program annually that has been approved by the Office of the State Courts and Chief Judge or their designee. HEARING OFFICER shall pay HEARING OFFICER's certification and continuing education fees, if applicable. HEARING OFFICER shall possess the skills and ability to competently perform the duties of a hearing officer as authorized by the Court. HEARING OFFICER shall immediately notify Court Administration if HEARING OFFICER fails to complete all necessary training provided by the Court on an annual basis.

(c) HEARING OFFICER shall maintain all licenses and approvals required to conduct HEARING OFFICER's business. HEARING OFFICER shall conduct HEARING OFFICER's business activities in a reputable manner at all times. HEARING OFFICER shall submit proof of such licenses and approvals to the Court Administrator upon request.

(d) HEARING OFFICER shall immediately notify Court Administration of any problem or complaint filed against HEARING OFFICER or if HEARING OFFICER has been formally or informally disciplined or has agreed to discipline through The Florida Bar.

Section 3. Compensation, Billing and Payment.

(a) For the professional services provided pursuant to this Agreement, COUNTY shall compensate HEARING OFFICER a fixed fee in the amount of SIXTY AND NO/100 DOLLARS ($60.00) per hour for actual hours served, with a three (3) hour minimum for the term of this Agreement. HEARING OFFICER shall perform all work required pursuant to this Agreement, but in no event may HEARING OFFICER be paid more than the negotiated fee amount stated above.

(b) COUNTY shall make payments to HEARING OFFICER when requested as work progresses for services furnished, but not more than once monthly. HEARING OFFICER may

invoice amounts due based on the total required services actually performed and completed. Upon review and approval of HEARING OFFICER's invoice, COUNTY shall pay HEARING OFFICER the approved amount in accordance with the terms as set forth in Chapter 218, Part VII, Florida Statutes (2024), as this statute may be amended from time to time.

(c) HEARING OFFICER shall render to COUNTY at the close of each calendar month a properly dated and itemized invoice including, but not limited to the following information:

(1) The name and address of HEARING OFFICER.

(2) A complete and accurate record of services performed by HEARING OFFICER for all services performed by HEARING OFFICER during that month and for which COUNTY is being billed.

(3) A description of the services rendered in Section 3(c)(2) above with sufficient detail to identify the exact nature of the work performed.

(4) Such other information as may be required by this Agreement or requested by COUNTY from time to time.

(d) HEARING OFFICER shall send the original invoice and one (1) copy to the following:

Director of County Comptroller's Office
Seminole County Board of County Commissioners
Post Office Box 8080
Sanford, Florida 32772

(e) HEARING OFFICER shall send two (2) copies of the invoice to the following:

Seminole County Court Administration
101 Eslinger Way
Sanford, Florida 32773

(f) COUNTY shall make payment to HEARING OFFICER after COUNTY'S review and approval within thirty (30) days of receipt of a proper invoice from HEARING OFFICER.

(g) HEARING OFFICER will not be compensated for travel time or travel expenses.

(h) HEARING OFFICER will not be provided space at any County courthouse other than the designated space set aside for performance of HEARING OFFICER's duties. HEARING OFFICER shall furnish HEARING OFFICER's own equipment and supplies.

Section 4. Audit of Records.

(a) COUNTY may perform, or have performed, an audit of the records of HEARING OFFICER at any time during the term of this Agreement and after final payment to support final payment under this Agreement. Audits may be performed at a time mutually agreeable to HEARING OFFICER and COUNTY. Total compensation to HEARING OFFICER may be determined subsequent to an audit as provided for in this Section and the total compensation so determined will be used to calculate final payment to HEARING OFFICER. Conduct of this audit will not delay final payment as required by Section 4(b) below.

(b) HEARING OFFICER shall maintain all books, documents, papers, accounting records, and other evidence pertaining to work performed under this Agreement in such a manner as will readily conform to the terms of this Agreement. HEARING OFFICER shall make such materials available at HEARING OFFICER's office at all reasonable times during the term of this Agreement and for five (5) years from the date of final payment under this Agreement for audit or inspection as provided for in this Section.

(c) In the event any audit or inspection conducted after final payment, but within the period provided in Section 4(b) above, reveals any overpayment by COUNTY under the terms of this Agreement, HEARING OFFICER shall refund such overpayment to COUNTY within thirty (30) days of notice by COUNTY.

Section 5. Responsibility of HEARING OFFICER.

(a) HEARING OFFICER is responsible for the professional quality of services furnished by HEARING OFFICER under this Agreement. HEARING OFFICER shall correct or revise any errors or deficiencies in HEARING OFFICER's services without additional compensation.

(b) COUNTY's review, approval, acceptance, payment, or any combination of these actions with respect to this Agreement does not to operate as a waiver of any rights under this Agreement, or of any cause of action arising out of the performance of this Agreement. HEARING OFFICER is and will remain liable to COUNTY, in accordance with applicable law, for all damages to COUNTY caused by HEARING OFFICER's performance of any of the services furnished under this Agreement.

Section 6. Term. This Agreement takes effect on the date of its execution by COUNTY and will remain in effect until September 30, 2026. At the option of COUNTY, this Agreement may be renewed, in writing, for four (4) additional one (1) year terms. Written notice of the renewal, if any, will be issued by COUNTY prior to the expiration of the current term. Otherwise, this Agreement will terminate upon the expiration of the current term.

Section 7. Termination.

(a) By written notice to HEARING OFFICER, COUNTY may terminate this Agreement, in whole or in part, at any time, either for COUNTY's convenience or because of the failure of HEARING OFFICER to fulfill HEARING OFFICER's obligations under this Agreement. Upon receipt of such notice, HEARING OFFICER shall take the following actions:

(1) HEARING OFFICER shall immediately discontinue all services under this Agreement unless the notice directs otherwise.

(2) HEARING OFFICER shall deliver to COUNTY all plans, studies, reports, estimates, summaries, and such other information and materials as may have been accumulated by HEARING OFFICER in performing this Agreement, whether completed or in process.

(b) If the termination is for the convenience of COUNTY, HEARING OFFICER will be paid compensation for services performed to the date of termination. HEARING OFFICER will be paid no more than a percentage of the fixed fee amount equivalent to the percentage of the completion of work contemplated by this Agreement.

(c) If the termination is due to the failure of HEARING OFFICER to fulfill HEARING OFFICER's obligations under this Agreement, the Chief Judge will reassign HEARING OFFICER's cases to another hearing officer.

(d) If after notice of termination for HEARING OFFICER's failure to fulfill HEARING OFFICER's obligations under this Agreement, it is determined that HEARING OFFICER did not so fail, the termination will be deemed to have been effected for the convenience of COUNTY. In such event, adjustment in the Agreement price will be made as provided in Section 7(b) above.

(e) The rights and remedies of COUNTY provided in this clause are in addition to any other rights and remedies provided by law or under this Agreement.

Section 8. Assignment. Neither this Agreement nor any interest in it may be assigned, transferred, or otherwise encumbered under any circumstances by either party without prior written consent of the other party and only by a document of equal dignity with this Agreement.

Section 9. Indemnification of COUNTY. HEARING OFFICER shall hold harmless, release, and indemnify COUNTY, its commissioners, officers, employees, and agents against any and all claim, losses, damages, or lawsuits for damages arising from, allegedly arising from, or related to HEARING OFFICER's provision of services under this Agreement, whether caused by HEARING

OFFICER or otherwise. This hold harmless, release, and indemnification includes any claim based on negligence, action, or inaction of the parties. However, nothing in this Agreement is intended to affect HEARING OFFICER's independent authority in conducting hearings or any judicial immunity afforded HEARING OFFICER under applicable law.

Section 10. All Prior Agreements Superseded. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained in this Agreement, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained or referred to in this Agreement. Accordingly, it is agreed that no deviation from the terms of this Agreement will be predicated upon any prior representations or agreements, whether oral or written.

Section 11. Modifications, Amendments, or Alterations. No modification, amendment, or alteration in the terms or conditions contained in this Agreement will be effective unless contained in a written amendment executed with the same formality and of equal dignity with this Agreement.

Section 12. Independent Contractor. Nothing in this Agreement is intended or may be construed as, in any manner, creating, or establishing a relationship of co-partners between the parties or as constituting HEARING OFFICER, including HEARING OFFICER's officers, employees, and agents as an agent, representative, or employee of COUNTY for any purpose or in any manner whatsoever. HEARING OFFICER is to be and will remain an independent contractor with respect to all services performed under this Agreement.

Section 13. Services Not Provided For. No claim for services furnished by HEARING OFFICER not specifically provided for in this Agreement will be honored by COUNTY.

Section 14. Public Records Law.

(a) HEARING OFFICER acknowledges COUNTY's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statues (2024), as all of these provisions may be amended from time to time, to release public records to members of the public upon request. HEARING OFFICER acknowledges that COUNTY is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes (2024), as these provisions may be amended from time to time, in the handling of the materials created under this Agreement and this statute controls over the terms of this Agreement. Upon COUNTY's request, HEARING OFFICER shall provide COUNTY with all requested public records in HEARING OFFICER's possession, or shall allow COUNTY to inspect or copy the requested records within a reasonable time and at a cost that does not exceed costs as provided under Chapter 119, Florida Statutes (2024), as this statute may be amended from time to time.

(b) HEARING OFFICER specifically acknowledges HEARING OFFICER's obligations to comply with Section 119.071, Florida Statutes (2024), as this statute may be amended from time to time, with regard to public records and shall perform the following:

(1) HEARING OFFICER shall keep and maintain public records that ordinarily and necessarily would be required by COUNTY in order to perform the services required under this Agreement.

(2) HEARING OFFICER shall provide the public with access to public records on the same terms and conditions that COUNTY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2024), as this statute may be amended from time to time, or as otherwise provided by law.

(3) HEARING OFFICER shall ensure public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law.

(c) Upon termination of this Agreement, HEARING OFFICER shall transfer, at no cost to COUNTY, all public records in possession of HEARING OFFICER, or keep and maintain public records required by COUNTY under this Agreement. If HEARING OFFICER transfers all public records to COUNTY upon completion of this Agreement, HEARING OFFICER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If HEARING OFFICER keeps and maintains the public records upon completion of this Agreement, HEARING OFFICER must meet all applicable requirements for retaining public records. All records stored electronically must be provided to COUNTY, upon request of COUNTY, in a format that is compatible with the information technology systems of COUNTY.

(d) Failure to comply with this Section will be deemed a material breach of this Agreement for which COUNTY may terminate this Agreement immediately upon written notice to HEARING OFFICER. HEARING OFFICER may also be subject to statutory penalties as set forth in Section 119.10, Florida Statutes (2024), as this statute may be amended from time to time.

(e) **IF HEARING OFFICER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO HEARING OFFICER's DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, HEARING OFFICER MAY CONTACT THE CHIEF DEPUTY COURT ADMINISTRATOR, AT 407-665-4255,**

kelly.bierfreund@flcourts18.org.

Section 15. Notices. Whenever either party desires to give notice to the other, it must be given by written notice sent by certified United States mail, return receipt requested addressed to the party for whom it is intended at the place last specified and the place for giving of notice will remain such until it has been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice:

For COUNTY:

Seminole Court Administration
101 Eslinger Way
Sanford, Florida 3277

For HEARING OFFICER:

John A. Pascucci
24 Fenimore Lane
Palm Coast, Florida 32137

Section 16. Rights At Law Retained. The rights and remedies of COUNTY provided under this Agreement are in addition to any other rights and remedies provided by law.

Section 17. Compliance with Laws and Regulations. In providing all services pursuant to this Agreement, HEARING OFFICER shall abide by all statutes, ordinances, rules, and regulations pertaining to or regulating the provisions of such services, including those now in effect and subsequently adopted. Any violation of these statutes, ordinances, rules, or regulations will constitute a material breach of this Agreement and will entitle COUNTY to terminate this Agreement immediately upon delivery of written notice of termination to HEARING OFFICER.

Section 18. Conflict of Interest.

(a) HEARING OFFICER shall not engage in any action that would create a conflict of interest in the performance of HEARING OFFICER's obligations pursuant to this Agreement with

COUNTY or violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes (2024), relating to ethics in government, as this statute may be amended from time to time.

(b) HEARING OFFICER hereby certifies that no officer, agent, or employee of COUNTY has any material interest (as defined in Section 112.312(15), Florida Statutes (2024), as this statute may be amended from time to time, as over 5%), either directly or indirectly, in the business of HEARING OFFICER to be conducted here and that no such person will have any such interest at any time during the term of this Agreement.

(c) Pursuant to Section 216.347, Florida Statutes (2024), as this statute may be amended from time to time, HEARING OFFICER hereby agrees that monies received from COUNTY pursuant to this Agreement will not be used for the purpose of lobbying the Legislature or any other State or Federal agency.

Section 19. Headings and Captions. All headings and captions contained in this Agreement are provided for convenience only, do not constitute a part of this Agreement, and may not be used to define, describe, interpret, or construe any provision of this Agreement.

IN WITNESS WHEREOF, the parties have made and executed this Agreement for the purposes stated above.

_____ By:_____
Witness JOHN A. PASCUCCI

_____ Date:_____
Print Name

_____
Witness

_____
Print Name

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By:_____
JAY ZEMBOWER, Chairman

Date:_____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of County Commissioners at its _____, 2025, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

AFL/sfa
08/13/2025
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File Number: 2025-776

Title:

Approve the recommended funding allocations to the agencies listed for Community Services Agency (CSA) Partnership Grant funds in the amount of $842,233 for FY25/26 and authorize the Chairman to execute the CSA Grant Agreements and any amendments upon agency execution. Countywide **(Allison Thall, Community Services Director)**

Division:

Community Services - Community Assistance

Authorized By:

Allison Thall, Community Services Director

Contact/Phone Number:

Carrie Longsworth/407-665-2389

Background:

The Community Service Agency (CSA) Partnership Grant program was initiated by the Board of County Commissioners (BCC) to improve the quality of life for Seminole County residents by collaborating with community-based organizations to meet the social services needs within the County. The CSA Partnership Program provides general revenue funds to eligible qualified non-profit organizations that meet federal and state tax exemption requirements and have been in existence for a minimum of three years.

On April 23, 2024, the BCC approved updating the CSA process, dividing the CSA funding into two allotments: one for shelters and the other for non-profits providing services other than shelter beds, and adopting priority funding for those agencies providing a top service identified in the 2024 Community Needs Assessment (CNA). The top needs identified in the CNA were childcare, mental health services, homeless services, food, utilities, and rental assistance/subsidy. Those agencies providing one of the top CNA services received an additional 10 bonus points in scoring and ranking after the review committee completed their evaluation of the applications.

On April 13, 2025, a Notice of Funding Availability (NOFA) was published in the

Orlando Sentinel advertising application availability for the CSA program FY25/26. The CSA Review Committee, an independent panel of six (6) County staff was selected to review and score all applications. The results were reviewed and tallied, and recommendations were submitted to the Department Director for approval prior to submission to the Board of County Commissioners.

The total FY25/26 CSA funding requested has been reduced from $1,000,000 to $842,233 with fifty percent ($421,116) of the funding being dedicated to shelters. The remaining balance of $421,117 is allocated to non-profit providers serving other community needs.

Seminole County received and scored nineteen (19) applications for funding. The top five (5) agencies: Early Learning Coalition, Meals on Wheels, The Sharing Center, Boys and Girls Clubs, and Kids House are recommended for funding with an approximate 18.5% reduction from FY24/25 funding.

Requested Action:

Staff requests the Board approve the recommended funding allocations to the agencies listed for Community Services Agency (CSA) Partnership Grant funds in the amount of $842,233 for FY25/26 and authorize the Chairman to execute the CSA Grant Agreements and any amendments upon agency execution.

FY2025/2026 CSA PARTNERSHIP GRANT						
AGENCY	**Program**	**Summary of Services**	**Funding Requested**	**FY24/25 CSA Funding**	**Funding Recommendation**	**Total Score**
Early Learning Coalition	School Readiness Program	Subsidized childcare for low-income families	$ 200,000.00	$ 177,242.00	$ 144,294.00	105
Meals on Wheels	Home Delivered Meals	Provide nutritious meals to homebound seniors which enable them to remain independent in their homes for as long as possible	$ 155,000.00	$ 134,136.00	$ 109,163.00	104
The Sharing Center	The Pantry	Food bag distribution at the Longwood and Health Department locations	$ 115,010.00	$ 79,057.00	$ 64,273.00	103
Boys & Girls Clubs	East Altamonte Club	Provide disadvantaged youth with character and leadership development, education and career development, health and life skills, the arts, sports, fitness and recreation	$ 75,000.00	$ 44,834.00	$ 36,382.00	100
Kids House	Child Advocate and Mental Health Programs	Victim abuse support services include crisis intervention, risk reduction services, needs and food insecurity assessments, the provision of basic needs directly or through referrals, and therapeutic services	$ 154,935.00	$ 82,409.00	$ 67,005.00	99
					$ 421,117.00	
Only the top 5 scoring agencies are being recommended for funding						
UCP of Central Florida Seminole Campus	Early Childhood Summer Camp	Weekly early childhood summer learning programs for toddlers, preschool, and preK children with disabilities	$ 21,770.00	$-		97
The Lifeboat Project	Transitional Housing and Support Services	Provide safe housing, trauma-informerd care, and wrap around services for individuals and families who are suvivors of human trafficking	$ 40,000.00	$-		95
Aspire Health Partners	Homeless Services Expansion through HOPE and PATH Teams	Support homeless and newly housed clients by assisting them with direct rental assistance, referrals to supportive and other behavioral health services	$ 61,200.00	$ 10,826.00		92
IMPOWER	The Village	Provide transitional and supportive housing services for youth aged 18-24 with a foster care history and/or unaccompanied at-risk homeless young adults enabling them to successfully transition to adulthood	$ 40,075.00	$ 21,000.00		91
Commission 127 (C127)	Foster & Adoptive Family Support	Supportive services supporting foster, adoptive, and biological families	$ 36,000.00	$-		89
Catholic Charities	Pathways to Care / Step2	Medical respite care, temporary shelter and bridge housing for homeless individuals recovering from illness or surgery	$ 73,000.00	$-		89
Heart of Florida United Way	211 and 988 Services	Contact center connects individuals and families to availabe community services, providing information, referral, crisis, and suicide prevention services that address emergency needs and long-term assistance	$ 71,078.00	$-		88
Foundation for Seminole County Public Schools	Midway Safe Harbor	The Teen Program provides a safe and secure environment for youth in grades 6-12 with educational and personal enrichment activities	$ 25,000.00	$ 19,303.00		86
Hearts, Hands and Hope	Food Bag Program for food insecure children and their families	Expand food bag distribution program	$ 50,000.00	$ 10,826.00		82
SALT Outreach	Street Outreach Drop-In Center	Address critical needs and challenges faced by the the homeless population by providing vital services and support to a community segment experiencing significant hardships	$ 61,044.00	$ 28,632.00		82
Big Sis, Inc.	NOURISH Seminole	Mobile food distribution program serving low-income Seminole County residents	$ 175,000.00	$-		79
Chance 2 Dance (C2D)	Inclusive and Accomodating Dance Classes	Provide dance education to children, youth, and adults with special needs building physical skills, self-esteem, and social connections	$ 17,570.00	$-		79

Inspire of Central Florida	Adult Day Training (ADT) Program Scholarships	Provide vocational and life skills training to adults with special needs	$ 80,000.00	$-		74
Central Florida - YMCA	Teen After School Program	The program serves teens in 9th through 12th grade through afterschool clubs and activities that support academic outcomes and decrease negative behaviors	$ 80,000.00	$-		68
			$ 1,354,112.00			

FY2025/2026 SHELTER FUNDING				
AGENCY	**Program**	**Summary of Services**	**FY24/25 Shelter Funding**	**Funding Recommendation**
Boys Town	Family Home Program	Foster youth age 10-18 learn social, independant-living, and educational skills, and how to build healthy relationships in a family-style home	$ 19,980.00	$ 25,267.00
Recovery House	Emergency Shelter for Men	Shelter nights and wrap-around services	$ 19,980.00	$ 25,267.00
Rescue Outreach Mission	Homeless Shelter	Emergency facility for homeless citizens	$ 206,460.00	$ 261,092.00
Safehouse	DV Shelter	Safe, secure emergency shelter serving Seminole County victims and survivors of domestic violence and their children	$ 86,580.00	$ 109,490.00
			$ 333,000.00	$ 421,116.00

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

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

File Number: 2025-788

Title:

Approve and authorize the Chairman to execute a Resolution adopting the Florida Department of Health in Seminole County (FDOH-Seminole) Fee Schedule update to the Administrative Code. Countywide **(Allison Thall, Community Services Director)**

Division:

Community Services - Community Health

Authorized By:

Allison Thall, Community Services Director

Contact/Phone Number:

Kelly Welch/407-665-2391

Background:

Each year, Seminole County contracts with the State of Florida Department of Health (FDOH) to provide funding and health services specified by the state to be delivered to the residents of Seminole County. The appropriation by Seminole County for FY2025-2026 is an amount not to exceed $807,970 which is the same level of commitment as the County provided under the FY2023-2024 and FY2024-2025 contracts.

Subject to the budgetary limits set forth in the County's annual appropriation, the FDOH-Seminole conducts an annual review of the services provided and their respective fees. As such, FDOH-Seminole has requested an amendment to the current fee schedule contained in Section 20.26 of the Seminole County Administrative Code. The attached Fee Schedule Resolution includes the requested amendments to existing services offered by the FDOH-Seminole, and their respective fees.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Resolution adopting the Florida Department of Health in Seminole County (FDOH-Seminole) fee schedule update to Section 20.26 of the Seminole County Administrative Code.

RESOLUTION NO. 2025-R-_____ **SEMINOLE COUNTY, FLORIDA**

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

AMENDING SECTION 20.26 (HEALTH DEPARTMENT) OF THE SEMINOLE COUNTY ADMINISTRATIVE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Seminole County Ordinance No. 89-28 created the Seminole County Administrative Code; and

WHEREAS, pursuant to Section 154.06, Florida Statutes (2024), as this statute may be amended from time to time, Seminole County was given authority to establish and amend, as needed, a schedule of fees for services by the County Health Department; and

WHEREAS, the County Health Department is requesting modification of the fees charged in certain primary care, community public health, and environmental services provided; and

WHEREAS, the fees established in the fee schedule represent the maximum charge for each service but may be adjusted on a sliding scale based upon the income of the recipient of the services, pursuant to State of Florida guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida that:

Section 1. Incorporation of Recitals. The above recitals represent the legislative findings of the Seminole County Board of County Commissioners supporting the need for this Resolution.

Section 2. Section 20.26 of the Seminole County Administrative Code is amended as identified in the attached revised Fee Resolution. Said amendment is attached to this Resolution and incorporated as Exhibit A.

Section 3. This Resolution will become effective upon adoption by the Board of County Commissioners.

ADOPTED this ____ day of _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

By:_____
JAY ZEMBOWER, Chairman

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

Date:_____

Attachment:
Exhibit A – Section 20.26

Authority: Section 154.06, Florida Statutes

RM/sjs
7/17/25
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SECTION 20. FEE RESOLUTIONS

20.26 HEALTH DEPARTMENT

A. PURPOSE. To establish public health service fees in order to expand existing public health services to the community at large.

B. PRIMARY CARE SERVICES.

(1) All Primary Care services will be charged on a fee-for-service rate based on local-cost-comparison of similar services and will not be less than current Medicaid rate nor more than Medicare rate if the service is covered by either payer. The fee will be derived by considering the type of visit, the client sliding fee scale, if applicable, based on Federal OMB guidelines and the current State Medicaid Rate. Proof of active Medicaid coverage will be accepted as full payment in lieu of charges for any service that is covered under the Medicaid program.

(2) School Physicals - $30.00 per child (includes completion of School Health Entry Form). Replacement Forms - $10.00 each.

(3) Sports Physicals - $60 (includes EKG and completion of client sports physical form).

(4) Dental Clinic - Dental services are offered for children ages five (5) through twenty (20) years. Limited dental services are available for adults twenty-one (21) years and over. Children and adults who do not have valid Medicaid will be charged 160% of the Medicaid fee for dental services, with an option of applying for eligibility for sliding scale fees.

	Procedure	160%-of the Child Medicaid Fee for Service
(a)	Comprehensive Exam	$38.00
(b)	Limited Exam	$19.00
(c)	PA x-ray	$10.00
(d)	2 Bitewing x-rays	$21.00
(e)	4 Bitewing x-rays	$26.00
(f)	Panoramic x-ray	$71.00
(g)	Full Mouth Debridement (basic cleaning)	$124.00
(h)	Prophylaxis (polishing)	$43.00
(i)	Fluoride Varnish	$26.00

	(j)	Resin, Anterior (1 surface) filling	$81.00
	(k)	Resin, Anterior (2 surface) filling	$93.00
	(l)	Resin, Anterior (3 surface) filling	$105.00
	(m)	Resin, Posterior (1 surface) filling	$74.00
	(n)	Resin, Posterior (2 surface) filling	$98.00
	(o)	Resin, Posterior (3 surface) filling	$121.00
	(p)	Oral Hygiene Instruction	$14.00
	(q)	Pulp Cap Direct	$31.00
	(r)	Pulp Cap Indirect	$26.00
	(s)	Sedative Filling	$43.00
	(t)	Extraction (Simple) / includes supply costs	$100.00
	(u)	Sealants (per tooth)	$31.00
	(v)	Pulpotomy	$119.00
(5)		Pregnancy Test (urine or serum) - Nurse Consultation * The fee will be derived by considering the client sliding fee group which is calculated at eligibility determination, based on Federal OMB Guidelines. Pregnancy Statement Replacement	$50.00 $15.00
(6)		Pregnancy Test – under Age 19	No Charge
(7)		Thin-Prep PAP laboratory test	$35.00
(8)		Family Planning Initial or Annual Exam	$100.00
(9)		Family Planning Counseling and Supply Visit	$50.00
(10)		Adult Physical~~—~~ / Men's Health Physical – College/Employment (Exclusions Apply) ~~(Exclusions Apply)~~	$50.00
(11)		Adult Health Screening Labs	$35.00

C. COMMUNITY PUBLIC HEALTH SERVICES

~~(1)~~		~~Tuberculin (TB) Skin Test, with reading and nurse assessment.~~	~~$40.00~~

~~(2)~~	~~Tuberculosis (TB) Symptom Assessment for previous positive reactors~~	~~$25.00~~
~~(3)~~(1)	Chest x-ray	$50.00
~~(4)~~(2)	Quantiferon Gold TB Test	$60.00
~~(5)~~	~~TB Patient FMLA or Disability Forms Completion~~	~~$25.00~~
~~(6)~~(3)	Hepatitis Panel Testing (If not funded by Hepatitis Program)	$25.00
~~(7)~~(4)	Sexually Transmitted Diseases	
(a)	Exam and Testing - The fee will be derived by considering the client sliding fee group which is calculated at eligibility determination, based on Federal OMB Guidelines. The fee group will be applied to the rate established by the State Medicaid Program. Medicaid identification will be accepted as full payment in lieu of charges. Patients referred by the Disease Intervention Specialist for initial testing may be charged.	$110.00
(b)	STD screening tests including: Syphilis, HIV, Chlamydia and Gonorrhea for asymptomatic clients.	$55.00
(c)	STD exam only	$55.00
(d)	Cryo Wart Removal (No Eligibility)	
	One (1) Wart	$55.00
	Two (2) to Five (5) Warts	$90.00
	Six (6) to Ten (10) Warts	$125.00
	Eleven (11) or more Warts	$180.00
(e)	Testing for HIV I Antibodies Routine Serum or Rapid	$20.00
(f)	Herpes (HSV 1 or 2) Serum – No Eligibility	$35.00
(g)	Herpes Culture and Typing – No Eligibility	$26.00
(h)	Anal Pap	$47.00
(i)	Herpes (HSV-1 and HSV-2) (No Eligibility)	$53.00
(j)	Aptima Trich (No Eligibility)	$38.00
(k)	Treatment Only Visit	$23.00

* Services provided regardless of ability to pay.

~~(8)~~(5) HIV Post Exposure Prophylaxis/Non-Occupational Post Exposure Prophylaxis

Exam and Testing – The fee will be derived by considering the client sliding fee group, which is calculated at eligibility determination, based on Federal OMB Guidelines. The fee group will be applied to the rate established by the State Medicaid Program. Medicaid identification will be accepted as full payment in lieu of charges.

(a)	Provider exam and consult; STD screening test and lab processing fee for the following: syphilis, HIV, hepatitis panel, CMP, chlamydia and gonorrhea (site of exposure)	$110.00
(b)	Pregnancy Test	$10.00

~~(9)~~(6) Immunization services for children and adults including international travel consults and vaccinations, recommended adult immunizations, form completions and replacements:

Adults

(a)	Prevailing vaccine cost rounded up to the nearest dollar	
(b)	Vaccine administrative fee:	$25.00
(c)	College Entry Immunization Forms Administrative Form Processing Fee	$24.00

Children

(a)	(i)	Vaccine at no cost Vaccine and Form processing administrative fee (except Medicaid)	$25.00
	(ii)	Replacement Form (except Medicaid)	$10.00
	(iii)	Recommended vaccines for children 2 months through 18 years eligible for Vaccines for Children Program (VFC)	No Charge
	(iv)	Required vaccines for school/daycare entry through 18 years	No Charge

Travel

(a)	Travel vaccines at 125% cost to CHD	
(b)	Travel Consult Fee (a minimum of thirty (30) minutes of consult time and printed travel information regarding disease prevention) (fee waived per additional family member)	$60.00
(c)	Administrative form replacement for Yellow Fever Certificate	$10.00
(d)	Malaria prevention prescription fee	$25.00
(e)	Vaccine administrative fee	$24.00

Special Events

(a)	Special immunization clinics for populations at risk for complications of infection from vaccine preventable diseases, including flu, pneumonia and others as indicated through surveillance and reporting.	No Charge for Vaccine & Services

~~(10)~~(7) Laboratory Services: Prevailing lab cost and specimen collection fee.

Specimen Collection Fee: $20.00

~~(11)~~(8) Community Health and Wellness Program Activity (The fee shall cover the cost of community health and wellness program activities and/or program fees, not to exceed $50.00 above actual cost per unit for production and delivery of materials and services. Fees are based on the scope and duration of activity.) $50.00

~~(12) HIV Class/Seminar registration (per person)~~

~~HIV 501 Update~~	~~$15.00~~
~~HIV 500~~	~~$25.00~~
~~HIV 501~~	~~$75.00~~

~~(13)~~(9) American Heart Association – CPR/AED Basic Life Support Courses for Healthcare Professionals: a 4-hour course that covers Adult, Child, and Infant one-rescuer CPR AED, as well as focused emphasis on team work with the Adult, Child, and Infant two-person rescue. Topics also include Rescue Breathing and Foreign Body Airway Obstruction. $30.00

~~(14)~~(10) Adult Health Screenings – includes: registration, lab, and blood pressure check, return appointment for consultation of lab results and referrals (PCP/ Clinics/Smoking Cessation/AA/Mental Health/IMMS/ Dental and Medicaid and other financial assistance) (Does not include physical exam by licensed provider) $38.00

D. VITAL STATISTICS:

(1) Birth Certificates:

County Fee	$10.00
State Fee pursuant to Section 382.025, FS (Surcharge for Certificates Issued by Local Registrars)	$ 3.50
State Surcharge, Child Welfare Training Trust Fund	$ 1.50
Total Fee for Birth Certificates	$15.00

(2) Additional Copies $8.00

(3) Protective covers $3.00

(4) Death Certificates - Certified Copy $10.00

(5) Additional Copies $5.00

(6) Fee to Expedite $10.00

(7) Notary Services $10.00

E. MEDICAL RECORDS:

Copying of Medical Record (per page) No charge

F. PUBLIC RECORDS:

Copying of Public Record (per page) No charge

G. ENVIRONMENTAL HEALTH SERVICES: The following Environmental Health fees are hereby adopted as authorized by State of Florida Administrative Code or Policy, unless otherwise indicated.

(1) Water

(a)	Health Department Laboratory analysis per sample	$20.00
(b)	Chemical sampling per site visit	
	State Fee	$60.00
	County Fee	$20.00
	Total	$80.00
(c)	Chemical sampling per site visit for Delineated areas	
	State Fee	$50.00
	County Fee	$20.00
	Total	$70.00
(d)	Combined chemical/microbiological Sample visit	
	State Fee	$70.00
	County Fee	$10.00
	Total	$80.00
(e)	Limited use public water system annual operating permit	
	State Fee (Initial)	$90.00
	County Fee	$30.00
	Total	$120.00
	State Fee (Renewal)	$90.00
	County Fee	$30.00
	Total	$120.00
(f)	Private potable well and private irrigation well permit	
	State Fee	~~$200.00~~ $ 0.00
	County Fee	~~$ 50.00~~ $135.00
	Total Fee	~~$250.00~~ $135.00
(g)	Private potable well and private irrigation well abandonment permit	
	State Fee	$ 0.00
	County Fee	~~$150.00~~ $ 45.00
	Total Fee	~~$150.00~~ $ 45.00

(h)	Irrigation well (non-potable)	
	State Fee	$ 0.00
	County Fee	$80.00
	Total Fee	$80.00
(i)	Modification / Repair	
	State Fee	$ 0.00
	County Fee	$50.00
	Total Fee	$50.00
~~(h)~~(j)	Private potable well and private irrigation well variances	
	State Fee	$100.00
	County Fee	$ 50.00
	Total Fee	$150.00
(k)	Monitoring Wells	
	State Fee	$ 0.00
	County Fee	$45.00 / per well
	Total Fee	$45.00 / per well (up to 10 sites)
(l)	Limited-use Commercial Well	
	State Fee	$ 0.00
	County Fee	$200.00
	Total Fee	$200.00
(m)	Public Water Supply	
	State Fee	$ 0.00
	County Fee	$250.00
	Total Fee	$250.00

(2) Swimming Pools and Bathing Places

(a)	Annual operating permit - up to and Including 25,000 gallons	$125.00
	State Fee	$ 0.00
	County Fee	$ 50.00
	Total	$175.00
(b)	Annual operating permit - more than 25,000 gallons	$250.00
	State Fee	$ 0.00
	County Fee	$100.00
	Total	$350.00
(c)	Late fee - (on permits paid after June 30)	
	County Fee	$50.00

(d)	Re-inspection Fee per each re-inspection	
	County Fee	$50.00
(e)	Exempted Condo Pools	
	State Fee	$50.00
	County Fee	$25.00
	Total	$75.00

(3) Septic Tanks (Onsite Sewage Treatment and Disposal Systems) (OSTDS)

(a)	New septic tank	
	State fee pursuant to Chapter 62-6, F.A.C.	$350.00
	County Fee	$ 75.00
	Total fee for standard or filled septic tank	$425.00
(b)	Septic Tank Modification(s)	
	State fees pursuant to Chapter 62-6, F.A.C.	$330.00
	County Fee	$ 70.00
	Total fee for Septic Tank Modification(s)	$400.00
(c)	Septic tank repair permit	
	State fee pursuant to Chapter 62-6, F.A.C	$300.00
	County Application Fee	$ 50.00
	Total fee for septic tank repair permit	$350.00
(d)	Re-inspection fee per each non-compliance re-inspection	
	State Fee pursuant to Chapter 62-6, F.A.C.	$ 50.00
	County Fee	$ 50.00
	Total	$100.00
(e)	Septic System Abandonment Permit	
	State Fee	$ 50.00
	County Fee	$ 75.00
	Total	$125.00
(f)	Variance Application for a Single Family Residence per each lot or building site	
	State Fee	$200.00
	County Fee	$100.00
	Total	$300.00
(g)	Variance Application for a Multi-family or Commercial building per each building site	
	State Fee	$300.00
	County Fee	$100.00
	Total	$400.00

(h)	Onsite Sewage Consultation Fees and Field Work Requests Not Related to Formal Permitting		
	(i)	Plan Review	
		State Fee	$ 0.00
		County Fee	$90.00
	(ii)	Soil Profile Fee	
		State Fee	$ 0.00
		County Fee	$125.00
(i)	Late Fees for Delinquent Onsite Sewage Operating Permits		
		County Fee	$75.00
(j)	Permit amendment		
		State Fee	$ 90.00
		County Fee	$ 45.00
		Total	$135.00
(k)	Voluntary timed inspection		
		State Fee	$ 0.00
		County Fee	$100.00
		Total	$100.00
(l)	Site Re-Evaluation Fee		
		State Fee	$ 75.00
		County Fee	$ 25.00
		Total	$100.00
(m)	Aerobic Treatment Unit Maintenance Annual Permit		
		State Fee	$25.00
		County Fee	$50.00
		Total	$75.00
(n)	Aerobic Treatment Unit Operation Permit (every 2 years)		
		State Fee	$100.00
		County Fee	$ 50.00
		Total	$150.00
(o)	~~Annual~~ Biennial Operating Performance Permits for Performance Based Systems		
		State Fee	$100.00
		County Fee	$100.00
		Total	$200.00

(p) Annual Operating Permit
Industrial/Manufacturing or Commercial
Sewage Waste

State Fee	$150.00
County Fee	$ 75.00
Total	$225.00

(q) Existing System Evaluations

(i) Inspected within last three (3) years

State Fee	$ 50.00
County Fee	$ 50.00
Total	$100.00

(ii) Not inspected within last three (3) years

State Fee	$ 85.00
County Fee	$ 50.00
Total	$135.00

(r) Springs Protection Act Priority Focus Area
Additional review, permitting, and inspections
required for nitrogen reducing systems.

State Fee	$ 0.00
County Fee	$50.00
Total	$50.00

(4) Food Service

(a) Late renewal of Annual Certificates

State Fee	$25.00
County Fee	$20.00
Total	$45.00

(b) Alcoholic Beverage Establishment Inspection

State Fee	$190.00
County Fee	$ 20.00
Total	$210.00

(c) Reinspection Fee (1st)

State Fee	$75.00
County Fee	$ 0.00
Total	$75.00

(d) Annual Permit – Adult Living Facilities

State Fee	$135.00
County Fee	$ 65.00
Total	$200.00

(e)	Annual Permit – Schools	
	State Fee	$200.00
	County Fee	$100.00
	Total	$300.00
(f)	Annual Permit – Civic Organizations	
	State Fee	$190.00
	County Fee	$100.00
	Total	$290.00
(g)	Annual Permit – Detention Centers & Jails	
	State Fee	$250.00
	County Fee	$ 50.00
	Total	$300.00
(h)	Food Service Plan Review	
	State Fee/hour (1 hour minimum)	$40.00
	County Fee	$50.00
	Total/hour (1 hour minimum)	$90.00
(i)	Limited Food Service Operation	
	State Fee	$110.00
	County Fee	$ 50.00
	Total	$160.00
(j)	Vending Machine	
	State Fee	$ 85.00
	County Fee	$ 25.00
	Total	$110.00
(k)	Temporary Food Service Event Sponsor	
	State Fee	$100.00
	County Fee	$ 50.00
	Total	$150.00
(l)	Temporary Food Service Event – Vendor/Booth	
	State Fee	$ 50.00
	County Fee	$ 50.00
	Total	$100.00

(5) Other Services

(a) Tanning Facilities

Annual Permit State Fee	$150.00
County Fee	$ 0.00
Total	$150.00

Fee for each additional device

State Fee	$55.00
County Fee	$ 0.00
Total	$55.00

Re-inspection fee per each re-inspection

State Fee	$ 0.00
County Fee	$75.00
Total	$75.00

Plan Review (new permits only)

State Fee	$ 0.00
County Fee	$65.00
Total	$65.00

(b) Body Piercing

Annual Permit

State Fee	$150.00
County Fee	$ 0.00
Total	$150.00

Temporary Establishment

State Fee	$75.00
County Fee	$ 0.00
Total	$75.00

Re-Inspection fee per required re-inspection

State Fee	$ 0.00
County Fee	$75.00
Total	$75.00

Plan Review (new permits only)

State Fee	$ 0.00
County Fee	$65.00
Total	$65.00

(c) Tattoo Establishments and Tattoo Artists

(i) Tattoo Establishment License

State Fee	$200.00
County Fee	$ 50.00
Total	$250.00

(ii) Tattoo Artist License

State Fee	$ 60.00
County Fee	$ 50.00
Total	$110.00

(iii) Reactivation Fee

State Fee	$ 0.00
County Fee	$75.00
Total	$75.00

(iv) Guest Tattoo Artist Registration (Appearing at fairs, festivals or other limited time events):

State Fee	$35.00
County Fee	$50.00
Total	$85.00

(v) Reinspection Fee

State Fee	$ 0.00
County Fee	$75.00
Total	$75.00

(d) Group Care Homes and Facilities

(i) Residential Group Home(s)
Voluntary request for inspection -

State Fee	$ 0.00
County Fee	$100.00
Total	$100.00

(ii) Adult Living Facilities
General sanitation inspection as required by Agency for Health Care Administration -

State Fee	$ 0.00
County Fee	$100.00
Total	$100.00

(iii) Day Care Centers
Annual general sanitation inspections -

State Fee	$ 0.00
County Fee	$100.00
Total	$100.00

(iv) Reinspection Fee

State Fee	$ 0.00
County Fee	$75.00
Total	$75.00

(e) Schools: Semi-annual environmental health inspection of school facilities (Annual Fee)

State Fee	$ 0.00
County Fee	$100.00
Total	$100.00

(f) Housing and Public Buildings
Adult Entertainment Light meter reading

State Fee	$ 0.00
County Fee	$50.00
Total	$50.00

(g) Indoor Air Inspection

State Fee	$ 0.00
County Fee	$60.00
Total	$60.00

(i) Any inspection mandated by State not set forth in paragraph (5)

State Fee	$ 0.00
County Fee	$50.00
Total	$50.00

(j) Biomedical Waste Permits

State Fee	$ 85.00
County Fee	$ 50.00
Total	$135.00

Plan Review (new permits only)

State Fee	$ 0.00
County Fee	$65.00
Total	$65.00

(k) Mobile Home Parks

(i) State Fee (up to 25 spaces) $100.00
County Fee (up to 25 spaces) $ 50.00
Total $150.00

(ii) State Fee (26-149 spaces) $ 4.00 per space
County Fee (26-149 spaces) $100.00 per park

(iii) State Fee (150 spaces and over) $600.00
County Fee (150 spaces and over) $100.00
Total $700.00

(iv) Reinspection Fee

State Fee	$ 0.00
County Fee	$75.00
Total	$75.00

(v)	Plan Review (new permits only)	
	State Fee	$ 0.00
	County Fee	$65.00
	Total	$65.00
(l)	Migrant Labor Camp Inspection	
	State Fee	$150.00
	County Fee	$ 0.00
	Total	$150.00

H. ACADEMIC INTERNSHIP.

Fee for fingerprinting and Level 2 Background Screening, per person (Required in accordance with Section 435.04, Florida Statutes)	$37.25

I. AUTHORITY. Resolution 2004-R-23 adopted February 10, 2004
Resolution 2006-R-130 adopted June 13, 2006
Resolution 2006-R-213 adopted September 26, 2006
Resolution 2007-R-170 adopted September 25, 2007
Resolution 2008-R-219 adopted September 23, 2008
Resolution 2009-R-191 adopted October 13, 2009
Resolution 2010-R-196 adopted September 28, 2010
Resolution 2011-R-1 adopted January 11, 2011
Resolution 2011-R-187 adopted October 11, 2011
Resolution 2012-R-164 adopted September 11, 2012
Resolution 2013-R-221 adopted September 24, 2013
Resolution 2014-R-39 adopted February 11, 2014
Resolution 2014-R-76 adopted April 8, 2014
Resolution 2014-R-160 adopted August 26, 2014
Resolution 2015-R-39 adopted February 24, 2015
Resolution 2015-R-157 adopted September 22, 2015
Resolution 2016-R-136 adopted September 13, 2016
Resolution 2017-R-153 adopted September 26, 2017
Resolution 2018-R-123 adopted September 25, 2018
Resolution 2020-R-04 adopted January 14, 2020
Resolution 2020-R-143 adopted December 8, 2020
Resolution 2022-R-13 adopted January 25, 2022
Resolution 2023-R-2 adopted January 10, 2023
Resolution 2023-R-20 adopted February 28, 2023
Resolution 2023-R-124 adopted November 14, 2023
Resolution 2025-R- adopted

File Number: 2025-789

Title:

Approve and authorize the Chairman to execute the Low-Income Pool (LIP) Letter of Agreement (LOA) which will provide matching funds up to $164,537.50 to offset the cost of uncompensated care provided by True Health. Countywide **(Allison Thall, Community Services Director)**

Division:

Community Services - Community Health

Authorized By:

Allison Thall, Community Services Director

Contact/Phone Number:

Kelly Welch/407-665-2391

Background:

Central Florida Family Health Center, Inc. dba True Health is a Federally Qualified Health Center (FQHC) serving the residents of Orange and Seminole County since 1977. In 2014, True Health became the safety net provider for all patients displaced by the Department of Health's mandate to eliminate primary care services.

True Health received notification that FQHCs within the State of Florida has a continued opportunity to participate in the Low-Income Pool (LIP) distribution. LIP is a federal matching program through Medicaid and requires each recipient to secure local match, known as Intergovernmental Transfers (IGT). These funds must come from an agency that produces an "ad valorum" tax base, which can be used as a match to draw down federal dollars based on the state's Federal Medical assistance Percentages (FMAP) rate. LIP funds can only be used for costs association with uncompensated care that is furnished through a charity care program and that adheres to the principles of the healthcare Financial Management Association.

True Health is requesting up to $164,537.50 to secure LIP Funding. The attached Letter of Agreement provides the required matching funds to the State of Florida on behalf of True Health for the LIP program. The Community Services department has

allocated the funding amount in our FY2025-2026 budget.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute the Low-Income Pool Letter of Agreement which will provide matching funds up to $164,537.50 to offset the cost of uncompensated care provided by True Health.

Low Income Pool Letter of Agreement

THIS LETTER OF AGREEMENT (LOA) is made and entered into in duplicate on the _____ day of_____2025, by and between **Seminole Board of County Commissioners**(the "IGT Provider") on behalf of **True Health** and the State of Florida, **Agency for Health Care Administration** (the "**Agency**"), for good and valuable consideration, the receipt and sufficiency of which is acknowledged.

DEFINITIONS

"Charity care" or "uncompensated charity care" means that portion of hospital charges reported to the Agency for which there is no compensation, other than restricted or unrestricted revenues provided to a hospital by local governments or tax districts, regardless of the method of payment. Uncompensated care includes charity care for the uninsured but does not include uncompensated care for insured individuals, bad debt, or Medicaid and Children's Health Insurance Program (CHIP) shortfall. The state and providers that are participating in the Low Income Pool (LIP) will provide assurance that LIP claims include only costs associated with uncompensated care that is furnished through a charity care program and that adheres to the principles of the Healthcare Financial Management Association (HFMA) operated by the provider.

"Intergovernmental Transfers (IGTs)" means transfers of funds from a non-Medicaid governmental entity (e.g., counties, hospital taxing districts, providers operated by state or local government) to the Medicaid agency. IGTs must be compliant with 42 CFR Part 433 Subpart B.

"Low Income Pool (LIP)" means providing government support for safety-net providers for the costs of uncompensated charity care for low-income individuals who are uninsured. Uncompensated care includes charity care for the uninsured but does not include uncompensated care for insured individuals, "bad debt," or Medicaid and CHIP shortfall.

"Medicaid" means the medical assistance program authorized by Title XIX of the Social Security Act, 42 U.S.C. §§ 1396 et seq., and regulations thereunder, as administered in Florida by the Agency.

A. GENERAL PROVISIONS

1. Per Senate Bill 2500, the General Appropriations Act of State Fiscal Year 2025-2026, passed by the 2025 Florida Legislature, the IGT Provider and the Agency agree that the IGT Provider will remit IGT funds to the Agency in an amount not to exceed the total of **$164,537.50**.

   a. The IGT Provider and the Agency have agreed that these IGT funds will only be used to increase the provision of health services for the charity care of the IGT Provider and the State of Florida at large.

   b. The increased provision of charity care health services will be accomplished through the following Medicaid programs:

      i. LIP payments to hospitals, federally qualified health centers, Medical School Physician Practices, community behavioral health providers, and

rural health centers pursuant to the approved Centers for Medicare & Medicaid Services Special Terms and Conditions.

2. The IGT Provider will return the signed LOA to the Agency no later than October 1, 2025.

3. The IGT Provider will pay IGT funds to the Agency in an amount not to exceed the total of **$164,537.50**.

    a. Per Florida Statute 409.908, annual payments for the months of July 2025 through June 2026 are due to the Agency no later than October 31, 2025, unless an alternative plan is specifically approved by the agency.

    b. The Agency will bill the IGT Provider when payment is due.

4. The IGT Provider and the Agency agree that the Agency will maintain necessary records and supporting documentation applicable to health services covered by this LOA.

    a. Audits and Records

        i. The IGT Provider agrees to maintain books, records, and documents (including electronic storage media) pertinent to performance under this LOA in accordance with generally accepted accounting procedures and practices, which sufficiently and properly reflect all revenues and expenditures of funds provided.

        ii. The IGT Provider agrees to ensure that these records shall be subject at all reasonable times to inspection, review, or audit by state personnel and other personnel duly authorized by the Agency, as well as by federal personnel.

        iii. The IGT Provider agrees to comply with public record laws as outlined in section 119.0701, Florida Statutes.

    b. Retention of Records

        i. The IGT Provider agrees to retain all financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to performance under this LOA for a period of six (6) years after termination of this LOA, or if an audit has been initiated and audit findings have not been resolved at the end of six (6) years, the records shall be retained until resolution of the audit findings.

        ii. Persons duly authorized by the Agency and federal auditors shall have full access to and the right to examine any of said records and documents.

iii. The rights of access in this section must not be limited to the required retention period but shall last as long as the records are retained.

c. Monitoring

i. The IGT Provider agrees to permit persons duly authorized by the Agency to inspect any records, papers, and documents of the IGT Provider which are relevant to this LOA.

d. Assignment and Subcontracts

i. The IGT Provider agrees to neither assign the responsibility of this LOA to another party nor subcontract for any of the work contemplated under this LOA without prior written approval of the Agency. No such approval by the Agency of any assignment or subcontract shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the Agency in addition to the total dollar amount agreed upon in this LOA. All such assignments or subcontracts shall be subject to the conditions of this LOA and to any conditions of approval that the Agency shall deem necessary.

5. This LOA may only be amended upon written agreement signed by both parties. The IGT Provider and the Agency agree that any modifications to this LOA shall be in the same form, namely, the exchange of signed copies of a revised LOA.

6. The IGT Provider confirms that there are no pre-arranged agreements (contractual or otherwise) between the respective counties, taxing districts, and/or the providers to redirect any portion of these aforementioned charity care supplemental payments in order to satisfy non-Medicaid, non-uninsured, and non-underinsured activities.

7. The IGT Provider agrees the following provision shall be included in any agreements between the IGT Provider and local providers where IGT funding is provided pursuant to this LOA: “Funding provided in this Agreement shall be prioritized so that designated IGT funding shall first be used to fund the Medicaid program (including LIP or DSH) and used secondarily for other purposes.”

8. This LOA covers the period of July 1, 2025, through June 30, 2026, and shall be terminated September 30, 2026, which includes the state's certified forward period.

9. This LOA may be executed in multiple counterparts, each of which shall constitute an original, and each of which shall be fully binding on any party signing at least one counterpart.

LIP Local Intergovernmental Transfers (IGTs)	
Program / Amount	**State Fiscal Year 2025-2026**
Estimated IGTs	**$164,537.50**
Total Funding Not to Exceed	**$164,537.50**

WITNESSETH:

IN WITNESS WHEREOF, the parties have caused this (4) page Letter of Agreement to be executed by their undersigned officials as duly authorized.

SEMINOLE BOARD OF COUNTY COMMISSIONERS

SIGNED BY: _____

NAME: _____

TITLE: _____

DATE: _____

STATE OF FLORIDA, AGENCY FOR HEALTH CARE ADMINISTRATION

SIGNED BY: _____

NAME: **Stephanie Scanlon**

TITLE: **Chief of Medicaid Program Finance**

DATE: _____

BOARD OF COUNTY COMMISSIONER
ATTEST: SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, Chairman

_____
GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____
20_____, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

File Number: 2025-795

Title:

Approve and authorize the Chairman to sign the Purdue/Sackler Settlement Participation form, entitled 'EXHIBIT K Subdivision Participation and Release Form', and authorize the Romano Law Group to file the document on behalf of Seminole County. Countywide **(Allison Thall, Community Services Director)**

Division:

Community Services - Community Health

Authorized By:

Allison Thall, Community Services Director

Contact/Phone Number:

Kelly Welch/407-665/2391

Background:

A new proposed national opioid settlement has been reached with Purdue (and certain of its affiliates) and the Sackler family. Seminole County was notified by outside counsel, Romano Law Group, of action needed to participate in the opioid settlement with Purdue, affiliates and the Sackler Family. To participate, an authorized representative of Seminole County Board of County Commissioners must sign the Participation Form and return it by September 30, 2025. Our outside counsel has recommended that Seminole County elect to participate in this settlement and allow Romano Law Group to file the document on behalf of Seminole County.

Community Services concurs with the recommendation from the Romano Law Group to Participate in the Purdue/Sackler settlement to maximize the funds available to Seminole County and use the funds to expand substance use disorder mitigation services to Seminole County residents.

Requested Action:

Staff requests the Board approve and authorize the Chairman to sign the Purdue/Sackler Settlement Participation form, entitled 'EXHIBIT K Subdivision Participation and Release Form', and authorize the Romano Law Group to file the

document on behalf of Seminole County.

Docusign Envelope ID: 6F983E24-7892-4F93-80B7-B9A152F7261E

New National Opioids Settlement: Purdue
Opioids Implementation Administrator
opioidsparticipation@rubris.com

SEMINOLE COUNTY, FL
Reference Number: CL-1749272

TO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SETTLEMENT. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: September 30, 2025

A new proposed national opioids settlement has been reached with Purdue (and certain of its affiliates) and the Sackler family. This *Participation Package* is a follow-up communication to the *Notice of New National Opioids Settlement* recently received electronically by your subdivision.

The proposed settlement is being implemented in connection with Purdue's bankruptcy proceedings, and consists of, among other things, a settlement of Purdue's claims against the Sacklers and certain other parties (referred to as the "Purdue Estate Settlement"), and settlements of direct claims against the Sacklers held by States, local governments and other creditors (collectively, the "Purdue Direct Settlement", and together with the Estate Settlement, the "Purdue Settlement"). The Purdue Direct Settlement for States and local governments is documented in the Governmental Entity and Shareholder Direct Settlement Agreement.

You are receiving this *Participation Package* because all eligible States and territories, including the State of Florida, are participating in the Purdue Direct Settlement.

This electronic envelope contains:

- The *Participation Form* for the Purdue Direct Settlement, including a release of any claims

The *Participation Form* must be executed, without alteration, and submitted on or before September 30, 2025, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the Purdue Direct Settlement.

Based upon subdivision participation forms received on or before September 30, 2025, the subdivision participation rate will be used to determine whether participation is sufficient for the Purdue Settlement to move forward and whether a state earns its maximum potential payment under the Purdue Direct Settlement. If the Purdue Settlement moves forward and goes effective, your release will become

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effective. If the Purdue Settlement does not move forward, that release will not become effective.

Any subdivision that does not participate in the Purdue Direct Settlement cannot directly share in the Purdue Direct Settlement funds, even if other subdivisions in the state are participating and sharing in those Purdue Direct Settlement funds. Any subdivision that does not participate may also reduce the amount of money for programs to remediate the opioid crisis in its state. Please note, a subdivision will not necessarily directly receive Purdue Settlement funds by participating; decisions on how Purdue Settlement funds will be allocated within a state are subject to intrastate agreements or state statutes.

You are encouraged to discuss the terms and benefits of the Purdue Settlement with your counsel, your Attorney General's Office, and other contacts within your state. Many states are implementing and allocating funds for the Purdue Settlement the same as they did for the prior opioids settlements but states may choose to treat the Purdue Settlement differently.

Information and documents regarding the Purdue Settlement, including a complete copy of the Governmental Entity and Shareholder Direct Settlement Agreement, and how it is being implemented in your state and how funds will be allocated within your state can be found on the national settlement website at https://nationalopioidsettlement.com/purdue-sacklers-settlements/. This website will be supplemented as additional documents are created.

How to return signed forms:

There are three methods for returning the executed *Participation Form* and any supporting documentation to the Implementation Administrator:

(1) *Electronic Signature via DocuSign*: Executing the *Participation Form* electronically through DocuSign will return the signed form to the Implementation Administrator and associate your form with your subdivision's records. Electronic signature is the most efficient method for returning the *Participation Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.

(2) *Manual Signature returned via DocuSign*: DocuSign allows forms to be downloaded, signed manually, then uploaded to DocuSign and returned automatically to the Implementation Administrator. Please be sure to complete all fields. As with electronic signature, returning a manually signed *Participation Form* via DocuSign will associate your signed forms with your subdivision's records.

(3) *Manual Signature returned via electronic mail*: If your subdivision is unable to return an executed *Participation Form* using DocuSign, the signed *Participation Form* may be returned via electronic mail to opioidsparticipation@rubris.com.

Docusign Envelope ID: 6F983E24-7892-4F93-80B7-B9A152F7261E

Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Settlement Participation Form – [Subdivision Name, Subdivision State] – [Reference ID].

Detailed instructions on how to sign and return the *Participation Form*, including changing the authorized signer, can be found at https://nationalopioidsettlement.com/purdue-sacklers-settlements/. You may also contact opioidsparticipation@rubris.com.

YOU MUST PARTICIPATE IN THE PURDUE DIRECT SETTLEMENT BY RETURNING YOUR PARTICIPATION FORM IN ORDER TO RECEIVE THE BENEFITS OF THE PURDUE SETTLEMENT.

Please note that this is NOT a solicitation or a request for subdivisions to submit votes on the Purdue bankruptcy plan. This settlement package only pertains to a decision to participate in the Purdue Direct Settlement. If you receive a package to vote on the plan you should follow the applicable instructions for voting. PLEASE NOTE THAT VOTING ON THE PLAN IS SEPARATE FROM PARTICIPATION IN THE PURDUE DIRECT SETTLEMENT.

The sign-on period for subdivisions ends on September 30, 2025.

If you have any questions about executing the *Participation Form*, please contact your counsel, the Implementation Administrator at opioidsparticipation@rubris.com.

Thank you,

Implementation Administrator for the Purdue Direct Settlement

The Implementation Administrator is retained to provide the settlement notice required by the Purdue Direct Settlement to manage the collection of the participation forms for it.

Docusign Envelope ID: 6F983E24-7892-4F93-80B7-B9A152F7261E

EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: SEMINOLE COUNTY	State: FL
Authorized Signatory:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to that certain Governmental Entity & Shareholder Direct Settlement Agreement accompanying this participation form (the "*Agreement*")[1], and acting through the undersigned authorized official, hereby elects to participate in the Agreement, grant the releases set forth below, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Agreement, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Agreement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall promptly after the Effective Date, and prior to the filing of the Consent Judgment, dismiss with prejudice any Shareholder Released Claims and Released Claims that it has filed. With respect to any Shareholder Released Claims and Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at https://nationalopioidsettlement.com.

3. The Governmental Entity agrees to the terms of the Agreement pertaining to Participating Subdivisions as defined therein.

4. By agreeing to the terms of the Agreement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning following the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Agreement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as and to the extent provided in, and for resolving disputes to the extent provided in, the

[1] Capitalized terms used in this Exhibit K but not otherwise defined in this Exhibit K have the meanings given to them in the Agreement or, if not defined in the Agreement, the Master Settlement Agreement.

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Agreement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Agreement.

7. The Governmental Entity has the right to enforce the Agreement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Agreement, including without limitation all provisions of Article 10 (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Subdivision Releasor, to the maximum extent of its authority, for good and valuable consideration, the adequacy of which is hereby confirmed, the Shareholder Released Parties and Released Parties are, as of the Effective Date, hereby released and forever discharged by the Governmental Entity and its Subdivision Releasors from: any and all Causes of Action, including, without limitation, any Estate Cause of Action and any claims that the Governmental Entity or its Subdivision Releasors would have presently or in the future been legally entitled to assert in its own right (whether individually or collectively), notwithstanding section 1542 of the California Civil Code or any law of any jurisdiction that is similar, comparable or equivalent thereto (which shall conclusively be deemed waived), whether existing or hereinafter arising, in each case, (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor (each such release, as it pertains to the Shareholder Released Parties, the "Shareholder Released Claims", and as it pertains to the Released Parties other than the Shareholder Released Parties, the "Released Claims"). For the avoidance of doubt and without limiting the foregoing: the Shareholder Released Claims and Released Claims include any Cause of Action that has been or may be asserted against any Shareholder Released Party or Released Party by the Governmental Entity or its Subdivision Releasors (whether or not such party has brought such action or proceeding) in any federal, state, or local action or proceeding (whether judicial, arbitral, or administrative) (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor.

9. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Shareholder Released Claims or Released Claims against any Shareholder Released Party or Released Party in any forum whatsoever, subject in all respects to Section 9.02 of the Master Settlement Agreement. The releases provided for herein (including the term "Shareholder Released

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Claims" and "Released Claims") are intended by the Governmental Entity and its Subdivision Releasors to be broad and shall be interpreted so as to give the Shareholder Released Parties and Released Parties the broadest possible release of any liability relating in any way to Shareholder Released Claims and Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Agreement shall be a complete bar to any Shareholder Released Claim and Released Claims.

10. To the maximum extent of the Governmental Entity's power, the Shareholder Released Parties and the Released Parties are, as of the Effective Date, hereby released and discharged from any and all Shareholder Released Claims and Released Claims of the Subdivision Releasors.

11. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Agreement.

12. In connection with the releases provided for in the Agreement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Shareholder Released Claims or such other Claims released pursuant to this release, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Shareholder Released Claims or such other Claims released pursuant to this release that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Agreement.

13. Nothing herein is intended to modify in any way the terms of the Agreement, to which Governmental Entity hereby agrees. To the extent any portion of this Participation and Release Form not relating to the release of, or bar against, liability is interpreted differently from the Agreement in any respect, the Agreement controls.

14. Notwithstanding anything to the contrary herein or in the Agreement, (x) nothing herein shall (A) release any Excluded Claims or (B) be construed to impair in any way the rights and obligations of any Person under the Agreement; and (y) the Releases set forth herein shall be subject to being deemed void to the extent set forth in Section 9.02 of the Master Settlement Agreement.

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I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

See attached signature page

Signature: _____

Name: _____

Title: _____

Date: _____

BOARD OF COUNTY COMMISSIONER
ATTEST: SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, Chairman

_____
GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____
20_____, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

File Number: 2025-718

Title:

Approve the Minor Plat for the Mata's Farm Subdivision containing three (3) lots on 4.8 acres zoned A-1 (Agriculture), located on the north side of Orange Boulevard, approximately 1,900 feet east of New York Street; (Edickson Mata, Applicant) District 5 - Herr **(Jose Gomez, Development Services Director)**

Division:

Development Services

Authorized By:

Jose Gomez, Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

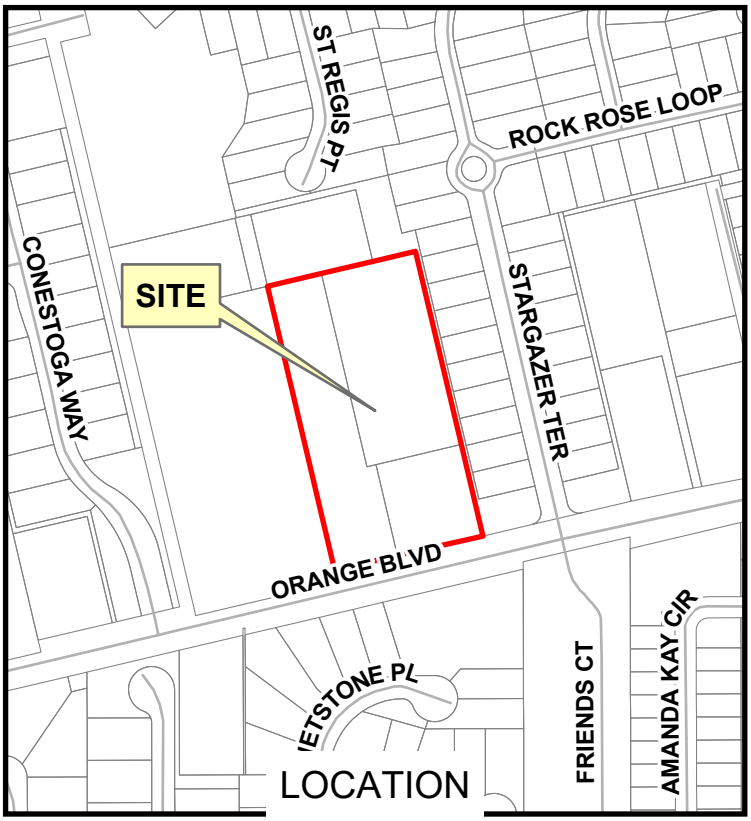
In accordance with Section 35.152 of the Seminole County Land Development Code (SCLDC), the Applicant is requesting Board approval of the Minor Plat for the Mata's Farm Subdivision. The plat contains three (3) lots on 4.8 acres. The subject site has a Suburban Estates Future Land Use designation and an A-1 (Agriculture) zoning classification with a minimum lot size of one (1) acre and a maximum density of one (1) dwelling unit per net buildable acre. The proposed subdivision is a reconfiguration of three (3) lots to allow access to the rear property. All lots will have direct access onto Orange Boulevard.

The development is located within the Seminole County Utility Service Area and will be required to connect to potable water service. Since Seminole County does not have any gravity sanitary sewer lines nearby, an onsite septic system can be installed for each lot. The proposed plat does not require a performance bond because infrastructure is not being proposed.

The minor plat meets the criteria of Section 35.122 SCLDC, as well as all applicable requirements of Chapter 35 of the SCLDC and Chapter 177, Florida Statutes.

Requested Action:

Staff requests the Board of County Commissioners approve the Minor Plat for the Mata's Farm Subdivision containing three (3) lots on 4.8 acres zoned A-1 (Agriculture), located on the north side of Orange Boulevard, approximately 1,900 feet east of New York Street.





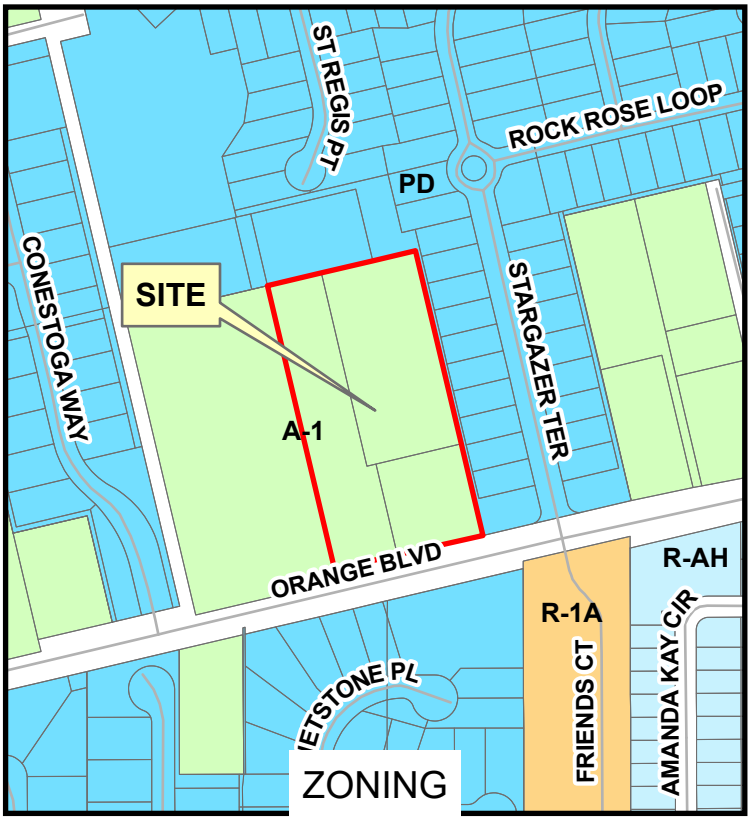
MATA'S FARM
FINAL PLAT

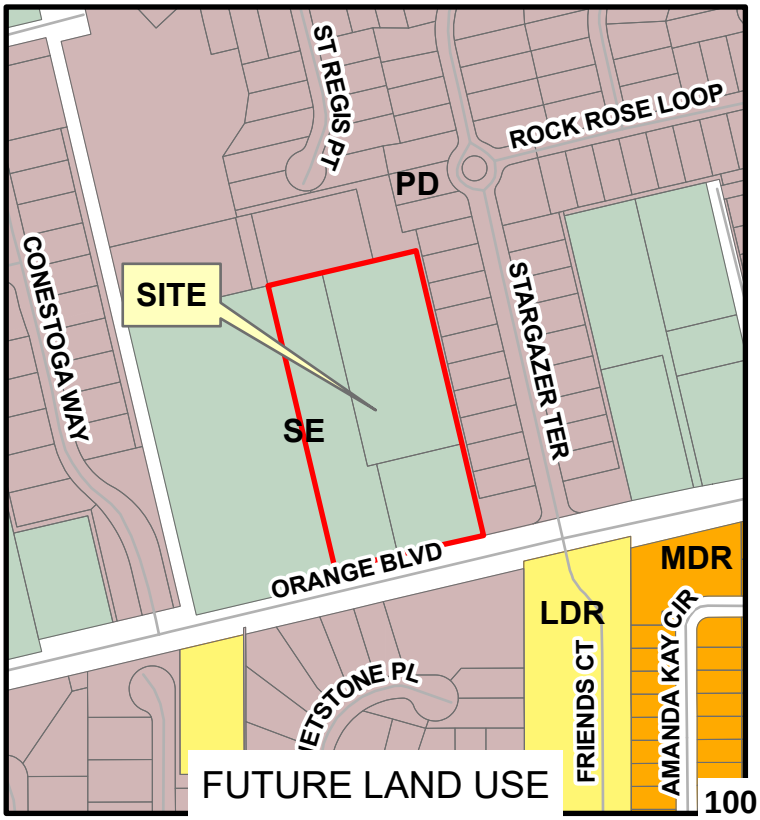
SEMINOLE COUNTY
BOARD OF COUNTY COMMISSIONERS
AUGUST 26, 2025

Site

Zoning	Future Land Use
A-1	LDR
R-1A	MDR
R-AH	PD
PD	SE

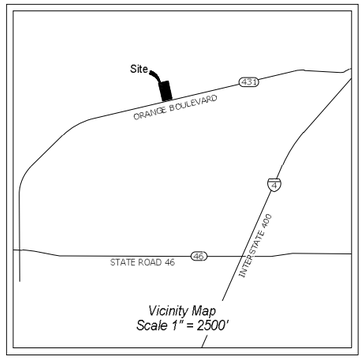
N





Date: 12/3/2024

Project: MatasFarm
Layout: 4 Panel PlatPSP



MATA'S FARM

A REPLAT OF LOT 3, BLOCK 13, MAP OF SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127, 128, AND 128 1/2, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

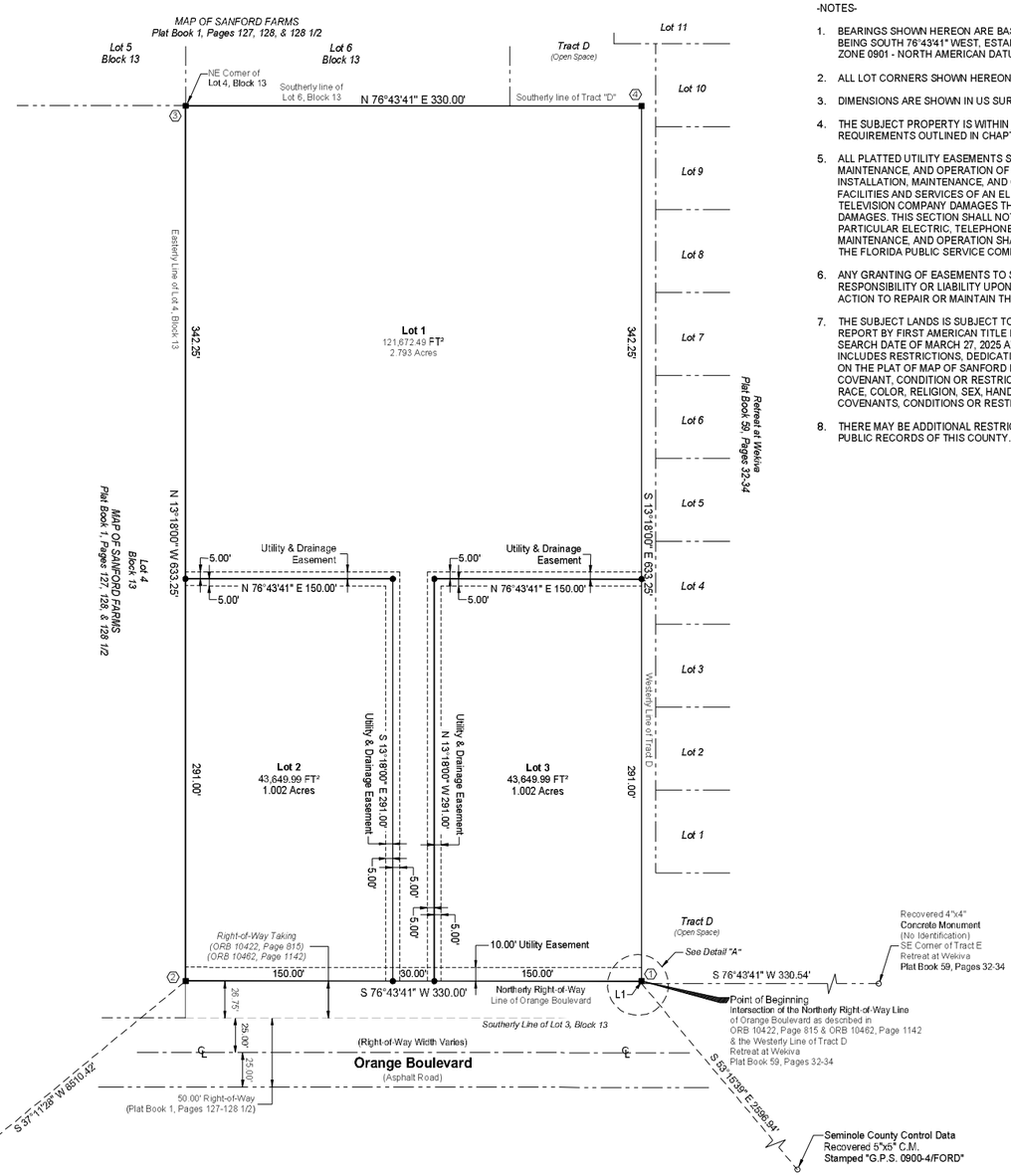
LOT 3, BLOCK 13, MAP OF THE SANFORD FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 127, 128, AND 128 1/2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

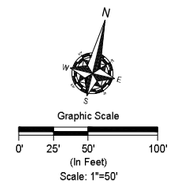
BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10422, PAGE 815 AND OFFICIAL RECORDS BOOK 10462, PAGE 1142, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE WESTERLY LINE OF TRACT D, RETREAT AT WEKIVA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 32 THROUGH 34, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING NORTH 13°18'00" WEST, 1.75 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT D, THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ORANGE BOULEVARD, SOUTH 76°43'41" WEST, 330.00 FEET, TO THE EASTERLY LINE OF LOT 4, BLOCK 13, OF SAID MAP OF THE SANFORD FARMS; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ORANGE BOULEVARD, AND WITH THE EASTERLY LINE OF SAID LOT 4, BLOCK 13, NORTH 13°18'00" WEST, 633.25 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 13, AND BEING ON THE SOUTHERLY LINE OF LOT 6, BLOCK 13, OF SAID MAP OF THE SANFORD FARMS; THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 4, BLOCK 13, AND WITH THE SOUTHERLY LINE OF LOT 6, BLOCK 13, OF SAID MAP OF THE SANFORD FARMS, AND WITH THE SOUTHERLY LINE OF SAID TRACT D, OF SAID RETREAT AT WEKIVA, NORTH 76°43'41" EAST, 330.00 FEET, TO THE WESTERLY LINE OF SAID TRACT D; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 6, BLOCK 13, AND THE SOUTHERLY LINE OF SAID TRACT D, AND WITH THE EASTERLY LINE OF SAID TRACT D, SOUTH 13°18'00" EAST, 633.25 FEET, TO THE POINT OF BEGINNING.

CONTAINING 208,972.47 SQUARE FEET OR 4.797 ACRES, MORE OR LESS.

Line Table		
Line	Direction	Length
L1	N 13°18'00" W	1.75'

Boundary State Plane Coordinate Table		
Point	Northing	Easting
1	1633516.88	545397.52
2	1633441.12	545076.33
3	1634057.38	544930.66
4	1634133.14	545251.84





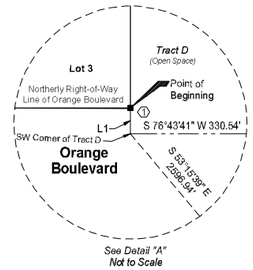
-Legend-

- ① - State Plane Coordinate Reference
- ○ - Found Control Point Unless Noted Otherwise
- ● - Set 1/2" Rebar Stamped "LB 7623" Unless Noted Otherwise
- ■ - P.R.M. - Permanent Reference Monument - Set 4"x4" Concrete Monument Stamped "PRM LB 7623" Unless Noted Otherwise
- PRM - Permanent Reference Monument
- PSM - Professional Surveyor and Mapper
- ℄ - Centerline
- CCR - Certified Corner Record
- FT² - Square Feet
- LB - Licensed Business
- ORB - Official Records Book

Ireland & Associates Surveying, Inc.
Patrick K. Ireland, PSM 6637/LB 7623
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office–407.678.3366
Fax–407.320.8165

-NOTES-

1. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, BEING SOUTH 76°43'41" WEST, ESTABLISHED BY GPS OBSERVATIONS ON STATE PLANE COORDINATES FLORIDA EAST ZONE 0901 - NORTH AMERICAN DATUM (NAD) '83.
2. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
3. DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.
4. THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. ANY GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
7. THE SUBJECT LANDS IS SUBJECT TO ALL ENCUMBRANCES AND MATTERS FROM THE PROPERTY INFORMATION REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NO.: 110504108, WITH A PUBLIC RECORD SEARCH DATE OF MARCH 27, 2025 AT 8:00 AM. PREPARED FOR EDICKSON MATA AND CAROL B. MATA, WHICH INCLUDES RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MAP OF SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGE(S) 127-128, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Sheet Index:
Sheet 1 of 1 - Legal Description, dedication, notes, boundary information, geometry, and Legend

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed the Plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Statutes.

Raymond F. Phillips, LS #7015 — Date
Seminole County Surveyor

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes. and that said land is located in the City of Sanford, Seminole County, Florida.

Dated: _____ Signed: _____

PSM 6637 — Surveyor's Registration Number
LB 7623 — Legal Entity's Certificate of Authorization Number

Patrick K. Ireland
Ireland & Associates Surveying
800 Currency Circle Suite 1020
Lake Mary, Florida 32746

PLAT BOOK: PAGE:

MATA'S FARM

DEDICATION

KNOW ALL BY THESE PRESENTS, that EDICKSON MATA and CAROL MATA, being the owners in fee simple of the lands described in the foregoing caption to this plat, without dedicating said lands and plat to the public or for any public use or benefit whatsoever, except as expressly stated herein, hereby dedicates said lands and plat for the uses and purposed herein expressed.

A minimum five (5) foot wide side yard drainage and utility easement shall be provided along side property lines on all lots. No AC pads, pool equipment, or other encumbrances allowed within the easement.

The utility easements described and shown hereon are to be dedicated to Seminole County. The utilities are to be owned and maintained by the utility provider. The purpose of the utility easements shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, power lines, telephone lines, and cablevision lines.

The drainage easements shown are dedicated to and owned and maintained by the Property Owner. An emergency access easement over all drainage easements shown on this plat is hereby dedicated to Seminole County for emergency maintenance purposes in the event inadequate maintenance of the private storm drainage system creates a hazard to the public health, safety and general welfare. The emergency access easement granted does not impose any obligation, burden, responsibility or liability upon the County to enter upon the subject property and take any action to repair or maintain the private drainage & storm-water system.

IN WITNESS THEREOF, has caused these presents to be signed and attached to the individuals named below on this _____ day of _____, 2025

By _____
Print Name:
Its:

Witness _____
Print Name:

Witness _____
Print Name:

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____

My Commission Expires _____

- - - - - - - - - - - - - - -

By _____
Print Name:
Its:

Witness _____
Print Name:

Witness _____
Print Name:

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____

My Commission Expires _____

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____, the foregoing plat was approved by the board of County Commissioners of Seminole County, Florida.

Chairman of the Board — Clerk of the Board
Printed Name — Printed Name

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY that I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177 Part 1, Florida Statutes, and was filed for record on

_____

at _____ File No. _____

Clerk of the Circuit Court in and for Seminole County, Florida

File Number: 2025-771

Title:

Approve and authorize the Chairman to execute a Release of Lien for Code Enforcement Special Magistrate Case Number 24-21-CESM, for the property located at 411 Kentwood Ave, Sanford, Florida 32771, for the Lien identified, reviewed and determined to be unenforceable; District5 - Herr (**Jose Gomez, Development Services Director)**

Division:

Development Services

Authorized By:

Jose Gomez, Development Services Director

Contact/Phone Number:

Jon Martin/407-665-7234

Background:

The property involved in this request is 411 Kentwood Ave, Sanford, Florida 32771, Tax Parcel No. 30-19-30-5UA-0500-0030 (“Property”). In August 2023, County Code Enforcement initiated a case regarding a violation upon the Property against the previous owner, Jill Kelley. The current owner of the Property is the Jill A. Kelley Revocable Trust (“Owner”), which obtained the Property via Quitclaim Deed on or about December 4, 2023. All notices following the ownership change continued to be directed to prior owner, Jill Kelley, rather than the Jill A. Kelley Revocable Trust.

On April 11, 2024, the Special Magistrate found “Jill Kelley” in violation of Seminole County Code, Chapter 40, Appendix “A”, Section 105.1. At the June 13, 2024, compliance hearing, the Special Magistrate issued an Order Imposing Costs, Fines and Lien, against “Jill Kelley”, which was recorded on July 17, 2024, in official records Book 10662, pages 828-830, Public Records of Seminole County, Florida (the “Lien”).

Therefore, proper due process was not afforded to the Owner of the Property in accordance with Section 162.12, Florida Statutes.

This request seeks that the Board authorize the full release of the Lien. In reviewing

the identified file, staff has discovered that the notices regarding the violation or the related hearings for this case were deficient and issued to the wrong party.

Staff worked with the County Attorney's Office to review the recorded Lien at issue, as well as the notice of violation and notices of hearing provided, and property ownership information of public record. It was confirmed that due to the noticing issues, proper due process of the violation and hearings was not afforded to the Owner of the Property.

As notice of the violation and related hearing was not conducted in accordance with state law, staff, in consultation with the County Attorney's Office, has concluded that the Lien is unenforceable, and therefore recommends a full release of the Lien.

Requested Action:

Staff requests the Board authorize the Chairman to execute a Release of Lien for Code Enforcement Special Magistrate Case Number 24-21-CESM, for the property located at 411 Kentwood Ave, Sanford, Florida 32771, for the Lien identified, reviewed and determined to be unenforceable.

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2024063947 Book:10662 Page:828-830; (3 PAGES) RCD: 7/17/2024 9:24:56 AM
REC FEE $27.00

Prepared by:
Sherry G. Sutphen, Esquire
Roper, Townsend & Sutphen, P.A.
255 S. Orange Avenue, Suite 750
Orlando, Florida 32801
Property Appraiser Tax Parcel ID Number: 30-19-30-5UA-0500-0030

Return to:
Alexis Brignoni
Clerk to the Special Magistrate
Development Services Department
Planning & Development Division
1101 East First Street
Sanford, Florida 32771-1468

CERTIFIED COPY
CLERK TO THE
SPECIAL MAGISTRATE
SEMINOLE COUNTY, FL
BY:
DATE: 6/18/24

CODE ENFORCEMENT SPECIAL MAGISTRATE
IN AND FOR SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, Case Number: 24-21-CESM

Petitioner,

vs.

JILL KELLEY,

Respondent(s).
_____/

_____Respondent Present
XXX Respondent Not Present
_____Represented by Counsel or Other
Name of Counsel:

Property: 411 Kentwood Avenue, Sanford, FL 32771
Tax Parcel ID# 30-19-30-5UA-0500-0030

ORDER IMPOSING COSTS, FINES AND LIEN

THIS CAUSE having come before the Seminole County Code Enforcement Special Magistrate on the 13th day of June, 2024, following due notice to above named Respondent and the Magistrate having heard testimony under oath, considered the evidence admitted at the hearing and being otherwise fully advised in the premises hereof issues this Order Imposing Accrued Fines, Continuing Fines and Lien as follows:

The property which is the subject of this action is located at 411 Kentwood Avenue, Sanford, FL 32771, and has been assigned Tax Parcel Identification Number: 30-19-30-5UA-0500-0030, by the Seminole County Property Appraiser ("Property").

On April 11, 2024, Respondent was found in violation of Seminole County Code, Chapter 40, Appendix "A", Section 105.1, and was ordered to come into compliance with the aforementioned County Code on or before June 12, 2024, or a fine in the amount of ($150.00) a day would be imposed for each and every day that the violation remained.

As of the date of this Order, the Property remains in violation; thus, fines are hereby imposed against the Respondent and the Property in the amount of **One Hundred Fifty Dollars ($150.00) a day beginning on June 13, 2024, and continuing to accrue for each and every day hereafter that the violation remains**. In addition, costs in the amount of **Seven Hundred Fifty-one and 03/100 Dollars ($751.03)** are hereby imposed to be paid within thirty (30) days of the date hereof.

Respondent must contact the Building Official listed below to arrange a date and time for inspection in order to verify compliance. COMPLIANCE CAN NOT BE VERIFIED, AND THE PENALTY WILL ACCRUE, UNTIL RESPONDENT CONTACTS:

Vicki Hathaway, Building Inspector
Development Services Department
Building Division
1101 East First Street
Sanford, Florida 32771-1468
Phone: (407) 665-7313

This Order may be appealed to the Circuit Court within thirty (30) days of its rendering. Any person wishing to appeal a decision of the Magistrate with respect to any matter considered will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This Order may be recorded in the Public Records of Seminole County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns, as the violation concerns real property, and the findings herein shall be binding upon the Respondent and any subsequent purchasers, successors in interest or assigns of the Property. Furthermore, a certified copy of this Order shall be recorded in the public records of Seminole County, Florida, and once recorded, shall constitute a lien against the Property and upon any other real and/or personal property, owned by Respondent, until such time as said lien is satisfied or expires pursuant to Florida Law.

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

[Signatures on Following Page]

DONE AND ORDERED this 17th day of June, 2024, nunc pro tunc to the 13th day of June, 2024.

SEMINOLE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE

Digitally signed by Sherry G. Sutphen
DN: cn=Sherry G. Sutphen, o, ou, email=ssutphen@roperpa.com, c=US
Date: 2024.06.17 11:32:28 -04'00'

Sherry G. Sutphen
Special Magistrate

Attest:

Alexis Brignoni
Clerk to the Special Magistrate

Certificate of Service

I HEREBY CERTIFY that a true and accurate copy of the foregoing has been furnished to Jill Kelley, 411 Kentwood Avenue, Sanford, FL 32771, by first class and certified mail on the 18th day of June, 2024.

Alexis Brignoni
Clerk to the Special Magistrate

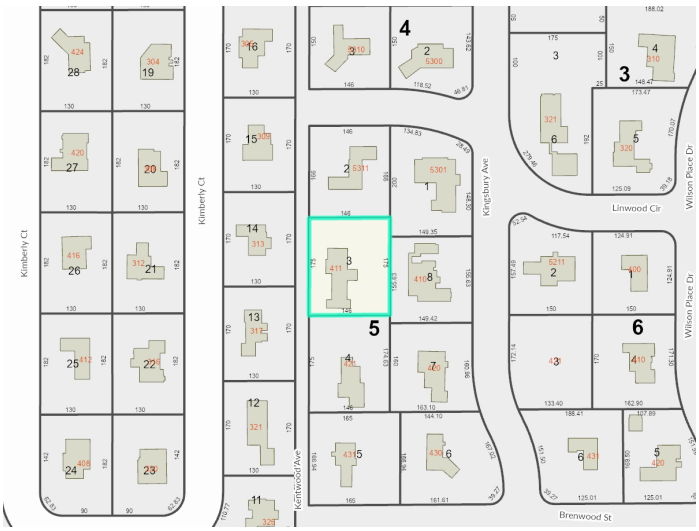
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **30-19-30-5UA-0500-0030**
Property Address: **411 KENTWOOD AVE SANFORD, FL 32771**
Owners: **JILL A KELLEY REV TRUST**

2025 Market Value $436,345 Assessed Value $297,177 Taxable Value $246,455
2024 Tax Bill $3,286.31 Tax Savings with Exemptions $2,283.12
The 3 Bed/2.5 Bath Single Family property is 2,200 SF and a lot size of 0.59 Acres

Parcel Location



Site View



Parcel Information

Parcel	30-19-30-5UA-0500-0030
Property Address	411 KENTWOOD AVE SANFORD, FL 32771
Mailing Address	411 KENTWOOD AVE SANFORD, FL 32771-8589
Subdivision	WILSON PLACE
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2019)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$247,145	$287,289
Depreciated Other Features	$9,200	$9,350
Land Value (Market)	$180,000	$125,000
Land Value Agriculture	$0	$0
Just/Market Value	$436,345	$421,639
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$139,168	$132,837
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$297,177	$288,802

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$5,569.43
Tax Bill Amount	$3,286.31
Tax Savings with Exemptions	$2,283.12

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
JILL A KELLEY REV TRUST

Legal Description

SEC 30 TWP 19S RGE 30E
LOT 3 BLK 5
UNRECD PLAT WILSON PLACE

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$297,177	$50,722	$246,455
Schools	$297,177	$25,000	$272,177
FIRE	$297,177	$50,722	$246,455
ROAD DISTRICT	$297,177	$50,722	$246,455
SJWM(Saint Johns Water Management)	$297,177	$50,722	$246,455

Sales

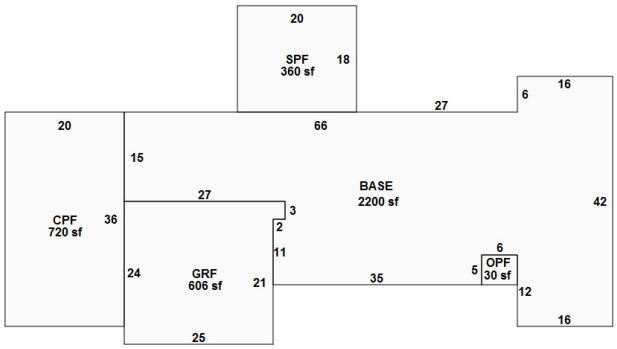
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/4/2023	$100	10549/1907	Improved	No
WARRANTY DEED	4/1/2017	$316,000	08907/0569	Improved	Yes
WARRANTY DEED	4/1/2001	$205,000	04067/0868	Improved	Yes
PROBATE RECORDS	6/1/1999	$100	03676/1314	Improved	No
QUIT CLAIM DEED	2/1/1990	$100	02153/1693	Improved	No
WARRANTY DEED	11/1/1980	$90,000	01304/1874	Improved	Yes
WARRANTY DEED	6/1/1978	$7,000	01176/1065	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	$180,000/Lot	$180,000	$180,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1979/1989
Bed	3
Bath	2.5
Fixtures	8
Base Area (ft²)	2200
Total Area (ft²)	3916
Constuction	CB/STUCCO FINISH
Replacement Cost	$295,098
Assessed	$247,145

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
CARPORT FINISHED	720
GARAGE FINISHED	606
OPEN PORCH FINISHED	30
SCREEN PORCH FINISHED	360

Permits

Permit #	Description	Value	CO Date	Permit Date
08765	411 KENTWOOD AVE: SHED/BARN RESIDENTIAL-Additional Shed [WILSON PLACE]	$3,000	7/10/2025	6/12/2025
12011	411 KENTWOOD AVE: REROOF RESIDENTIAL-Single family [WILSON PLACE]	$27,805	7/10/2025	8/3/2023
17167	411 KENTWOOD AVE: SHED/BARN RESIDENTIAL-10 x 16 site built shed [WILSON PLACE]	$7,200	7/10/2025	12/8/2022
09291	411 KENTWOOD AVE: EZ PLUMBING - RESIDENTIAL- [WILSON PLACE]	$2,500	7/10/2025	5/19/2021
02148	REROOF	$13,500		3/20/2009

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1979	1	$6,000	$2,400
ACCESSORY BLDG 2	1989	1	$5,000	$2,000
PATIO 3	2016	1	$6,000	$4,800
SHED - NO VALUE	2023	2	$0	$0

Zoning

Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

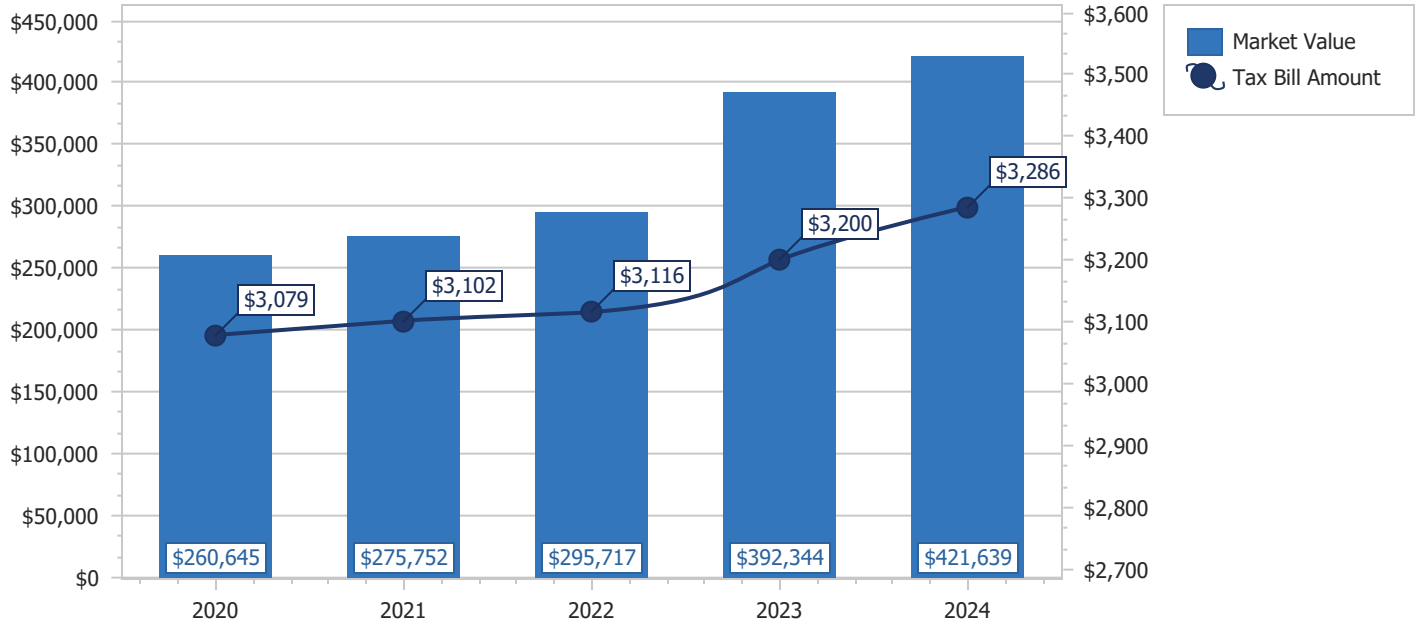
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser

The document was prepared by:
Clerk to the Special Magistrate
Seminole County Government
1101 East First Street
Sanford, Florida 32771
407-665-7403
Parcel ID: 30-19-30-5UA-0500-0030

RELEASE OF CODE ENFORCEMENT LIEN

THIS instrument disclaims and releases the lien imposed by the Order Imposing Costs, Fines and Lien, issued by the Seminole County Code Enforcement Special Magistrate in Case No. 24-21-CESM filed against Jill Kelley, and filed by and on behalf of Seminole County, on July 17, 2024, and recorded in Official Records Book 10662, Page(s) 828-830 of the Public Records of Seminole County, Florida ("Lien), against the following described real property:

SEC 30 TWP 19S RGE 30E LOT 3 BLK 5 UNRECD PLAT WILSON PLACE

The Lien has been released in full, including all applicable costs, interest, administrative expenses and attorney's fees. The undersigned is authorized to and does hereby disclaim and release the Lien as to the whole of the above-described real property, and consents that the same be discharged of record.

DATED this _____ day of _____, 2025

ATTEST:

_____
GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

_____
County Attorney

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, Chairman

Date: _____

As authorized for execution by the Board of County Commissioners at its August 26, 2025, regular meeting.

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-778

Title:

Approve and authorize the Chairman to execute a Resolution in support of designating a portion of SR 400 East of the Central Parkway Bridge and the EE Williamson Road Bridge in the City of Longwood in Seminole County as Sergeant Karl Strohsal Memorial Highway. District3 - Constantine **(Alan Harris, Emergency Management Director)**

Division:

Emergency Management - Addressing

Authorized By:

Alan Harris, Emergency Management Director

Contact/Phone Number:

Alan Harris/407-665-5017

Background:

Florida House Bill No. 987, codified in Chapter 2025-214 Laws of Florida, provided for the honorary designation and placement of suitable markers designating a portion of SR 400 East of Central Parkway Bridge and the EE Williamson Road Bridge in the City of Longwood in Seminole County as Sergeant Karl Strohsal Memorial Highway. Pursuant to state law, prior to the honorary designation of a transportation facility, the affected local government in which the facility resides must formally approve the designation via resolution.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Resolution in support of designating a portion of SR 400 East of the Central Parkway Bridge and the EE Williamson Road Bridge in the City of Longwood in Seminole County as Sergeant Karl Strohsal Memorial Highway.


SERGEANT KARL STROHSAL MEMORIAL HIGHWAY
E E WILLIAMSON ROAD
EXTENT OF I-4 DEDICATED TO SERGEANT KARL STROHSAL
CENTRAL FLORIDA PARKWAY
Markham Woods Rd
I-4 Express (toll road)
W State Rd 434
Palm Springs Dr
Raymond Ave
Douglas Ave
Starbucks
Kobé Japanese Steakhouse - Longwood
Sanlando Springs
Sanlando Park
434
655
79

RESOLUTION NO.: 2025-R-____ SEMINOLE COUNTY, FLORIDA

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

A RESOLUTION SUPPORTING THE DESIGNATION OF THAT PORTION OF S.R. 400 EAST OF THE CENTRAL PARKWAY BRIDGE AND THE E.E. WILLIAMSON ROAD BRIDGE IN THE CITY OF LONGWOOD IN SEMINOLE COUNTY AS "SERGEANT KARL STROHSAL MEMORIAL HIGHWAY"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sergeant Karl Strohsal, a dedicated 18-year veteran of the Longwood Police Department and former 14-year officer of the NYPD, was tragically killed in the line of duty on I-4 in Volusia County. While returning from a plainclothes operation, Sergeant Strohsal's vehicle became disabled after avoiding debris in the roadway. As he exited his vehicle to locate and remove the hazardous obstruction, Sergeant Strohsal was fatally struck by a motorist; and

WHEREAS, Section 334.071(3), Florida Statutes, makes the installation of markers denoting honorary designations of transportation facilities by the Florida Legislature contingent on the formal passage of a resolution of support by each affected local government prior to installation of the markers; and

WHEREAS, Chapter 2025-214, Laws of Florida, designated that portion of S.R. 400 east of the Central Parkway Bridge and the E.E. Williamson Road Bridge in the City of Longwood in Seminole County as "Sergeant Karl Strohsal Memorial Highway" (hereinafter, "Designation"); and

WHEREAS, the roadway that is encompassed by the Designation is maintained by the Florida Department of Transportation ("FDOT") and is located within Seminole County's

jurisdiction with abutting properties in the City of Longwood and the City of Altamonte Springs; and

WHEREAS, the effect of the Designation shall only require the placement of markers by FDOT at the termini or intersections specified above, and to provide authority for FDOT to place other markers as appropriate for the Designation; and

WHEREAS, the Seminole County Board of County Commissioners has reviewed the Designation and hereby supports its adoption; and

WHEREAS, adoption of this Resolution will not result in any address changes, street name changes, or street sign changes for the roadway encompassed by the Designation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, THAT:

Section 1. The honorary designation of that portion of S.R. 400, located east of the Central Parkway Bridge and the E.E. Williamson Road Bridge in the City of Longwood in Seminole County, is hereby supported by the Seminole County Board of County Commissioners to be designated as "**SERGEANT KARL STROHSAL MEMORIAL HIGHWAY**."

Section 2. This Resolution will become effective upon adoption by the Seminole County Board of County Commissioners.

[Remainder of page intentionally left blank. Signature on following page.]

ADOPTED this _____ day of _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

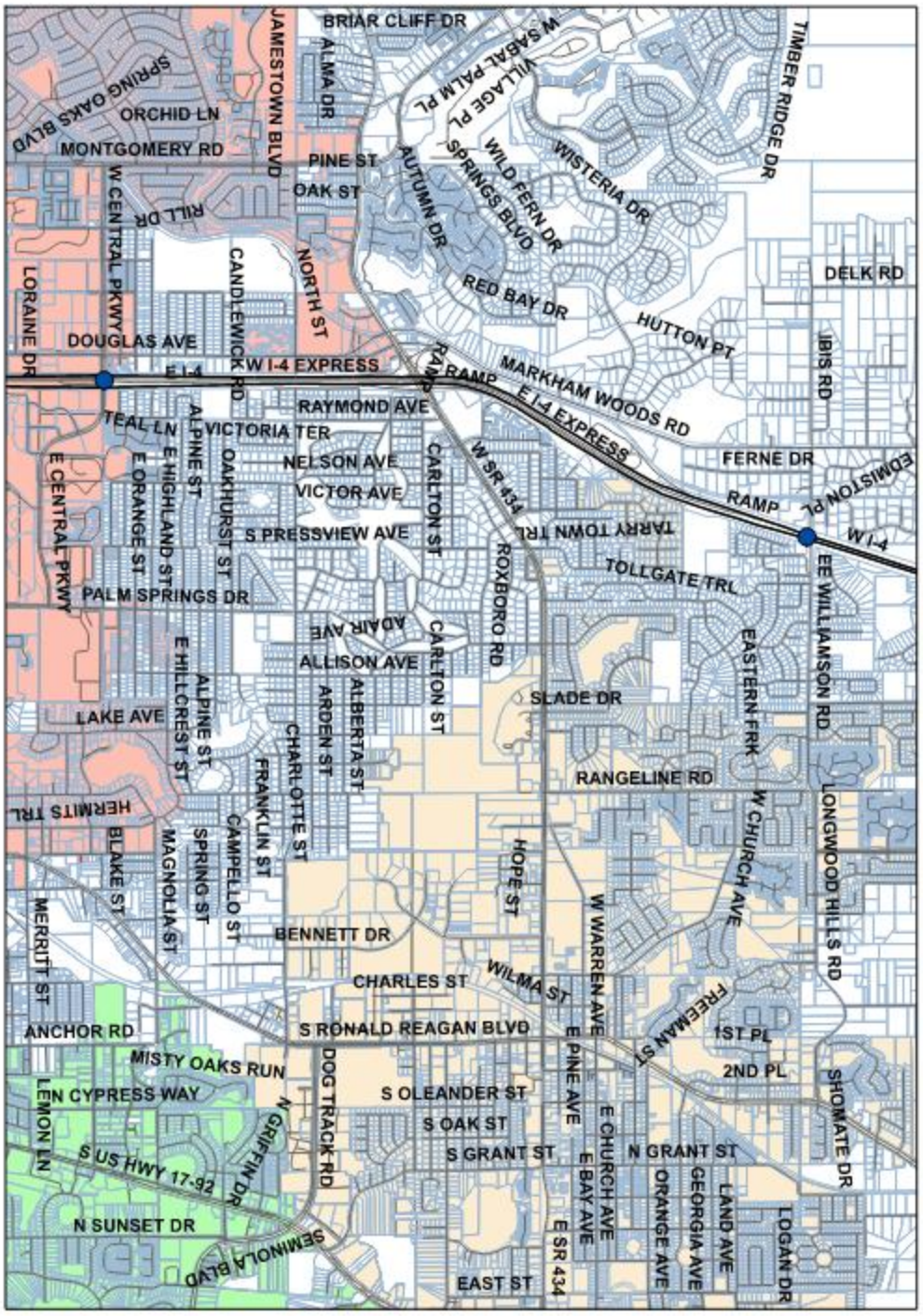
_____

JAY ZEMBOWER, Chairman

Attachment:
Exhibit A - Map

Authority: Section 334.071, Florida Statutes

THAT PORTION OF S.R. 400 EAST OF THE CENTRAL PARKWAY BRIDGE AND THE EE WILLIAMSON ROAD BRIDGE IN THE CITY OF LONGWOOD IN SEMINOLE COUNTY IS DESIGNATED AS "SERGEANT KARL STROHSAL MEMORIAL HIGHWAY"



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

File Number: 2025-787

Title:

Request Board approval to submit grant applications to the Florida Department of Environmental Protection (FDEP) for the Innovative Technologies for Harmful Algal Blooms (HABs) Grant Program requesting up to $650,000 for the Bear Gully Lake Stormwater Nutrient Reduction Pilot Project; and authorize the County Manager or designee to execute all necessary grant application documents. District1 - Dallari **(Kim Ornberg, Environmental Services Director)**

Division:

Environmental Services Watershed Management

Authorized By:

Kim Ornberg, Environmental Services Director

Contact/Phone Number:

Shannon Wetzel/407-665-2455

Background:

This pilot project proposes to use innovative technology for phosphorus removal from stormwater runoff. The proposed project targets phosphorus removal from the two major stormwater inflows to Bear Gully Lake, which is impaired for nutrients, has an existing Total Maximum Daily Load (TMDL) established by FDEP, and is part of the Jesup Basin Management Action Plan (BMAP). The innovative technology includes the use of Eutrosorb F, a filter media product, and GreenEyes, an autonomous nutrient monitoring system, both technologies of EutroPHIX. This project will help reduce nutrient input to the lake and provide a potential best management practice (BMP) for stormwater runoff applicable to other areas throughout the County.

Requested Action:

Staff requests Board approval to submit grant applications to the Florida Department of Environmental Protection (FDEP) for the Innovative Technologies for Harmful Algal Blooms (HABs) Grant Program requesting up to $650,000 for the Bear Gully Lake Stormwater Nutrient Reduction Pilot Project; and authorize the County Manager or

designee to execute all necessary grant application documents.

Florida Department of Environmental Protection (FDEP) Innovative Technology Grant Summary: Passive Phosphorus Treatment of Two Bear Gully Lake Inlets

The FDEP Innovative Technology grant is available to local governments and nonstate entities for projects that evaluate and implement innovative technologies and short-term solutions to combat harmful algal blooms and nutrient enrichment, restore and preserve Florida's fresh waterbodies and implement certain water quality treatment technologies. Grant applications are due September 1, 2025, with notice of award typically occurring in May 2026. There is no required funding match for this grant.

This pilot project proposes to use innovative technology by EutroPHIX for phosphorus removal from stormwater runoff. The proposed project targets phosphorus removal from the two major stormwater inflows to Bear Gully Lake, which is impaired for nutrients, has an existing Total Maximum Daily Load (TMDL) established by FDEP, and is part of the Jesup Basin Management Action Plan (BMAP).

The Seminole County FDEP grant proposal involves the following approach:

- Treat two Bear Gully lake inflows with EutroSORB F filter media for passive phosphorus removal from flowing water in the Dodd Road Culvert and Bear Gully Creek, aka Goldenrod Road Ditch (Figures 1 and 2 below). Both locations are part of the County's stormwater infrastructure.
    - The plan and budget would be created using historical phosphorus and flow data from the 2022 ERD Bear Gully Lake Hydrologic and Nutrient Management Plan
- Project performance will be demonstrated by monitoring nutrient baseline and post-treatment performance with grab samples and coupled with GreenEyes NuLAB continuous nutrient monitoring systems that allow for collection of real-time phosphorus data (Figure 3).
- Watershed staff currently conducts field visits to calibrate equipment and perform inspections. Staff will incorporate project site inspections into their ongoing schedules. No additional resources will be needed, just an adjustment to work priorities and schedules.

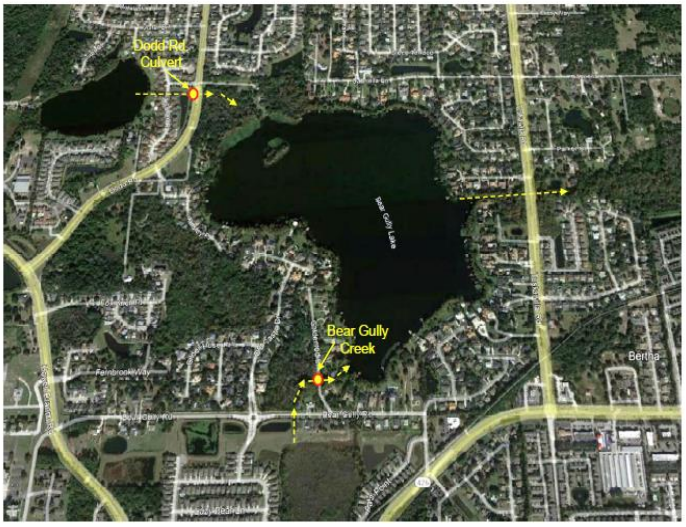


Figure 1. Map of Bear Gully Lake with Dodd Road Culvert and Bear Gully Creek Locations

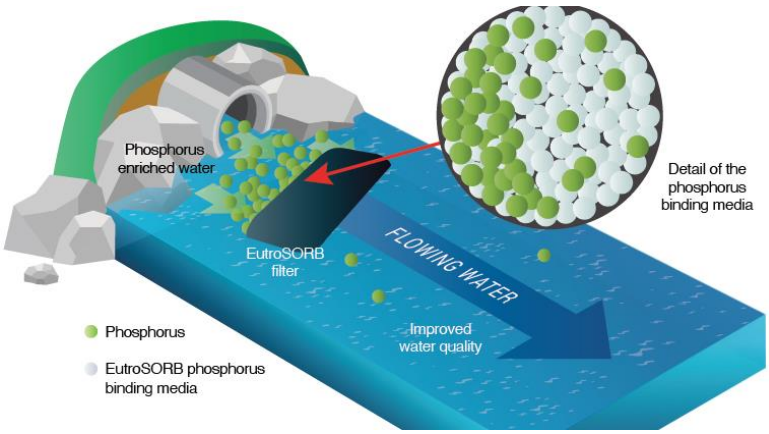


Figure 2. EutroSORB F Filter Bag Conceptual Model



Figure 3. NuLAB System with Field Enclosure Kit

The estimated budget for the project is $650,000 (no required match). This pilot project is estimated to run for 18 months.

This project aims to reduce nutrient input to Bear Gully Lake while also offering a potential best management practice for stormwater runoff. This innovative technology could potentially be another water quality improvement option that is lower in cost, easier to install, and requires less maintenance for nutrient removal.

File Number: 2025-775

Title:

Award CC-6179-24/TAD Wekiva Springs Road Intersection Improvements to JMHC, Inc. in the amount of $1,832,536.12 and authorize the Purchasing & Contracts Division to execute the Agreement. District3 - Constantine **(Stephen Koontz, Resource Management Deputy Director)** Requesting Department - Public Works

Division:

Resource Management - Purchasing and Contracts

Authorized By:

Robert T. Bradley, Purchasing & Contracts Manager

Contact/Phone Number:

Tony Durrum/407-665-7123

Background:

CC-6179-24/TAD will provide construction of minor roadway improvements along Wekiva Springs Road to include the addition of a 350 foot right-turn deceleration lane at Sabal Palm Elementary School and new mast arm traffic signals at the intersection of Wekiva Springs Road and Sabal Point Drive.

The project was publicly advertised and the County received nine (9) bids in response to the solicitation. The Review Committee, which consists of Sam Moussa, Professional Engineer; Stephen Miller, Professional Engineer; and Ted Holmes, Chief Construction Engineer, all from the Public Works Engineering Division, reviewed the responses giving consideration to bid price, qualifications, and experience.

The Review Committee recommends award to the lowest priced, responsive, responsible bidder JMHC, Inc. of Orlando, FL in the amount of $1,832,536.12. The completion time for this project is three hundred (300) calendar days to Substantial Completion and an additional thirty (30) calendar days to Final Completion after the issuance of a Notice to Proceed by the County. The Engineer’s Estimate for the project is $2,478,902.72.

This is a budgeted project, and funds are available in Wekiva Springs Rd Intersect

Imps (Acct# 02007027.560650.00001) and Wekiva Springs Inter - Grant (02307113.560650.00001). The latter account line is funded through a State Funded Grant Agreement (SFGA) from FDOT in the amount of $500,000.

Requested Action:

Staff requests that the Board award CC-6179-24 Wekiva Springs Road Intersection Improvements to JMHC, Inc. of Orlando, FL in the amount of $1,832,536.12, and authorize the Purchasing and Contracts Division to execute the Agreement.

Seminole County
Resource Management - Purchasing & Contracts
Robert T. Bradley, Purchasing and Contracts Manager
1301 East Second St., Sanford, FL 32771
(407) 665-7116

BID TABULATION

CC-6179-24/TAD

Wekiva Springs Road Intersection Improvements FPN 450920-1-54-01

RESPONSE DEADLINE: June 25, 2025 at 2:00 pm

Vendor	Total
JMHC, Inc.	$1,832,536.12
Carr & Collier Inc.	$1,887,700.00
Southern Development & Construction	$2,047,620.00
ATLANTIC CIVIL CONSTRUCTORS CORP	$2,110,466.22
CONDOR CONSTRUCTION CORP	$2,133,666.00
DB Civil Construction	$2,194,900.00
Cathcart Construction Company - Florida, LLC	$2,265,354.72
Masci General Contractor, Inc.	$2,438,414.23
Hubbard Construction Company	$2,619,547.93

Updated and Posted by: Tony Durrum, Sr. Procurement Analyst, June 26, 2025.

Recommendation and Notice of Intent to Award: JMHC, Inc. (updated July 30, 2025)

BOCC Meeting Date: August 26, 2025

Notice of Recommended Award

Recommendation of Award for:

CC-6179-24/TAD: Wekiva Springs Road Intersection Improvements FPN 450920-1-54-01

To: JMHC, Inc.

By signing below, I acknowledge I have reviewed all bid documents for the above-referenced project, including the qualifications and pricing of the contractor recommended for award, above. Accordingly, I recommend award of the project to the contractor referenced above

Review Committee Members:

Name: Sam Moussa, P.E.

Signature: _____ Date: 7/29/2025

Name: Stephen Miller, P.E.

Signature: _____ Date: 7/29/25

Name: Ted Holmes, Chief Construction Engineer

Signature: _____ Date: 7/29/25

Name: N/A

Signature: _____ Date: _____

Director: I acknowledge the recommendation award made by the Department's Review Committee

Name: John Slot, PW Director

Signature: _____ Date: 7/29/25

CONSTRUCTION SERVICES AGREEMENT FOR WEKIVA SPRINGS ROAD INTERSECTION IMPROVEMENTS PROJECT (CC-6179-24/TAD)

THIS AGREEMENT is dated as of the _____ day of _____ 2025, by and between **JMHC, Inc.** duly authorized to conduct business in the State of Florida, whose address is 2816 E. Robinson St., Orlando, FL 32803, in this Agreement referred to as "CONTRACTOR", and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1st Street, Sanford, Florida 32771, in this Agreement referred to as "COUNTY".

COUNTY and CONTRACTOR, in consideration of the mutual covenants set forth in this Agreement, agree as follows:

Section 1. Work. CONTRACTOR shall complete all work as specified or indicated in the Contract Documents, including the Scope of Services, attached to this Agreement as Exhibit A, and the solicitation package, all addenda to this package, and CONTRACTOR's submission in response to this solicitation. The work is generally described as the Wekiva Springs Road Intersection Improvements Project.

Section 2. Engineer.

(a) The Engineer of Record ("ENGINEER") as named in the Contract Documents is Pegasus Engineering, LLC, whose address is 301 West SR 434, Suite 309, Winter Springs, Florida 32708.

(b) COUNTY's contracted consultant for construction, engineering, and inspection ("CEI") services as named in the Contract Documents is AECOM Technical Services, Inc., whose address is 390 N. Orange Ave, Suite 750, Orlando, FL 32801.

Section 3. Contract Time.

(a) All provisions regarding contract time are essential to the performance of this Agreement.

(b) The work must be substantially completed as described in subsection 14.13 of the General Conditions within three hundred (300) calendar days after the date when the contract time begins to run as provided in subsection 2.2 of the General Conditions. The work must be finally completed and ready for final payment in accordance with subsection 14.9 of the General Conditions within thirty (30) calendar days after the actual date of substantial completion.

(c) The parties acknowledge that the contract time provided in this Section includes consideration of adverse weather conditions common to Central Florida, including the possibility of hurricanes and tropical storms.

(d) The contract time provided for in this Section includes thirty (30) days allocated specifically to CONTRACTOR's responsibility for utility coordination or relocation of utilities at or adjacent to the Project site. CONTRACTOR shall depict this thirty (30) days as float time not impacting controlling work items on CONTRACTOR's critical path scheduling. No contract time extensions will be considered related to utility coordination matters, including, but not limited to utility relocations and conflicts, unless the utility related time impacts exceed thirty (30) days impact on controlling items of work in accordance with the Project schedule.

(e) In the event that the work requires phased construction, then multiple points of substantial completion may be established in the Supplementary Conditions.

Section 4. Contract Price.

(a) COUNTY shall pay CONTRACTOR for performance of the work in accordance with the Contract Documents on the basis of the total bid (original contract price).

CONTRACTOR's total compensation is $1,832,536.12, subject only to increases or decreases made in strict conformance with the Contract Documents.

(b) CONTRACTOR shall accept the contract price as full compensation: for performance of all work and providing all materials embraced in the Contract Documents; for all loss or damage arising out of performance of the work and from the action of the elements, or from any unforeseen or unknown difficulties or obstructions which may arise or be encountered in the prosecution of the work until the final acceptance; and for all risks of every description connected with the work.

(c) CONTRACTOR acknowledges that CONTRACTOR has studied, considered, and included in its total bid (original contract price) all costs of any nature relating to: (1) performance of the work under Central Florida weather conditions; (2) applicable law, licensing, and permitting requirements; (3) the Project site conditions, including, but not limited to subsurface site conditions; and (4) the terms and conditions of the Contract Documents, including, but not limited to the indemnification and no damage for delay provisions of the Contract Documents.

(d) CONTRACTOR acknowledges that performance of the work will involve significant work adjacent to, above, and in close proximity to underground facilities, including utilities which will require the support of active utilities as well as the scheduling and sequencing of utility installations and relocations (temporary and permanent) by CONTRACTOR.

(1) In addition to the acknowledgments previously made, CONTRACTOR acknowledges that its total bid (original contract price) specifically considered and relied upon CONTRACTOR's own study of underground facilities, utilities in their present, relocated (temporary and permanent), and proposed locations, and conflicts relating to utilities and underground facilities.

(2) CONTRACTOR acknowledges that its total bid (original contract price) considered and included all of its costs relating to the responsibilities to coordinate and sequence the work of CONTRACTOR with the work of COUNTY, the work of other utility contractors, and the work of others at the Project site.

Section 5. Payment Procedures.

(a) Application for Payment. CONTRACTOR shall submit Applications for Payment in accordance with Section 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided for in the General Conditions.

(b) Progress Payments. COUNTY shall make progress payments on the basis of CONTRACTOR's Applications for Payment as recommended by ENGINEER and in accordance with Section 14 of the General Conditions.

(c) Final Payment. Upon Final Completion and acceptance of the work in accordance with subsection 14.9.1 of the General Conditions, COUNTY shall pay the remainder of the contract price as provided in that subsection.

Section 6. Additional Retainage for Failure to Maintain Progress on the Work.

(a) Retainage under the Contract Documents is held as collateral security to secure completion of the work.

(b) In the event that CONTRACTOR fails to physically mobilize to the work site as required by Section 6.19 of the General Conditions, COUNTY may withhold additional retainage to secure completion of the work in an amount equal to the product of the number of days after the 31st day following the date of commencement of contract time and the liquidated damage amount for substantial completion set forth in Section 9 of this Agreement. The additional retainage will be withheld from the initial and each subsequent progress payment. The additional retainage held under this subsection will be released to CONTRACTOR in the next progress payment following

ENGINEER's approval of a supplementary progress schedule demonstrating that the requisite progress will be regained and maintained as required by Section 6.19.2 of the General Conditions.

(c) If CONTRACTOR is behind schedule and it is anticipated by COUNTY that the work will not be completed within the contract time, COUNTY may withhold additional retainage in anticipation of liquidated damages equal to the product of the number of days after the scheduled contract time (substantial completion or final completion) and the amount of liquidated damages set forth in Section 9 of this Agreement. The additional retainage under this subsection may, at COUNTY's discretion, be withheld from subsequent progress payments. Any additional retainage held under this subsection will be released to CONTRACTOR in the next progress payment following ENGINEER's approval of a supplemental progress schedule demonstrating that the requisite progress will be regained and maintained as required by Section 6.19.2 of the General Conditions.

Section 7. CONTRACTOR's Representations. In order to induce COUNTY to enter into this Agreement, CONTRACTOR makes the following representations:

(a) CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, work, locality, weather, utility locations, all local conditions, Chapter 220, Part 1, Purchasing Code, Seminole County Code, and Federal, State, and local laws, ordinances, rules, policies, and regulations that in any manner may affect cost, progress, or performance of the work.

(b) CONTRACTOR has studied carefully and considered in its bid all reports of investigations and tests of subsurface and physical conditions of the site affecting cost, progress, scheduling, or performance of the work.

(c) CONTRACTOR has studied carefully and considered in its bid the Plans and Specifications, performed necessary observations and examinations, and studied the physical conditions at the site related to underground facilities, utility installations, conflicts, relocations

(temporary and permanent), and all other underground facilities and utility related conditions of the work and site that may affect cost, progress, scheduling, or any aspect of performance of the work, and that its bid reflects all such conditions. CONTRACTOR, by submitting its bid and executing this Agreement, acknowledges the constructability of the work under the Plans and Specifications. CONTRACTOR, by its study, excludes and releases COUNTY from any implied warranties, including, but not limited to the Spearin Doctrine, and acknowledges that the Plans and Specifications are adequate to perform the work.

(d) CONTRACTOR has made or caused to be made examinations, investigations, tests, and studies as it deems necessary for the performance of the work at the contract price, within the contract time, and in accordance with the other terms and conditions of the Contract Documents. CONTRACTOR does not and will not require any additional examinations, investigations, tests, reports, or similar data for such purposes.

(e) CONTRACTOR has correlated the results of all such observations, examinations, investigations, tests, reports, and data with the terms and conditions of the Contract Documents.

(f) CONTRACTOR has provided COUNTY written notice of all conflicts, errors, or discrepancies that CONTRACTOR has discovered in the Contract Documents. CONTRACTOR hereby accepts COUNTY's written resolution of all such conflicts, errors, or discrepancies.

(g) CONTRACTOR declares and agrees that the approval or acceptance of any part of the work or material by COUNTY, ENGINEER, or any agent relating to compliance with the Contract Documents will not operate as a waiver by COUNTY of strict compliance with the terms and conditions of the Contract Documents.

(h) CONTRACTOR's resident Superintendent at the work site will be **Mike Presley**. CONTRACTOR shall use only this person as Superintendent, unless otherwise approved by COUNTY's Project Manager after following the procedure indicated in the General Conditions.

(i) CONTRACTOR has studied carefully and considered all permit requirements related to performance of the work. CONTRACTOR declares and agrees that all costs related to performing the work in compliance with the requirements of all permits at the contract price are included in the contract price. CONTRACTOR agrees that it will be solely responsible for payment of all fines and penalties of any nature assessed to CONTRACTOR, COUNTY, or both, by any governmental entity, district, or authority, or other jurisdictional entity relating to all permits required for performance of the work.

(j) CONTRACTOR acknowledges that the performance of the work under the Contract Documents fulfills a COUNTY, CONTRACTOR, and public purpose. To that end, CONTRACTOR shall respond to citizen complaints related to alleged damage caused by CONTRACTOR's performance of the work within ten (10) days of receipt of the complaint from any citizen, ENGINEER, or COUNTY. CONTRACTOR shall respond separately to each complaint. When a complaint is brought to CONTRACTOR by a citizen, CONTRACTOR shall report the citizen, the street address, and a summary of the complaint and any action taken in response. Responses and action taken by CONTRACTOR must specifically identify the problem and specific actions taken. Generic statements such as "addressed the problem" are unacceptable. If CONTRACTOR fails to respond within ten (10) days, COUNTY may take corrective action and deduct the actual costs of corrective action from subsequent progress payments or the retainage.

(k) CONTRACTOR acknowledges that COUNTY-owned property obtained for performance of the work within the project limits includes temporary construction easements. In the event that CONTRACTOR fails to perform the work within the contract time, then CONTRACTOR shall be solely responsible for payment of all costs for additional or extended temporary construction easements. CONTRACTOR authorizes COUNTY to deduct the actual

costs of additional or extended temporary construction easements from subsequent progress payments or the retainage.

Section 8. Contract Documents.

(a) The Contract Documents, which constitute the entire agreement between COUNTY and CONTRACTOR, are made a part of this Agreement and are to be treated and interpreted as a unified whole to the maximum extent possible. The initial Contract Documents consist of the following items, listed in order of precedence below to the extent there may be any conflicts between them:

(1) This Agreement and its Exhibits.

(2) Any Addenda to COUNTY's Solicitation Package.

(3) COUNTY's Solicitation Package, including the General Conditions.

(4) Drawings and Plans.

(5) Technical Specifications.

(b) As the Project progresses, additional Contract Documents may become part of the Agreement between COUNTY and CONTRACTOR and will consist of the following:

(1) Modifications through Change Orders as provided in the General Conditions or an Amendment to the Agreement, which will supersede the provisions in the Contract Documents affected by the Change Order or Amendment.

(2) Performance Bond.

(3) Payment Bond.

(4) Contractor's Certificate of Insurance and Insurance Policies.

(5) Notice to Proceed.

(6) Certificate of Substantial Completion.

(7) Contractor's Waiver of Lien (Partial).

(8) Contractor's Waiver of Lien (Final and Complete).

(9) Subcontractor/Supplier's Waiver of Lien (Final and Complete).

(10) Certificate of Final Completion.

(11) Contractor's Release.

(12) Consent of Surety to Final Payment.

(13) Material and Workmanship Bond.

(c) There are no Contract Documents other than those listed above in this Section. The Contract Documents may only be modified or amended by a change order as provided in the General Conditions or by an Amendment to this Agreement.

Section 9. Liquidated Damages.

(a) COUNTY and CONTRACTOR recognize that time is essential to the performance of this Agreement, and CONTRACTOR recognizes that COUNTY will suffer financial loss if the work is not substantially completed as described in subsection 14.13 of the General Conditions within the time specified below, plus any extensions of time allowed in accordance with Section 12 of the General Conditions. If the work is not completed on time, the parties also recognize the delays, expense, and difficulties involved in proving in a legal or alternative dispute resolution proceeding the damages resulting from the delay in the COUNTY's ability to use the completed Work. Accordingly, CONTRACTOR and CONTRACTOR's Surety agree to pay COUNTY as liquidated damages the amount of Five Hundred and No/100 Dollars ($500.00) per day for each day CONTRACTOR exceeds the contract time for substantial completion until the work is Substantially Complete. It is agreed that if the work is not completed by the final completion date in accordance with the Contract Documents, CONTRACTOR shall pay COUNTY as liquidated damages for delay one quarter (1/4) of the rate set forth above. The parties acknowledge and agree that the liquidated amounts described in this Section are not a penalty, but instead a reasonable

measure of damages based upon the parties' experience in the relevant industry and given the nature of the losses to COUNTY that may result from delay in Substantial or Final Completion.

(b) CONTRACTOR shall pay or reimburse, in addition to the liquidated damages specified in this Agreement, COUNTY's actual damages which may include, but are not limited to, expenses for engineering fees and inspection costs arising from CONTRACTOR's failure in meeting either or both the substantial completion and final completion dates.

(c) The liquidated damages provided in this Section will apply regardless of whether CONTRACTOR is terminated, is in default, or has abandoned the work.

Section 10. Definitions, Assignment, and Binding Effect.

(a) Terms used in this Agreement that are defined in Section 1 of the General Conditions have the meanings indicated in the General Conditions.

(b) No assignments by a party of any rights under or interests in the Contract Documents will be binding on any other party without the written consent of the party sought to be bound and any such assignment without such written consent will be void and of no effect. Specifically, but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law). Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

(c) COUNTY and CONTRACTOR each binds itself and its partners, successors, assigns, and legal representatives to the other party, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

Section 11. CONTRACTOR's Specific Consideration. In consideration of CONTRACTOR's indemnity agreements as set out in the Contract Documents, COUNTY specifically agrees to pay CONTRACTOR the sum of Two Hundred Fifty and No/100 Dollars ($250.00). CONTRACTOR acknowledges receipt of the specific consideration for CONTRACTOR's indemnification of COUNTY and that the specific consideration is included in the original contract price allocated by CONTRACTOR among all pay items, receipt of which is hereby acknowledged.

Section 12. Patents and Royalties. Unless otherwise provided, CONTRACTOR is solely responsible for obtaining the right to use any patented or copyrighted materials in the performance of this Agreement. CONTRACTOR, without exception, shall indemnify and save harmless COUNTY and its employees from liability of any nature or kind, including costs and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured or supplied by CONTRACTOR. In the event of any claim against COUNTY of copyright or patent infringement, COUNTY shall promptly provide written notification to CONTRACTOR. If such a claim is made, CONTRACTOR shall use its best efforts to promptly purchase for COUNTY the legitimate version of any infringing products or services or procure a license from the patent or copyright holder at no cost to COUNTY that will allow continued use of the service or product. If none of these alternatives are reasonably available, COUNTY shall return the article on request to CONTRACTOR and receive reimbursement, if any, as may be determined by a court of competent jurisdiction.

Section 13. Notices. Whenever either party desires to give notice to the other including, but not limited to contract claims, it must be given by written notice, hand delivered, signed and dated for receipt, or be sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified. The place for giving of notice will

remain such until it has been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice:

For COUNTY:

Seminole County Public Works Engineering Division
100 E. 1st Street
Sanford, FL 32771

With a copy to:

Seminole County Purchasing & Contracts Division
1301 E. Second Street
Sanford, FL 32771

Copy to ENGINEER:

Pegasus Engineering, LLC
301 West SR 434, Suite 309
Winter Springs, FL 32708

For CONTRACTOR:

JMHC, Inc.
2816 E. Robinson St.
Orlando, FL 32803

Section 14. Conflict of Interest.

(a) CONTRACTOR shall not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with COUNTY or which would violate or cause others to violate the provisions of Chapter 112, Part III, Florida Statutes, relating to ethics in government.

(b) CONTRACTOR certifies that no officer, agent, or employee of COUNTY has any material interest (as defined in Section 112.312(15), Florida Statutes, as over 5%), either directly or indirectly in the business of CONTRACTOR to be conducted under this Agreement and that no such person will have any such interest at any time during the term of this Agreement.

Section 15. Material Breaches of Agreement.

(a) The parties recognize that breaches of the Contract Documents may occur and that remedies for those breaches may be pursued under the Contract Documents. The parties further recognize that the safety of the traveling public is of paramount concern. Therefore, the parties agree that any breach of the Contract Documents related to life safety, including, but not limited to the maintenance of traffic requirements of the Contract Documents will be considered a material breach of the Contract Documents.

(b) Upon a material breach of the Contract Documents related to life safety as determined by COUNTY, COUNTY will issue a Stop Work Order suspending the work or any specific portion of the work until the conditions are corrected. If the life safety conditions giving rise to the Stop Work Order are not corrected within a reasonable time, as determined by COUNTY, then the material breach will entitle COUNTY to terminate this Agreement. The recognition of breaches of the provisions of the Contract Documents related to life safety as material breaches will not be construed as a limitation on other remedies for breaches or material breaches of the Contract Documents.

Section 16. Indemnification of COUNTY and the State of Florida Department of Transportation.

(a) To the extent provided by law, CONTRACTOR shall indemnify, defend and hold harmless the COUNTY and the State of Florida, Department of Transportation ("Department"), including the Department's officers, agents, and employees, against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of CONTRACTOR, or any of its officers, agents, or employees, acting within the scope of their office or employment in connection with the rights granted to or exercised by

CONTRACTOR.

(b) The foregoing indemnification shall not constitute a waiver of the Department's or COUNTY's sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes. Nor shall the same be construed to constitute agreement by CONTRACTOR to indemnify the COUNTY for the negligent acts or omissions of the COUNTY, its officers, agents, or employees, or third parties. Nor shall the same be construed to constitute agreement by CONTRACTOR to indemnify the Department for the negligent acts or omissions of the Department, its officers, agents, or employees, or third parties. This indemnification shall survive the termination of this Agreement.

(c) CONTRACTOR shall indemnify and hold harmless COUNTY, its commissioners, officers, and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of CONTRACTOR and persons employed or utilized by CONTRACTOR in the performance of this Contract. This subsection will survive the termination of this Contract.

(d) The indemnification provisions of this section are intended to be cumulative in protecting COUNTY and the Department and no provision of this section may be construed as negating the protection of either party afforded in another provision of this section. If any provision or application of such provision of this section to any person or circumstance is held invalid, then it is the intent of the parties that the invalidity will not affect the other provisions or applications of this section that can be given effect without the invalid provision or application, and to this end the provisions of this section are declared severable.

Section 17. Public Records Law.

(a) CONTRACTOR acknowledges COUNTY's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes, to release public records to members of the public upon request. CONTRACTOR acknowledges that COUNTY is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes, in the handling of the materials created under this Agreement and this statute controls over the terms of this Agreement. Upon COUNTY's request, CONTRACTOR shall provide COUNTY with all requested public records in CONTRACTOR's possession, or shall allow COUNTY to inspect or copy the requested records within a reasonable time and at a cost that does not exceed costs as provided under Chapter 119, Florida Statutes.

(b) CONTRACTOR specifically acknowledges its obligations to comply with Section 119.0701, Florida Statutes, with regard to public records and shall perform the following:

(1) CONTRACTOR shall keep and maintain public records that ordinarily and necessarily would be required by COUNTY in order to perform the services or provide the materials required under this Agreement.

(2) CONTRACTOR shall provide COUNTY with access to public records on the same terms and conditions that COUNTY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(3) CONTRACTOR shall ensure public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law.

(c) Upon termination of this Agreement, CONTRACTOR shall transfer, at no cost to COUNTY, all public records in possession of CONTRACTOR, or keep and maintain public records required by COUNTY under this Agreement. If CONTRACTOR transfers all public records to COUNTY upon completion of this Agreement, CONTRACTOR shall destroy any

duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If CONTRACTOR keeps and maintains the public records upon completion of this Agreement, CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to COUNTY, upon request of COUNTY, in a format that is compatible with the information technology systems of COUNTY.

(d) Failure to comply with this Section will be deemed a material breach of this Agreement for which COUNTY may terminate this Agreement immediately upon written notice to CONTRACTOR. CONTRACTOR may also be subject to statutory penalties as set forth in Section 119.10, Florida Statutes.

(e) **IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR's DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS, THE SEMINOLE COUNTY PURCHASING AND CONTRACTS MANAGER, AT 407-665-7116, PURCH@SEMINOLECOUNTYFL.GOV, PURCHASING AND CONTRACTS DIVISION, 1301 E. SECOND STREET, SANFORD, FL 32771.**

Section 18. Dispute Resolution.

(a) In the event of a dispute related to any performance or payment obligation arising under this Agreement, the parties shall exhaust COUNTY administrative dispute resolution procedures prior to filing a lawsuit or otherwise pursuing legal remedies. COUNTY administrative dispute resolution procedures for proper invoice and payment disputes are set forth in Section

22.15, "Prompt Payment Procedures," Seminole County Administrative Code. COUNTY administrative dispute resolution procedures for contract claims related to this Agreement, other than for proper invoice and payment disputes, are set forth in Section 3.5541, "Contract Claims," Seminole County Administrative Code.

(b) In any lawsuit or legal proceeding arising under this Agreement, CONTRACTOR hereby waives any claim or defense based on facts or evidentiary materials that were not presented for consideration in COUNTY administrative dispute resolution procedures set forth in subsection (a) above of which CONTRACTOR had knowledge and failed to present during COUNTY administrative dispute resolution procedures.

(c) In the event that COUNTY administrative dispute resolution procedures are exhausted and a lawsuit or legal proceeding is filed, the parties shall exercise best efforts to resolve disputes through voluntary mediation and to select a mutually acceptable mediator. The parties participating in the voluntary mediation shall share the costs of mediation equally.

Section 19. All Prior Agreements Superseded. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained in this Agreement and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained or referred to in this document. Accordingly, it is agreed that no deviation from the terms of this Agreement may be predicated upon any prior representations or agreements, whether oral or written.

Section 20. Modifications, Amendments, or Alterations. No modification, amendment, or alteration in the terms or conditions contained in this Agreement will be effective unless contained in a written amendment executed with the same formality and of equal dignity with this Agreement.

Section 21. Independent Contractor. Nothing in this Agreement is intended or may be construed as in any manner creating or establishing a relationship of co-partners between the parties, or as constituting CONTRACTOR (including its officers, employees, and agents) as an agent, representative, or employee of COUNTY for any purpose or in any manner whatsoever. CONTRACTOR is and will remain forever an independent contractor with respect to all services performed under this Agreement.

Section 22. Employee Status. Persons employed by CONTRACTOR in the performance of services and functions pursuant to this Agreement will have no claim to pension, workers' compensation, unemployment compensation, civil service, or other employee rights or privileges granted to COUNTY's officers and employees either by operation of law or by COUNTY.

Section 23. Services Not Provided For. No claim for services provided by CONTRACTOR not specifically provided for in this Agreement will be honored by COUNTY.

Section 24. Rights At Law Retained. The rights and remedies of COUNTY provided under this Agreement are in addition to any other rights and remedies provided by law.

Section 25. Governing Law, Jurisdiction, and Venue. The laws of the State of Florida govern the validity, enforcement, and interpretation of this Agreement. The sole jurisdiction and venue for any legal action in connection with this Agreement will be in the courts of Seminole County, Florida.

Section 26. Compliance with Laws and Regulations. In providing all services pursuant to this Agreement, CONTRACTOR must abide by all statutes, ordinances, rules, and regulations pertaining to or regulating the provision of such services, including those now in effect and subsequently adopted. Any violation of such statutes, ordinances, rules, or regulations will constitute a material breach of this Agreement and will entitle COUNTY to terminate this Agreement immediately upon delivery of written notice of termination to CONTRACTOR.

Section 27. Headings and Captions. All headings and captions contained in this Agreement are provided for convenience only, do not constitute a part of this Agreement, and may not be used to define, describe, interpret or construe any provision of this Agreement.

Section 28. Additional Requirements. CONTRACTOR shall comply with the Bid Form attached to this Agreement as Exhibit B, the Trench Safety Act document attached to this Agreement as Exhibit C, and the Americans with Disabilities Act Affidavit attached to this Agreement as Exhibit D. CONTRACTOR shall use the Construction Forms attached to this Agreement as Exhibit E during the course of this Agreement as appropriate.

Section 29. **E-Verify System Registration.**

(a) CONTRACTOR must register with and use the E-Verify system to verify the work authorization status of all new employees prior to entering into this Agreement with COUNTY. If COUNTY provides written approval to CONTRACTOR for engaging with or contracting for the services of any subcontractors under this Agreement, CONTRACTOR must require certification from the subcontractor that at the time of certification, the subcontractor does not employ, contract, or subcontract with an unauthorized alien. CONTRACTOR must maintain a copy of the foregoing certification from the subcontractor for the duration of the agreement with the subcontractor.

(b) If COUNTY has a good faith belief that CONTRACTOR has knowingly violated this Section, COUNTY shall terminate this Agreement. If COUNTY terminates this Agreement with CONTRACTOR, CONTRACTOR may not be awarded a public contract for at least one (1) year after the date on which this Agreement is terminated. If COUNTY has a good faith belief that a subcontractor knowingly violated this Section, but CONTRACTOR otherwise complied with this Section, COUNTY must promptly notify CONTRACTOR and order CONTRACTOR o immediately terminate its agreement with the subcontractor.

(c) CONTRACTOR shall execute and return the Affidavit of E-Verify Requirements Compliance, attached to this Agreement as Exhibit F, to COUNTY.

IN WITNESS WHEREOF, the parties have executed this Agreement. All portions of the Contract Documents have been signed or identified by COUNTY and CONTRACTOR or by ENGINEER on their behalf.

JMHC, Inc.

_____ By:_____
Witness Candice H. Blomeley, President

_____ Date:_____
Print Name

_____
Witness

_____
Print Name

[*Remainder of page left intentionally blank; signature block continues onto next page*]

SEMINOLE COUNTY, FLORIDA

By:_____
ROBERT BRADLEY,
Procurement Administrator

Date:_____

_____
Witness

_____
Print Name

_____
Witness

_____
Print Name

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of County Commissioners at its _____, 20___, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

Attachments:
Exhibit A – Scope of Services
Exhibit B – Bid Form
Exhibit C – Trench Safety Act
Exhibit D – Americans with Disabilities Act Affidavit
Exhibit E – Construction Forms
Exhibit F – Affidavit of E-Verification Requirements Compliance

CMP/coh
8/5/2025
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Wekiva Springs Road Intersection Improvements (02007027)

Scope of Services:

Seminole County Public Works Department is seeking the services of an FDOT Prequalified contractor to construct minor roadway improvements along Wekiva Springs Road. The scope of the project includes the addition of a 350-foot right-turn deceleration lane at the Sabal Palm Elementary School Driveway and new mast arm traffic signals at the intersection of Wekiva Springs Road and Sabal Point Drive. The project includes roadway paving, earthwork, concrete sidewalk, minor drainage improvements, gravity wall, signing & pavement markings, signalization, fiber optic communications, maintenance of traffic, and utility coordination.

The Contractor shall begin and complete the work that impacts the school drive isle including the gravity wall and school driveway during periods when school is not in session from May 27, 2026 to August 10, 2026. The Contractor shall coordinate this work with the County and the School Board prior to construction. The Contractor shall minimize impact to the school operations during all phases of construction.

Bid Form_ Wekiva Springs Road Intersection Improvements

1/30/2025

PAY ITEM NUMBER	ITEM DESCRIPTION	UNIT	PLAN QTY.	UNIT BID PRICE	TOTAL BID PRICE
ROADWAY PAY ITEMS					
101-1	MOBILIZATION	LS	1	$ 100,000.00	$ 100,000.00
102-1	MAINTENANCE OF TRAFFIC	LS	1	$ 25,000.00	$ 25,000.00
102-14	TRAFFIC CONTROL OFFICER	HR	96	$ 172.00	$ 16,512.00
102-99	PORTABLE CHANGEABLE MESSAGE SIGN (TEMP.)	ED	1376	$ 14.00	$ 19,264.00
104-14	PREVENTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	$ 1,700.00	$ 1,700.00
110-1-1	CLEARING AND GRUBBING	LS	1	$ 18,000.00	$ 18,000.00
110-4-10	REMOVAL OF EXISTING CONCRETE	SY	412	$ 66.00	$ 27,192.00
120-1	REGULAR EXCAVATION	CY	767	$ 3.00	$ 2,301.00
120-4	SUBSOIL EXCAVATION	CY	343	$ 3.00	$ 1,029.00
120-6	EMBANKMENT	CY	480	$ 5.00	$ 2,400.00
160-4	TYPE B STABILIZATION, 12" MINIMUM, LBR 40	SY	1021	$ 20.00	$ 20,420.00
285-706	BASE GROUP 6, TYPE B-12.5 ONLY (5")	SY	249	$ 75.00	$ 18,675.00
285-713	BASE GROUP 13, TYPE B-12.5 ONLY, (8")	SY	559	$ 120.00	$ 67,080.00
327-70-6	MILLING EXISTING ASPHALT PAVEMENT (1.5" AVG. DEPTH)	SY	624	$ 19.00	$ 11,856.00
334-1-13	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC C	TN	100.9	$ 267.00	$ 26,940.30
337-7-83	ASPHALTIC CONCRETE FRICTION COURSE, TRAFFIC C, FC-12.5, PG 76-22	TN	95.7	$ 351.00	$ 33,590.70
400-0-11	CONCRETE CLASS NS, GRAVITY WALL INDEX 400-011	CY	163	$ 1,350.00	$ 220,050.00
400-1-15	CONCRETE CLASS I (MISCELLANEOUS)	CY	5	$ 375.00	$ 1,875.00
425-1-551	INLET, DITCH BOTTOM, TYPE E, <10'	EA	1	$ 4,980.00	$ 4,980.00
425-2-41	MANHOLES, P-7, <10'	EA	1	$ 5,370.00	$ 5,370.00
425-2-71	MANHOLES, J-7, <10'	EA	1	$ 7,700.00	$ 7,700.00
425-11	MODIFY EXISTING DRAINAGE STRUCTURE	EA	2	$ 890.00	$ 1,780.00
430-175-118	PIPE CULVERT, ROUND, 18" S/CD, RCP, CLASS III	LF	121	$ 93.00	$ 11,253.00
430-175-218	PIPE CULVERT, ELIP/ARCH, 14"x23" S/CD, RCP, CLASS III	LF	11	$ 158.00	$ 1,738.00
430-982-125	MITERED END SECTION, CLASS III, 18" SD, 1:4	EA	1	$ 970.00	$ 970.00
515-2-311	PEDESTRIAN/BICYCLE RAILING, ALUMINUM ONLY, 42" TYPE 1	LF	251	$ 174.00	$ 43,674.00
520-1-10	CONCRETE CURB AND GUTTER (TYPE F)	LF	621	$ 49.00	$ 30,429.00
520-3	VALLEY GUTTER - CONCRETE	LF	78	$ 56.00	$ 4,368.00
522-1	CONCRETE SIDEWALK, 4" THICK	SY	185	$ 108.00	$ 19,980.00
522-2	CONCRETE SIDEWALK, 6" THICK	SY	68	$ 157.00	$ 10,676.00
527-2	DETECTABLE WARNINGS	SF	85	$ 77.00	$ 6,545.00
530-3-4	RUBBLE RIPRAP, DITCH LINING	TN	2.0	$ 720.00	$ 1,440.00
570-1-2	PERFORMANCE TURF, SOD	SY	1337	$ 8.00	$ 10,696.00
999-1	CONCRETE FLUME	EA	3	$ 1,250.00	$ 3,750.00
				ROADWAY SUBTOTAL	**$ 779,234.00**
SIGNING & PAVEMENT MARKING PAY ITEMS					
700-1-112	SINGLE POST SIGN - GROUND MOUNT (F&I) (12 TO 20 S.F.)	AS	1	$ 1,880.00	$ 1,880.00
700-1-600	SINGLE POST SIGN (REMOVE)	AS	1	$ 70.00	$ 70.00
706-1-3	RAISED PAVEMENT MARKERS, TYPE B	EA	14	$ 9.00	$ 126.00
711-11-123	THERMOPLASTIC PAVEMENT MARKINGS (STANDARD) (WHITE) (SOLID) (12" CROSSWALKS)	LF	126	$ 5.00	$ 630.00
711-11-125	THERMOPLASTIC PAVEMENT MARKINGS (STANDARD) (WHITE) (SOLID) (24" STOP BARS)	LF	22	$ 9.00	$ 198.00
711-11-141	THERMOPLASTIC PAVEMENT MARKINGS (STANDARD) (WHITE) (SKIP) (2'-4' SKIP DOT/GUIDE/6'-10' GAP EXT.) (6")	GM	0.017	$ 9,940.00	$ 168.98
711-11-170	THERMOPLASTIC PAVEMENT MARKINGS (STANDARD) (WHITE) (ARROWS)	EA	5	$ 118.00	$ 590.00
711-16-101	THERMOPLASTIC PAVEMENT MARKINGS (STANDARD-OTHER) (WHITE) (SOLID) (6")	GM	0.225	$ 11,380.00	$ 2,560.50
711-16-201	THERMOPLASTIC PAVEMENT MARKINGS (STANDARD-OTHER) (YELLOW) (SOLID) (6")	GM	0.176	$ 11,390.00	$ 2,004.64
				SIGNING AND PAVEMENT MARKING SUBTOTAL	**$ 8,228.12**
SIGNALIZATION PAY ITEMS					
630-2-11	CONDUIT (F&I), (OPEN TRENCH) (UNDERGROUND)	LF	320	$ 29.00	$ 9,280.00
630-2-12	CONDUIT (F&I), (DIRECTIONAL BORE) (UNDERGROUND OR UNDERPAVEMENT)	LF	2735	$ 29.00	$ 79,315.00
630-2-14	CONDUIT (F&I), (ABOVEGROUND)	LF	40	$ 37.00	$ 1,480.00
632-7-1	SIGNAL CABLE WITHIN INTERSECTION (F&I)	PI	1	$ 36,930.00	$ 36,930.00
632-7-6	SIGNAL CABLE WITHIN INTERSECTION (REMOVE)	PI	1	$ 2,070.00	$ 2,070.00
633-1-122	FIBER OPTIC CABLE (F&I) (UNDERGROUND) (13 TO 48 FIBERS) (24 SM)	LF	355	$ 5.00	$ 1,775.00

Bid Form_ Wekiva Springs Road Intersection Improvements

1/30/2025

PAY ITEM NUMBER	ITEM DESCRIPTION	UNIT	PLAN QTY.	UNIT BID PRICE	TOTAL BID PRICE
633-1-123	FIBER OPTIC CABLE (F&I) (UNDERGROUND) (49 TO 96 FIBERS) (72 SM)	LF	2600	$ 6.00	$ 15,600.00
633-1-620	FIBER OPTIC CABLE (REMOVE) (UNDERGROUND)	LF	1610	$ 2.00	$ 3,220.00
633-2-31	FIBER OPTIC CONNECTION (INSTALL) (SPLICE)	EA	168	$ 90.00	$ 15,120.00
633-2-32	FIBER OPTIC CONNECTION (INSTALL) (ST CONNECTORS)	EA	24	$ 111.00	$ 2,664.00
633-3-11	FIBER OPTIC CONNECTION HARDWARE (F&I) (SPLICE ENCLOSURE)	EA	5	$ 2,095.00	$ 10,475.00
633-3-12	FIBER OPTIC CONNECTION HARDWARE (F&I) (SPLICE TRAY)	EA	15	$ 83.00	$ 1,245.00
633-3-15	FIBER OPTIC CONNECTION HARDWARE (F&I) PRETERMINATED PATCH PANEL)	EA	1	$ 1,795.00	$ 1,795.00
635-2-11	PULL & SPLICE BOXES (F&I) (13" X 24" COVER SIZE) (W/APRON)	EA	12	$ 1,665.00	$ 19,980.00
635-2-12	PULL & SPLICE BOXES (F&I) (24" X 36" COVER SIZE) (W/APRON)	EA	8	$ 4,470.00	$ 35,760.00
635-2-13	PULL & SPLICE BOXES (F&I) (36" ROUND VAULT) (W/APRON)	EA	4	$ 9,155.00	$ 36,620.00
639-2-1	ELECTRICAL SERVICE WIRE (F&I)	LF	610	$ 11.00	$ 6,710.00
646-1-11	ALUMINUM SIGNALS POLE (F&I) (PEDESTAL)	EA	6	$ 3,755.00	$ 22,530.00
647-B	GEOTECHNICAL TESTING	PI	1	$ 7,330.00	$ 7,330.00
647-F	FOUNDATION INSPECTION	PI	1	$ 7,330.00	$ 7,330.00
648-1C	MAST ARM FOUNDATION (F&I)	LF	120	$ 1,940.00	$ 232,800.00
648-11-50NF-4	MAST ARM ASSEMBLY (F&I) SINGLE ARM (TYPE 4) (50' ARM) (W/LUMINAIRE)	EA	1	$ 48,180.00	$ 48,180.00
648-11-60NF-4	MAST ARM ASSEMBLY (F&I) SINGLE ARM (TYPE 4) (60' ARM) (W/LUMINAIRE)	EA	2	$ 57,200.00	$ 114,400.00
648-11-70NF-4	MAST ARM ASSEMBLY (F&I) SINGLE ARM (TYPE 4) (70' ARM) (W/LUMINAIRE)	EA	1	$ 61,595.00	$ 61,595.00
649-26-3	STEEL MAST ARM ASSEMBLY (REMOVE) (SHALLOW, BOLT ON ATTACHMENT)	EA	4	$ 10,540.00	$ 42,160.00
650-1-14	TRAFFIC SIGNAL (F&I) (ALUMINUM) (3-SECTION, 1-WAY)	AS	7	$ 2,070.00	$ 14,490.00
650-1-16	TRAFFIC SIGNAL (F&I) (ALUMINUM) (4-SECTION, 1-WAY)	AS	2	$ 2,740.00	$ 5,480.00
650-1-19	TRAFFIC SIGNAL (F&I) (ALUMINUM) (5-SECTION, 1-WAY)	AS	2	$ 3,470.00	$ 6,940.00
653-1-11	PEDESTRIAN SIGNAL (F&I) (LED-COUNTDOWN) (1 WAY)	AS	6	$ 1,230.00	$ 7,380.00
663-1-111	SIGNAL PRIORITY AND PREEMPTION SYSTEM (F&I) (OPTICAL)(CABINET EQUIPMENT)	EA	1	$ 11,700.00	$ 11,700.00
663-1-112	SIGNAL PRIORITY AND PREEMPTION SYSTEM (F&I) (OPTICAL)(DETECTOR)	EA	4	$ 3,300.00	$ 13,200.00
665-1-11	DETECTOR, PEDESTRIAN (F&I) (STANDARD)	EA	6	$ 500.00	$ 3,000.00
670-5-112	TRAFFIC CONTROLLER ASSEMBLY, (F&I), (NEMA) (2-PREEMPTIONS)	AS	1	$ 69,400.00	$ 69,400.00
670-5-600	TRAFFIC CONTROLLER ASSEMBLY, REMOVE CONTROLLER WITH CABINET	AS	1	$ 1,295.00	$ 1,295.00
682-1-113	CCTV CAMERA, F&I, PTZ DOME ENCLOSURE PRESSURIZED, IP, HIGH DEFINITION	EA	1	$ 11,875.00	$ 11,875.00
684-1-1	MANAGED FIELD ETHERNET SWITCH (F&I)	EA	1	$ 6,250.00	$ 6,250.00
700-3-201	SIGN PANEL (F&I, OVERHEAD MOUNT) (UP TO 12 SF)	EA	2	$ 1,230.00	$ 2,460.00
700-5-22	INTERNALLY ILLUMINATED SIGN (F&I, OVERHEAD MOUNT) (STREET NAME)	EA	4	$ 7,100.00	$ 28,400.00
700-141-360	ENHANCED HIGHWAY SIGN ASSEMBLY (AC POWERED) (F & I - OVERHEAD MOUNT) (BLANK OUT SIGN) (LESS THAN 12 SF)	EA	3	$ 8,410.00	$ 25,230.00
715-11-114A	LUMINAIRE, SHOE BOX, LED (F&I)	EA	5	$ 4,215.00	$ 21,075.00
715-11-500	LUMINAIRE, REMOVE	EA	1	$ 535.00	$ 535.00
				SIGNALIZATION SUBTOTAL	**$ 1,045,074.00**
				TOTAL BID PRICE	$ 1,832,536.12

TRENCH SAFETY ACT (if applicable for this project)
SECTIONS 553.60-553.64, FLORIDA STATUTES

NOTICE TO BIDDERS:

In order to comply with the Trench Safety Act, the Bidder is required to specify the costs of compliance. These costs **are not a separate pay item.** The Bidder must also reference the Trench Safety Standards which will be in effect during construction, and assure in writing that the Bidder will comply with the applicable Trench Safety Standards.

TRENCH SAFETY MEASURE	UNITS OF MEASURE	QUANTITY	UNIT COST	EXTENDED COST
Ladder	EA	2	$50	$100

TOTAL $100.00

Mike Presley
Representative Name

JMHC, Inc.
Bidder Name

Representative Signature

6/25/2025
Date

00110 – Trench Safety Act (Rev 082020)

AMERICANS WITH DISABILITIES ACT AFFIDAVIT

The undersigned CONTRACTOR/CONSULTANT swears that the information herein contained is true and correct and that none of the information supplied was for the purpose of defrauding the COUNTY.

The CONTRACTOR/CONSULTANT will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR/CONSULTANT agrees to comply with the rules, regulations and relevant orders issued pursuant to the Americans with Disabilities Act (ADA), 42 USC s. 12101 *et seq.* It is understood that in no event shall the COUNTY be held liable for the actions or omissions of the CONTRACTOR/CONSULTANT or any other party or parties to the Agreement for failure to comply with the ADA. The CONTRACTOR/CONSULTANT agrees to hold harmless and indemnify the COUNTY, its agents, officers, or employees from any and all claims, demands, debts, liabilities or causes of action of every kind or character, whether in law or equity, resulting from the CONTRACTOR/CONSULTANT's acts or omissions in connection with the ADA.

CONTRACTOR: JMHC Inc

Signature: _____

Printed Name: Mike Presley

Title: Vice President Operations

Date: 6-25-25

Affix Corporate Seal (if applicable)

STATE OF FL

COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2025, by Mike Presley.

(name of person making statement)

LOURDES SANTIAGO
Notary Public - State of Florida
Commission # HH 660983
My Comm. Expires Apr 6, 2029
Bonded through National Notary Assn.

Lourdes Santiago
Signature of Notary Public

Lourdes Santiago
Print/Type/Stamp Commissioned Name of Notary Public

X Personally Known OR _____ Produced Identification

Type of Identification Produced: _____

00310 – ADA Affidavit (Rev 06/2021)

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONSTRUCTION FORMS

EXHIBIT TO THE AGREEMENT

TO BE PROVIDED TO THE CONTRACTOR WITH THE AGREEMENT

Application for Payment C-01
Continuation Sheet for Application for Payment C-01 (2)
Change Order Form C-02
Shop Drawing Submittals C-03
Authorized Field Change (AFC) C-04
Certificate of Substantial Completion C-05
Certificate of Final Completion C-06
Contractor's Release C-07
Contractor's Waiver of Lien (Partial) C-08
Subcontractor's Waiver of Lien (Partial) C-09
Contractor's Waiver of Lien (Final and Complete) C-10
Subcontractor's Waiver and Release of Lien (Final) C-11
Consent of Surety to Final Payment C-12

Any manipulations of these documents would be grounds for fraud and misrepresentation.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

APPLICATION FOR PAYMENT

Contract for: _____ Payment Application No.: _____

County Contract No.: _____ CIP No.: _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by County	$	$
Total approved this month	$	$
TOTAL	$	$
NET CHANGES by Change Order	$	

1. ORIGINAL CONTACT SUM ……. $ _____
2. NET CHANGE BY CHANGE ORDER …… $ _____
3. CONTACT SUM TO DATE *(Line 1 & Line 2)* …… $ _____
4. TOTAL COMPLETED AND STORED TO DATE…….. $ _____
5. RETAINAGE:
   (a) _____ *% of Completed Work …… $* _____
   (b) _____ *% of Stored Material …… $* _____
   Total Retainage (Lines 5a + 5b, or Total in Column 1) …….. *$* _____
6. TOTAL EARNED LESS RETAINAGE ……. $ _____
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ……. $ _____
   (Line 6 from Prior Payment Application)
8. CURRENT PAYMENT DUE…… $ _____
9. BALANCE TO FINISH INCLUDING RETAINAGE *(Line 3 minus Line 6)*……. $ _____

The undersigned Contractor certifies that (1) all previous payments for Work performed have been applied to discharge in full all obligations on the Contractor incurred in connection with Work covered by prior payment applications (1 through _____) under this Agreement; (2) all Materials and Equipment incorporated in the project are free and clear of liens, security interests and encumbrances; (3) all previous payments have been applied to pay in full, minus retainage, all amounts owed to its subcontractors and suppliers; (4) all information provided is true and accurate.

CONTRACTOR: _____ DATE: _____

By: _____ (Print) _____ (Signature)

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of □ physical presence or □ online notarization, this _____ day of _____, 20___, by _____.(name of person making statement)

_____ _____
Signature of Notary Public – State of Florida Print/Type/Stamp Commissioned Name of Notary Public

____ Personally Known OR _____ Produced Identification Identification Type: _____

COUNTY: In accordance with the Contract Documents, the undersigned recommend payment as presented.

Engineer: _____ Date: _____

Project Manager: _____ Date: _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT

Containing Contractor's signed certification is attached

APPLICATION #:
APPLICATION DATE:
PERIOD TO:
PROJECT #

A	B			C	D	E	F	G		H	I
ITEM #	DESCRIPTION OF WORK	QTY	UNIT	SCHEDULED VALUE (original base bid value)	WORK COMPLETED		MATERIALS PRESENTLY STORED NOT IN D OR E	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS										

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CHANGE ORDER

CONSTRUCTION PROJECTS

CONTRACTOR: _____ Date: _____

Contract No.: _____ Project Name: _____

Change Order No.: _____ Work Order No.: (if applicable) _____

Original Contract / Work Order Amount: $ _____

Amount prior to this Change Order, if different: $ _____

Change Order Amount: ☐ Increase ☐ Decrease ☐ No Change $ _____

Revised Contract / Work Order Amount including this Change Order: $ _____

Change Order Time: ☐ Increase ☐ Decrease ☐ No Change _____ Days

Date of Substantial Completion through this Change Order: _____

Date of Final Completion through this Change Order: _____

Waiver: This Change Order constitutes full and mutual accord and satisfaction for the adjustment of Contract / Work Order Price and Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this Waiver constitutes an agreement between the County and Contractor that the Change Order represents an equitable adjustment to the Agreement and that Contractor will waive all rights to file a contract claim of any nature on this Change Order. Execution of this Change Order constitutes Contractor's acceptance and satisfaction that it is entitled to no more costs or time, direct, indirect, impact, etc., pursuant to this Change Order.

Acknowledgements: The aforementioned change, and work affected thereby, is subject to all provisions of the original Agreement not specifically changed by this Change Order; and it is expressly understood and agreed by the County and the Contractor that the approval of this Change Order will have no effect on the original Agreement other than matters expressly provided herein.

This Change Order _____ does or _____ does not involve changes to the design of the project, which would require the approval and signature of the Architect or Engineer of Record and County Project Manager.

	County Project Manager:	**Architect / Engineer of Record:**	**Contractor:**
Name:	_____	_____	_____
Address:	_____	_____	_____
	_____	_____	_____
Sign:	_____	_____	_____
Date:	_____	_____	_____

PURCHASING AND CONTRACTS DIVISION:

Signature: _____ Date _____

Procurement Administrator

As authorized by Section 3.554, Seminole County Administrative Code

WITNESS: _____ WITNESS: _____

☐ For Board approved Items: Meeting Date: _____ Item # _____

Seminole County Board of County Commissioners

SHOP DRAWING SUBMITTALS

Date: _____ Submittal #: _____

ENGINEER OF RECORD:

_____

_____

_____

CONTRACTOR:

_____

_____

_____

Attention: _____
Project Manager

Project Name: _____

Contract No.: _____ CIP# _____ Contractor: _____

Item No.	Copies	Description	Previous Submission No.	Specification Section(s)	Plan Sheet No.

Contractor's Authorized Representative: _____

TO BE COMPLETED BY ENGINEER OF RECORD:

Item No.	Copies	Resubmit		Comments
		Yes	No	

Engineer of Record: _____ Date: _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

AUTHORIZED FIELD CHANGE (AFC)

FIELD ORDER NO.:	
AGREEMENT TITLE:	
CONTRACT NO.:	
CIP #:	
CONTRACTOR:	
ARCHITECT/ENGINEER:	
AGREEMENT DATE:	
CONTRACT DAY:	**_____ OF _____**
Note: An AFC is not an instrument that amends the Contract Documents. This AFC issued by ENGINEER to CONTRACTOR authorizes minor variations in the Work and not a change in the Work. An AFC does not entitle CONTRACTOR to any adjustment in Contract Price or Contract Time. FINAL AS-BUILT PLANS WILL REFLECT AFC.	

I. Minor Variations Authorized:	
II. Justification	
III. Acknowledgements: Mutually agreed to by the CONTRACTOR and the COUNTY.	
This AFC authorized by: Includes ____ attachments:	_____ **ARCHITECT/ENGINEER** **By: _____** **Date: _____**
Receipt of this AFC: **Acknowledged By:**	_____ **CONTRACTOR** **By: _____** **Date: _____**

2 Pages Form

Seminole County Board of County Commissioners

CERTIFICATE OF SUBSTANTIAL COMPLETION

Construction Projects

Contractor: _____ Date: _____

Contract No.: _____ Project Name: _____

Master Agreement (if applicable): _____

CIP No.: _____

This Certificate of Substantial Completion applies to all work under the Contract Documents or the following specified parts thereof:

To: _____ (Print)
Architect/Engineer of Record

To: _____ (Print)
Contractor

The work to which this Certificate applies has been inspected by authorized representatives of CONTRACTOR, and ARCHITECT/ENGINEER, and that Work is hereby declared to be substantially completed in accordance with the Contract Documents on:

_____
Date of Substantial Completion

A list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include an item in it does not alter the responsibility of CONTRACTOR to complete and warrant all the Work in accordance with the Contract Documents. All items on the list shall be completed or corrected by CONTRACTOR within _____ calendar days of the above date of Substantial Completion.

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of CONTRACTOR's obligations to complete the Work in accordance with the Contract Documents, including "As-Built" drawings.

Executed by ARCHITECT/ENGINEER on the _____ day of _____, 20____

ARCHITECT/ENGINEER:

_____
Print Name

_____
Signature

Accepted by CONTRACTOR on the _____ day of _____, 20____

CONTRACTOR:

_____
Print Name

_____
Signature

Executed by County's PROJECT MANAGER on the _____ day of _____, 20____

PROJECT MANAGER:

_____
Print Name

_____
Signature

2 Pages Form

Seminole County Board of County Commissioners

CERTIFICATE OF FINAL COMPLETION

Construction Projects

Contractor: _____ Date: _____

Contract No.: _____ Project Name: _____

Master Agreement (if applicable): _____

CIP No.: _____

This Certificate of Final Completion applies to all work under the Contract Documents.

To: _____ (Print)
Architect/Engineer of Record

To: _____ (Print)
Contractor

To: Seminole County Board of County Commissioners or Designee

The Work to which this Certificate applies has been inspected on _____ (date) by authorized representatives of CONTRACTOR, and ARCHITECT/ENGINEER, and that Work is hereby declared to be finally completed in accordance with the Contract Documents on:

_____
Date of Final Completion

This Final Completion Certificate constitutes an acceptance of Work excepting latent defects, warranty work, maintenance, and other post Final Completion obligations of the CONTRACTOR under the Contract Documents.

Executed by ARCHITECT/ENGINEER on the _____ day of _____, 20____

ARCHITECT/ENGINEER:

_____
Print Name

_____
Signature

Accepted by CONTRACTOR on the _____ day of _____, 20____

CONTRACTOR:

_____
Print Name

_____
Signature

Accepted by SEMINOLE COUNTY on the _____ day of _____, 20____

WITNESSES:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

_____

_____
Procurement Administrator

As authorized by Section 3.554, Seminole County Administrative Code

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONTRACTOR'S RELEASE

This Release must be submitted simultaneously with the Contractor's request for Final Payment and Subcontractor Affidavits.

Agreement Title: _____ County Contract No.: _____
Construction Contract # OR Master Services Agreement # & Work Order #

Contractor: _____ CIP No.:_____

BEFORE ME, the undersigned authority in said County and State, appeared _____ _____ (Name of Affiant) who, being duly sworn and personally know to me, deposes and says that he/she is _____ (Title of Affiant) of _____ _____ (Full Legal Company Name), a company and/or corporation authorized to do business under the laws of Florida, which is the CONTRACTOR on _____ _____ (Agreement Title), located in Seminole County, Florida, dated the _____ day of _____, 20___, that the deponent is duly authorized to make this affidavit by resolution of the Board of Directors of said company and/or corporation; that deponent knows of their own knowledge that said Agreement has been complied with in every particular by said CONTRACTOR and that all parts of the Work have been approved by the COUNTY's Architect/Engineer; that there are no bills remaining unpaid for labor, Materials, or otherwise, in connection with said Agreement and Word, and that there are no suits pending against the undersigned as CONTRACTOR or anyone in connection with the Work done and Materials furnished or otherwise under this Agreement.

Affiant further says that the final estimate in the amount of $ _____ which has been submitted to the COUNTY simultaneously with the making of this affidavit constitutes all claims and demands against the COUNTY on account of said Agreement or otherwise, and that acceptance of the sum specified in said final estimate in the amount of $ _____ will operate as a full and final release and discharge of the COUNTY from any further claims, demands or compensation by CONTRACTOR under the above Agreement. Deponent further agrees that all guarantees under this Agreement shall start and be in full force from the date of this release as spelled out in the Contract Documents.

_____
Affiant

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence OR ☐ online notarization, this __ day of _____, 20___, by _____.
(Name of Affiant)

_____
Signature of Notary Public – State of Florida

_____
Print, Type, Stamp Commissioned Name of Notary Public

_____ Personally Known OR _____ Produced Identification

Type of Identification Produced: _____

EXHIBIT "__"

PRIME CONTRACTOR'S PARTIAL WAIVER AND RELEASE OF SEMINOLE COUNTY UPON PROGRESS PAYMENT

Agreement Title: _____

Seminole County Contract No:_____

Project Name: _____

Prime Contractor: _____

Payment Bond Surety: _____

Bond Number:_____

Address of Payment Bond Surety: _____

STATE OF FLORIDA
COUNTY OF:_____

_____ (Affiant), being duly sworn according to law, deposes and states that he/she is the _____ (Title) of _____(Full Legal Name of Prime Contractor) under contract with Seminole County for the _____ (Agreement Title) and that he/she is authorized to and does execute this partial Waiver and Release on behalf of the Prime Contractor.

The undersigned, in consideration of the progress payment in the amount of $_____, hereby waives and releases all claims against Seminole County, Florida for labor, services, and/or materials furnished to Seminole County, Florida on the above listed project through _____(Date).

IN WITNESS WHEREOF, the undersigned has signed this instrument this ____ day of _____, 20____.

_____ _____
Signature of Prime Contractor's Representative Title

STATE OF FLORIDA
COUNTY OF:_____

The Foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this day of _____, 20____ , by_____as _____ for _____ .

_____
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ___ OR Produced Identification ___

Type of Identification Produced _____

EXHIBIT "__"

SUB-CONTRACTOR'S / VENDOR'S PARTIAL WAIVER AND RELEASE OF SEMINOLE COUNTY, PRIME CONTRACTOR, AND PAYMENT BOND SURETY UPON PROGRESS PAYMENT

Agreement Title: _____

Seminole County Contract No:_____

Project Name: _____

Prime Contractor: _____

Payment Bond Surety: _____

Bond Number:_____

Address of Payment Bond Surety: _____

STATE OF FLORIDA
COUNTY OF:_____

_____ (Affiant), being duly sworn according to law, deposes and states that he/she is the _____ (Title) of _____(Full Legal Name of Subcontractor/Vendor) to the above Prime Contractor under contract with Seminole County for the _____ (Agreement Title) and that he/she is authorized to and does execute this partial Waiver and Release on behalf of the Subcontractor/Vendor.

The undersigned, in consideration of the progress payment in the amount of $_____, hereby waives and releases all claims against Seminole County, Florida, Prime Contractor, and the Payment Bond Surety for labor, services, and/or materials furnished to Prime Contractor on the above listed project through _____(Date).

IN WITNESS WHEREOF, the undersigned has signed this instrument this ____ day of _____, 20____.

_____ _____
Signature of Subcontractor's/Vendor's Representative Title

STATE OF FLORIDA
COUNTY OF:_____

The Foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this day of _____, 20____ , by_____as _____ for _____ .

_____
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ___ OR Produced Identification ___

Type of Identification Produced _____

EXHIBIT "__"

PRIME CONTRACTOR'S FINAL WAIVER AND RELEASE OF SEMINOLE COUNTY UPON FINAL PAYMENT

Agreement Title: _____

Seminole County Contract No:_____

Project Name: _____

Prime Contractor: _____

Payment Bond Surety: _____

Bond Number:_____

Address of Payment Bond Surety: _____

STATE OF FLORIDA
COUNTY OF:_____

_____ (Affiant), being duly sworn according to law, deposes and states that he/she is the _____ (Title) of _____(Full Legal Name of Prime Contractor) to the above contract with Seminole County for the _____ (Agreement Title) and that he/she is authorized to and does execute this Final Waiver and Release on behalf of the Prime Contractor.

The undersigned, in consideration of the final payment in the amount of $_____, hereby finally waives and releases all claims against Seminole County, Florida for labor, services, and/or materials furnished to Seminole County, Florida on the above listed project.

IN WITNESS WHEREOF, the undersigned has signed this instrument this ____ day of _____, 20____.

_____ _____
Signature of Prime Contractor's Representative Title

STATE OF FLORIDA
COUNTY OF:_____

The Foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this day of _____, 20____ , by_____as _____ for _____ .

_____
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ___ OR Produced Identification ___

Type of Identification Produced _____

EXHIBIT "__"

SUB-CONTRACTOR'S / VENDOR'S FINAL WAIVER AND RELEASE OF SEMINOLE COUNTY AND PAYMENT BOND SURETY UPON FINAL PAYMENT

Agreement Title: _____

Seminole County Contract No:_____

Project Name: _____

Prime Contractor: _____

Payment Bond Surety: _____

Bond Number:_____

Address of Payment Bond Surety: _____

STATE OF FLORIDA
COUNTY OF:_____

_____ (Affiant), being duly sworn according to law, deposes and states that he/she is the _____ (Title) of _____(Full Legal Name of Subcontractor/Vendor) to the above Prime Contractor under contract with Seminole County for the _____ (Agreement Title) and that he/she is authorized to and does execute this Waiver and Release on behalf of the Subcontractor/Vendor.

The undersigned, in consideration of the final payment in the amount of $_____, hereby finally waives and releases all claims against Seminole County, Florida, Prime Contractor, and the Payment Bond Surety for labor, services, and/or materials furnished to Prime Contractor on the above listed project.

IN WITNESS WHEREOF, the undersigned has signed this instrument this ____ day of _____, 20____.

_____ _____
Signature of Subcontractor's/Vendor's Representative Title

STATE OF FLORIDA
COUNTY OF:_____

The Foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this day of _____, 20____ , by_____as _____ for _____ .

_____
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ___ OR Produced Identification ___

Type of Identification Produced _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONSENT OF SURETY TO FINAL PAYMENT

Agreement Title: _____ County Contract No.: _____
Construction Contract # OR Master Services Agreement # & Work Order #

Contractor: _____ CIP No.:_____

We, _____ (Name of Surety), having heretofore executed Performance and Payment Bonds for the above named Contractor covering the Project referenced above in the sum of _____ _____ Dollars ($_____) hereby agree that the County may make full payment of the final estimate, including the retained percentage, to said Contractor. The Surety concurs that full payment to the Contractor is appropriate and the Surety expressly releases the County from all liability to Surety resulting from full payment to the Contractor.

It is fully understood that the granting of the right to the County to make payment of the final estimate to the Contractor and/or his assigns shall in no way relieve this Surety of its obligations under its bonds as set forth in the Contract Documents and Bonds pertaining to the above referenced Project. By execution of this Consent, Surety specifically acknowledges that, in the event it is discovered that the Contractor has failed to pay any subcontractors under this Project, the Surety will make such payments as are due, either in whole or in part, and hold the County harmless therefrom.

IN WITNESS WHEREOF, _____ (Name of Surety) has caused this instrument to be executed on behalf of its _____ and its duly authorized attorney-in-fact, and its corporate seal shall be affixed, on this _____ day of _____, 20 ___.

_____ _____
Signature – Surety's Representative Signature – Attorney-in-Fact
*Power of Attorney must be attached if signed by Attorney-in-Fact

_____
Printed Name & Title

STATE OF FLORIDA
COUNTY OF: _____

The Foregoing instrument was acknowledged before me by means of ☐ physical presence OR ☐ online notarization, on this _____ day of _____, 20____, by _____ (Name of Affiant), who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public – State of Florida

_____
Printed/Typed/Stamped Commissioned Name of Notary Public

_____
Title or Rank

_____
Serial Number (if any)

Agreement Name: Wekiva Springs Road Intersection Improvements FPN 450920-1-54-01

Agreement Number: CC-6179-24/TAD

AFFIDAVIT OF E-VERIFY REQUIREMENTS COMPLIANCE

The CONSULTANT/CONTRACTOR agrees to comply with section 448.095, Florida Statutes, and to incorporate in all subcontracts the obligation to comply with section 448.095, Florida Statutes.

1. The CONSULTANT/CONTRACTOR shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the CONSULTANT during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to the Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Agreement term.

2. That the CONSULTANT/CONTRACTOR understands and agrees that its failure to comply with the verification requirements of Section 448.095, Florida Statutes or its failure to ensure that all employees and subcontractors performing work under Agreement Number CC-6179-24/TAD are legally authorized to work in the United States and the State of Florida, constitutes a breach of this Agreement for which Seminole County may immediately terminate the Agreement without notice and without penalty. The CONSULTANT/CONTRACTOR further understands and agrees that in the event of such termination, the CONSULTANT/CONTRACTOR shall be liable to the county for any costs incurred by the County as a result of the CONSULTANT'S/CONTRACTOR'S breach. DATED this 25th day of June, 2025.

JMHC, Inc
Consultant Name

By: [signature]
Print/Type Name: Mike Presley
Title: Vice President Operations

STATE OF FL

COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of X physical presence OR □ online notarization, this 25 day of June, 2025, by Mike Presley (Full Name of Affiant).

LOURDES SANTIAGO
Notary Public - State of Florida
Commission # HH 660983
My Comm. Expires Apr 6, 2029
Bonded through National Notary Assn.

Lourdes Santiago
Print/Type Name Lourdes Santiago
Notary Public in and for the County
and State Aforementioned
My commission expires: 4/6/2029

E-Verify Affidavit
Revised 5/19/2021

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

File Number: 2025-784

Title:

Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #120 for property interests necessary for the Hillview Drive Drainage Improvement Project (2,854 ± SF) between First Spanish Baptist Church of Altamonte Springs Inc. and Seminole County for $27,440.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine **(Stephen Koontz, Resource Management Deputy Director)**

Division:

Resource Management - Real Estate

Authorized By:

Shane Fischer, Real Estate Division Manager

Contact/Phone Number:

Neil Newton/407-665-5711

Background:

This parcel (#120) has been identified as being needed for property interests necessary for the Hillview Drive Drainage Improvement Project. The owner, First Spanish Baptist Church of Altamonte Springs Inc., of the property located at the southwest corner of Hillview Drive and McNorton Road in Altamonte Springs, Florida, has agreed to sell and convey the needed property interests to Seminole County for the sum of $27,440.00 inclusive of all fees and costs.

The property is vacant and consists of 0.065 ± acres of land. The County's valuation of their interest in this acquisition is $17,900.00. The County's binding written offer amount for this parcel is $27,440.00, which was accepted by the owner, inclusive of all fees and costs.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #120 for property interests necessary for the

Hillview Drive Drainage Improvement Project (2,854 ± SF) between First Spanish Baptist Church of Altamonte Springs Inc. and Seminole County for $27,440.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel.

PURCHASE AGREEMENT
Fee Simple

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

THIS AGREEMENT is made and entered into by and between **FIRST SPANISH BAPTIST CHURCH OF ALTAMONTE SPRINGS INC.**, whose mailing address is 1536 Hinckley Road, Orlando, Florida 32818, in this Agreement referred to as "OWNER," and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Agreement referred to as "COUNTY."

W I T N E S S E T H:

WHEREAS, COUNTY requires the property described below for a road project in Seminole County;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained in this Agreement, OWNER agrees to sell and COUNTY agrees to purchase the following property upon the following terms and conditions:

I. LEGAL DESCRIPTION

See attached Exhibit "A" for legal description and sketch (the "Property")

II. CONVEYANCE AND PURCHASE PRICE

(a) OWNER shall sell and convey the Property for the above referenced project by Quitclaim Deed, free of liens and encumbrances, to COUNTY for the sum of TWENTY-SEVEN THOUSAND FOUR HUNDRED FORTY AND 00/100 DOLLARS ($27,440.00). This amount includes all compensation due as a result of this acquisition to OWNER for any reason and for any account whatsoever, including all damages, compensation, attorney fees, expert fees, and other costs of any nature whatsoever, and for any other claim or account whatsoever that are due to OWNER as a result of this acquisition.

(b) COUNTY is responsible for the following closing costs: recording fee for Quitclaim Deed, title search fee, premium for the title insurance policy issued to COUNTY by a title insurance company of COUNTY's choice and cost to prepare and all expenses to record instruments necessary to provide title unto COUNTY, free and clear of all liens and encumbrances.

(c) OWNER is responsible for OWNER's own attorney's fees and costs, if any, not included in Item II.(a) above and OWNER's share of the pro-rata property taxes outstanding, up to and including the date of closing. COUNTY's closing agent will withhold these costs and pro-rata

real estate taxes for which OWNER is responsible, if any, from the proceeds of this sale and pay them to the proper authority on behalf of OWNER.

(d) OWNER covenants that there are no real estate commissions due any licensed real estate broker for this conveyance. OWNER shall defend COUNTY against any claims for such commissions and pay any valid claims made by any such broker.

(e) OWNER and COUNTY stipulate this purchase is being made under the threat of condemnation and therefore the conveyance and Quitclaim Deed described in Item II.(a) above is not subject to documentary stamps taxes pursuant to Rules 12B-4.014(13) and 12B-4.013(4), Florida Administrative Code (2025).

III. CONDITIONS

(a) COUNTY shall pay to OWNER the sum as described in Item II.(a), above, upon the proper execution and delivery of all the instruments required to complete the above purchase and sale to the designated closing agent. COUNTY shall determine a closing date within a reasonable time after all pre-closing conditions under this Agreement have been completed. OWNER agrees to close within seven (7) days of notice by COUNTY or COUNTY's closing agent that a closing is ready to occur.

(b) Subject to Item III(c) below, OWNER shall vacate and surrender possession of the Property upon the date of delivery of the instruments and closing of this Agreement.

(c) Any and all encroachments existing upon the Property, other than those improvements included in the purchase price, must be removed by OWNER at the expense of OWNER prior to closing.

(d) OWNER warrants that there are no facts known to OWNER materially affecting the value of the Property that are not readily observable by COUNTY or that have not been disclosed to COUNTY.

(e) The instrument of conveyance to be utilized at closing must include the covenant of further assurances, in addition to containing all other common law covenants through the use of a quitclaim deed.

(f) If OWNER owns the Property to be conveyed in any representative capacity, OWNER shall fully comply with the disclosure and other requirements of Section 286.23, Florida Statutes (2025), as this statute provides on the effective date of this Agreement and to the extent this statute is applicable.

(g) Upon forty-eight (48) hours' notice to OWNER, COUNTY has the right, prior to closing: (1) to perform any and all environmental studies and tests to determine the existence of environmental or hazardous contamination on the Property, in its soil or in the underlying water table or (2) to enter upon the Property with COUNTY's employees, contractors and other personnel to inspect and conduct testing upon the Property. If COUNTY determines, either through these studies,

testing or other means that the Property contains any hazardous waste or materials or environmental contamination, or has been used as a hazardous waste or chemical storage facility or dumpsite or as a garbage dump or landfill site, COUNTY may elect to cancel this Agreement and have all sums paid under it by COUNTY to OWNER, if any, returned to COUNTY.

(h) In the event that COUNTY subsequently abandons this project after execution of this Agreement, but before closing, this Agreement will be null and void.

(i) In the event that difficulties arise as to clearing title sufficient to complete a closing of this Purchase Agreement or difficulties occur in the issuance of a title insurance commitment that is acceptable to COUNTY, this Agreement will survive the filing of any eminent domain action by COUNTY and will serve as a joint stipulation regarding all issues of valuation, attorney fees (except for apportionment proceedings, if any), costs and expert fees in any condemnation proceeding initiated by COUNTY relating to the Property. In accordance with any request made by COUNTY, OWNER shall execute any and all instruments, pleadings, documents, and agreements upon litigation reflecting the full settlement as set forth in this Agreement. OWNER shall not oppose COUNTY's condemnation proceedings in any way. OWNER, however, may assert OWNER's rights against other claimants in apportionment proceedings.

(j) OWNER shall indemnify and save COUNTY harmless from and against all liability, claims for damages, and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of or in any way connected to OWNER's representations or performance under this Agreement or in any act or omission by OWNER in any manner related to this Agreement.

(k) COUNTY is solely responsible for all of COUNTY's activities conducted on the Property. OWNER is not to be considered an agent or employee of COUNTY for any reason whatsoever on account of this Agreement.

(l) OWNER states that OWNER has not engaged in any action that would create a conflict of interest in the performance of OWNER's obligations under this Agreement with COUNTY that would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes (2025), as this statute may be amended from time to time, relating to ethics in government.

(m) This Agreement contains the entire agreement between OWNER and COUNTY and all other representations, negotiations and agreements, written and oral, with respect to the subject matter of this Agreement are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by an instrument in writing executed by all parties to this Agreement.

(n) This Agreement is not assignable.

(o) This Agreement will be construed by and controlled under the laws of the State of Florida. The sole venue for any legal action in connection with this Agreement is the Eighteenth Judicial Circuit Court in Seminole County.

(p) The effective date of this Agreement will be the date when the last party has properly executed this Agreement as determined by the date set forth immediately below the respective signatures of the parties.

IN WITNESS WHEREOF, the parties have made and executed this Agreement for the purposes stated above.

ATTEST:

Signature

Edwin R. Barfield
Print Name

Signature

Jamee Barfield
Print Name

FIRST SPANISH BAPTIST CHURCH OF ALTAMONTE SPRINGS INC. Owner

By: Sally Ann Merced Lopez

SONIA M. MERCED a/k/a SONIA MILAGROS LOPEZ CRUZ, President
by Sally Ann Merced Lopez
Power of Attorney

7/23/2025
Date

[Balance of this page intentionally blank; signatory page continues on Page 6]

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____
GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By:_____
JAY ZEMBOWER, Chairman

Date:_____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of County Commissioners at its _____, 202__, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

Attachment:
Exhibit "A" – Legal Description and Sketch

GLK/kly
7/16/25 7/22/25
T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2025\Hillview Drive Improvement Project - Doudney\First Spanish Baptist Church\Purchase Agreement - Parcel 120 First Spanish Baptist Church July22(25).docx

SKETCH OF DESCRIPTION (PARCEL 120)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0530-0000

OWNER: FIRST SPANISH BAPTIST CHURCH OF ALTAMONTE SPRINGS, INC.

Exhibit "A"

LEGAL DESCRIPTION:

THAT PART OF:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, THENCE RUN WEST 114.5 FEET, THENCE SOUTH 326 FEET, THENCE WEST 213.5 FEET, THENCE SOUTH 51.2 FEET, THENCE EAST 328 FEET, THENCE NORTH TO BEGINNING, SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3924, PAGE 461 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Beginning at the Northeast corner of the Southwest 1/4 of aforesaid Section 22, said corner being along the East line of the aforesaid Parcel Described in Official Records Book 3924, Page 461, or the Northerly projection thereof; thence South 00°17'21" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the Easterly projection of the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 114.42 feet, more or less, to a point along the West line of the Parcel; thence run North 00°17'21" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56"East along said North line for 114.42 feet, more or less, to the Point of Beginning:

Containing 2,854 square feet more or less
Which includes 1,021 square feet more or less, within the paved road for Hillview
and 1,833 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
M.O.	= Monumented and Occupied
ORB	= Official Records Book
PB	= Plat Book
PG	= Page
COR	= Corner
NW	= NorthWest
SW	= SouthWest
R/W	= Right of Way
SEC	= Section
W.L.N.P.	= West Line or Northerly Projection Thereof
E.L.N.P.	= East Line or Northerly Projection Thereof

Jack V Carper

Digitally signed by Jack V Carper
DN: C=US, O=Florida, dnQualifier=A01410D0000018709DAC3690004A09F, CN=Jack V Carper
Reason: I am the author of this document
Location:
Date: 2024.01.19 17:25:14 -05'00'
Foxit PDF Editor Version: 13.0.1

J. Vance Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS IS NOT A SURVEY

ATKINS
482 South Keller Road
Orlando, Florida 32810-6101
Tel.: 407/647-7275 Certificate No. LB 24

Date: 1/8/2024
Scale: N/A
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

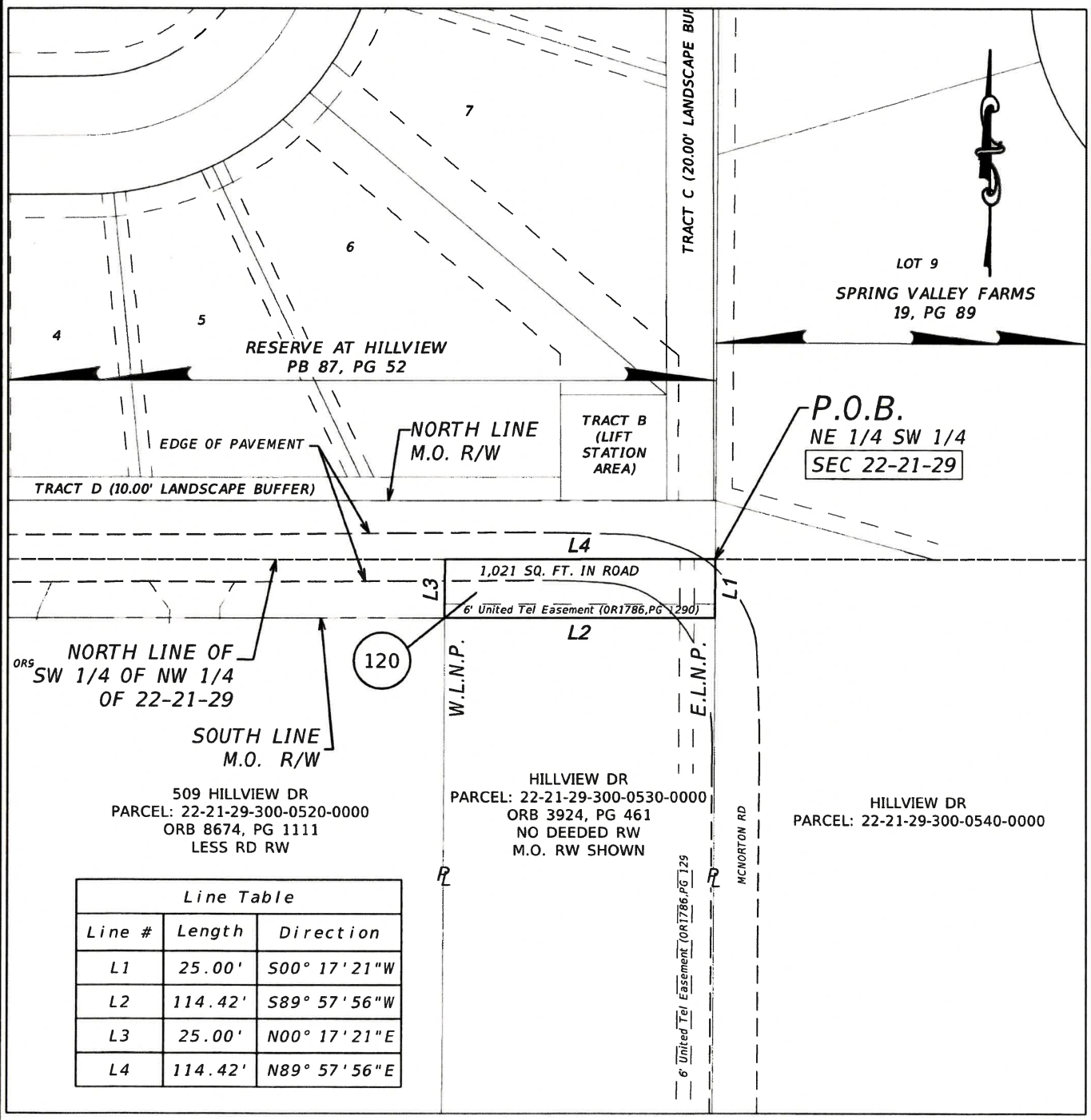
S:\Seminole_Co\100067286 OHLS.SVY.HL Hillview Dr\Easement SODs\22-21-29-300-0530-0000_1200Fee Simple\22-21-29-300-0530-0000_Fee Simple.dwg, 1/8/2024 10:13 AM, CARPI646

SKETCH OF DESCRIPTION (PARCEL 120)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0530-0000

OWNER: FIRST SPANISH BAPTIST CHURCH OF ALTAMONTE SPRINGS, INC.



Line Table		
Line #	Length	Direction
L1	25.00'	S00° 17'21"W
L2	114.42'	S89° 57'56"W
L3	25.00'	N00° 17'21"E
L4	114.42'	N89° 57'56"E

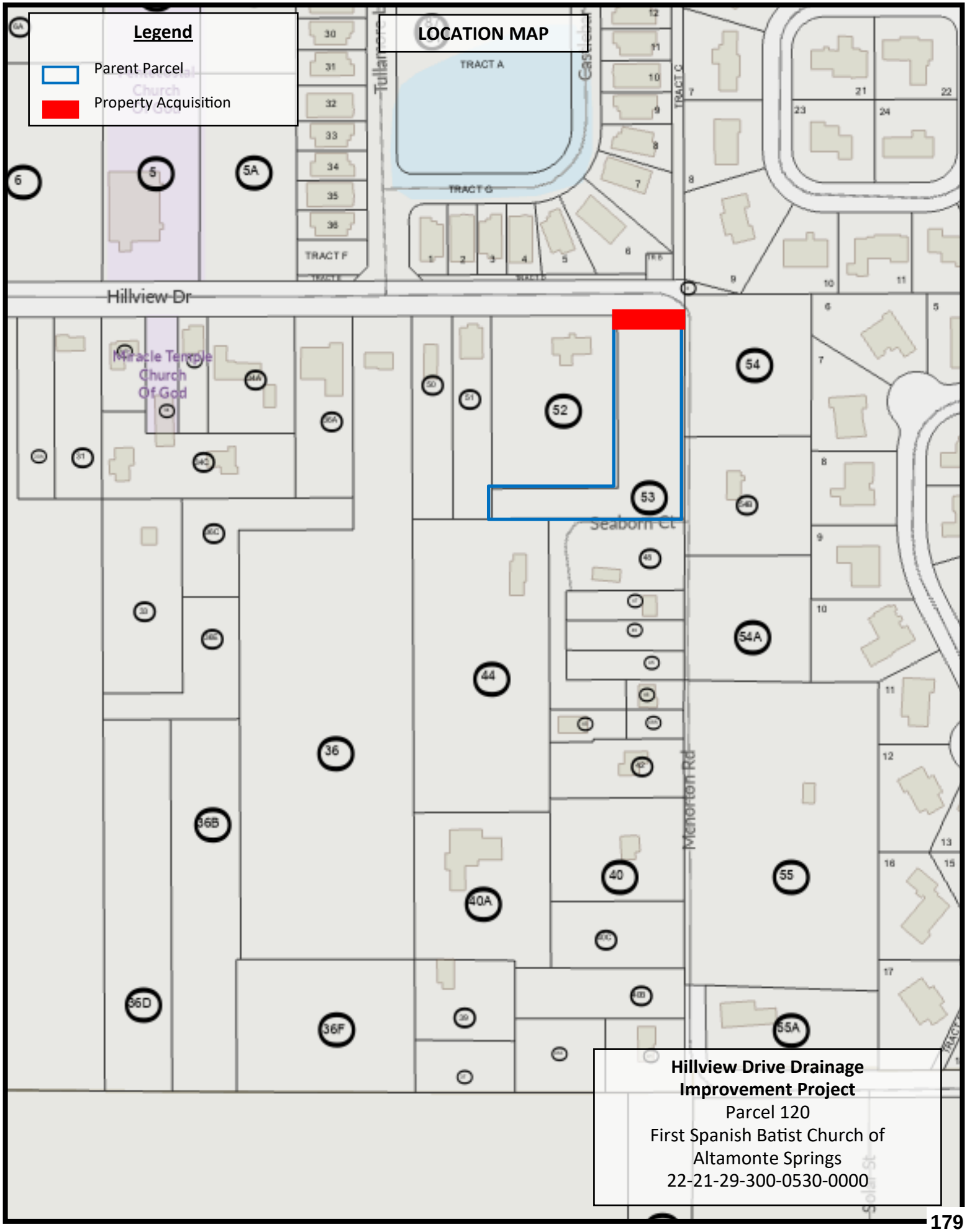
THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel : 407/647-7275 Certificate No. LB 24

Date: 1/8/2024
Scale: N/A
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 2 of 2

S:\Seminole_Co\100067286 OHLS\SYS\HL Hillview Dr\Easement SOD\22-21-29-300-0530-0000_120\Fee Simple\22-21-29-300-0530-0000_Fee Simple.dwg, 1/8/2024 10:13 AM, CARP1646


Legend
Parent Parcel
Property Acquisition
LOCATION MAP
TRACT A
TRACT G
TRACT F
TRACT C
Hillview Dr
Miracle Temple Church Of God
Seaborn Ct
Merriam Rd
Hillview Drive Drainage Improvement Project
Parcel 120
First Spanish Batist Church of Altamonte Springs
22-21-29-300-0530-0000

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-807

Title:

Approve and authorize advance quarterly payments for the Property Appraiser and Clerk of the Circuit Court and Comptroller for the FY26 Budget (**Lorie Bailey Brown, CFO/Resource Management Director**)

Division:

Resource Management

Authorized By:

Lorie Bailey Brown, CFO/Resource Management Director

Contact/Phone Number:

Lorie Bailey Brown/407-665-7172

Background:

Florida Statute 192.091(b) states that for Property Appraiser, payments shall be made quarterly. In FY24 and FY25, the Board authorized advanced payment of the second quarterly payment at the beginning of the fiscal year and advance of the third and fourth quarterly payments to the second and third quarter of the fiscal year, near January 1 and April 1, respectively.

Advancing the quarterly payment schedule allows the Constitutional Officers to obtain lower banking fees due to higher cash balances and offers the ability to pay contracts that are due at the beginning of the fiscal year, such as insurance.

Requested Action:

Staff requests the Board approve and authorize Resource Management to advance the quarterly payments to the Property Appraiser and Clerk for the FY26 Budget.

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-816

Title:

Request the Board approve the proposed Stipulated Order of Taking and Final Judgment in the amount of $265,000.00 between Seminole County and RDC Altamonte Spring, LLC, regarding Parcels 104 B & C 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, Deputy Director, Resource Management)**

Division:

Resource Management - Real Estate

Authorized By:

Shane Fischer, Real Estate Division Manager

Contact/Phone Number:

Neil Newton/407-665-5711

Background:

Seminole County previously declared the property designated as Parcels 104 B & C necessary for the Hillview Drive Improvement Project and authorized negotiations with the fee owner, RDC Altamonte Springs, LLC, to acquire the property. The subject property, located near 601 Hillview Drive within Altamonte Springs, is improved with a building owned by Respondent and used for storage. Respondent was named in the eminent domain case proceedings, made a claim for compensation, and has agreed to a proposed settlement with the County, subject to Board approval, that would fully resolve their claim.

The terms of the proposed settlement are set forth in the attached Stipulated Order of Taking and Final Judgment, summarized below. Real Estate Division Manager, Shane Fischer, Assistant County Attorney Cassidy Perdue, and outside counsel for the Hillview Drive Improvement Project, Jay Small of Dinsmore & Shohl LLP, recommend approval of the proposed settlement.

TERMS OF THE PROPOSED SETTLEMENT

The proposed settlement, if approved by the Board, would resolve all issues between the owner of Parcel 104 B & C and the County. The settlement provides as follows:

- Compensation: RDC Altamonte Springs shall receive $265,000.00 in compensation globally.

    - Such compensation is related to the taking of Parcel 106 and includes the following 1) compensation for the land taken, 2) improvements taken, 3) cure costs, 4) all damages including severance and business damages, 5) all interest arising as a result of the County's taking of Parcels 104 B & C, and 5) $44,780.00 for attorneys' fees and costs.

- Submission of Approved Settlement to the Court: The parties agree to submit to the Court the attached Stipulated Order of Taking and Final Judgment. The County would pay a sum of two hundred twenty thousand two hundred twenty and 00/100 dollars ($220,200.00) into the court registry, which would then be paid to the owner. The County also agrees to issue payment to owners' attorneys of forty-four thousand seven hundred eighty and 00/100 dollars ($44,780.00) within 30 days from the entry of the Stipulated Final Judgment, which incorporates all final settlement terms following approval of the proposed negotiated settlement by the Board of County Commissioners.

The proposed settlement provides certainty to the parties rather than the uncertainty of a jury trial and avoids incurring additional experts' fees and costs for the Respondent, which the County would be statutorily required to pay. Finally, the settlement allows the County to avoid paying additional attorneys' fees for the Respondent's attorneys if a jury were to award a higher compensation amount.

Requested Action:

Staff requests the Board approve the proposed Stipulated Order of Taking and Final Judgment in the amount of $265,000.00 between Seminole County and RDC Altamonte Springs, LLC regarding Parcels 104 B & C of the Hillview Drive Improvement Project and as part of eminent domain proceedings in Seminole County Case Number 2025-CA-001128.

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a charter county and a political subdivision of the State of Florida,	**CASE NO.: 2025-CA-001128** **PARCEL NOS.: 101, 102, 104A, 104B, 104C, 111, 112, 113, 114, 116, 119, and 120**

Petitioner,

-vs-

ESTATE OF MATTIE HAYWOOD AND UNKNOWN HEIRS AND DEVISEES OF MATTIE HAYWOOD (deceased), if any; HATTAWAY HOLDINGS, LLC; CHARLES EDWARD SANDERS, II; ESTATE OF WILFRED A. SANDERS; ESTATE OF SOPHIA S. MOTT a/k/a SOPHIA IANA MOTT; ESTATE OF SANFORD F. DOUDNEY; RDC ALTAMONTE SPRINGS, LLC, a foreign limited liability company; ESTATE OF AMIE UPSON AND UNKNOWN HEIRS AND DEVISEES OF AMIE UPSON (deceased), if any; TERRY UPSON, JR.; ESTATE OF IDA MCNORTON AND UNKNOWN HEIRS AND DEVISEES OF IDA MCNORTON (deceased), if any; FIRST SPANISH BAPTIST CHURCH OF ALTAMONTE SPRINGS, INC; ESTATE OF DAVID CHARLES BUTLER AND UNKNOWN HEIRS AND DEVISEES OF DAVID CHARLES BUTLER (deceased), if any; CHARLES DAVID BUTLER; and SEMINOLE COUNTY TAX COLLECTOR, and ALL UNKNOWN PARTIES WHO MAY HAVE AN INTEREST IN PARCELS 101, 102, 104A, 104B, 104C, 111, 112, 113, 114, 116, 119, and 120,

Defendants.
_____/

STIPULATED MOTION FOR ENTRY OF ORDER OF TAKING, FINAL JUDGMENT, AND ORDER TAXING ATTORNEYS' FEES AND COSTS AS TO DEFENDANT, RDC ALTAMONTE SPRINGS, LLC, PARCELS 104 (B & C)

Petitioner, **SEMINOLE COUNTY, FLORIDA**, and Defendants, **RDC ALTAMONTE, SPRINGS, LLC**, stipulate to the entry of the attached Order of Taking, Final Judgment, and Order Taxing Attorneys' Fees and Costs, a copy of which is attached hereto as Exhibit "1".

Respectfully submitted this ____ day of August, 2025.

/s/ Jay W. Small
Jay W. Small
Florida Bar No.: 562890
Jay.Small@Dinsmore.com
Mary.Wilson@Dinsmore.com
Christopher R. Skambis,
Florida Bar No. 1044535
Chip.Skambis@Dinsmore.com
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Dinsmore & Shohl, LLP
225 E. Robinson St., Suite 600
Orlando, Florida 32801
Telephone: (407) 425-9044
Attorney for Petitioner

/s/ Brian Smith
Brian Smith
Florida Bar No.: 42316
Brian.Smith@lowndes-law.com
215 N. Eola Dr.
Orlando, FL 32801
Telephone: (407) 843-4600
Attorney for Defendant, RDC Altamonte Springs, LLC

EXHIBIT 1

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a charter county and a political subdivision of the State of Florida,	**CASE NO.: 2025-CA-001128** **PARCEL NOS.: 101, 102, 104A, 104B, 104C, 111, 112, 113, 114, 116, 119, and 120**

Petitioner,

-vs-

ESTATE OF MATTIE HAYWOOD AND UNKNOWN HEIRS AND DEVISEES OF MATTIE HAYWOOD (deceased), if any; HATTAWAY HOLDINGS, LLC; CHARLES EDWARD SANDERS, II; ESTATE OF WILFRED A. SANDERS; ESTATE OF SOPHIA S. MOTT a/k/a SOPHIA IANA MOTT; ESTATE OF SANFORD F. DOUDNEY; RDC ALTAMONTE SPRINGS, LLC, a foreign limited liability company; ESTATE OF AMIE UPSON AND UNKNOWN HEIRS AND DEVISEES OF AMIE UPSON (deceased), if any; TERRY UPSON, JR.; ESTATE OF IDA MCNORTON AND UNKNOWN HEIRS AND DEVISEES OF IDA MCNORTON (deceased), if any; FIRST SPANISH BAPTIST CHURCH OF ALTAMONTE SPRINGS, INC; ESTATE OF DAVID CHARLES BUTLER AND UNKNOWN HEIRS AND DEVISEES OF DAVID CHARLES BUTLER (deceased), if any; CHARLES DAVID BUTLER; and SEMINOLE COUNTY TAX COLLECTOR, and ALL UNKNOWN PARTIES WHO MAY HAVE AN INTEREST IN PARCELS 101, 102, 104A, 104B, 104C, 111, 112, 113, 114, 116, 119, and 120,

Defendants.
_____/

STIPULATED ORDER OF TAKING, FINAL JUDGMENT, AND ORDER TAXING ATTORNEYS' FEES AND COSTS AS TO DEFENDANT, RDC ALTAMONTE SPRINGS, LLC, PARCELS 104 (B & C)

THIS CAUSE came before the Court on the parties' Stipulation for Entry of Order of Taking, Final Judgment, and Order Taxing Attorneys' Fees and Costs ("Order of Taking and Final

Judgment") of Petitioner, **SEMINOLE COUNTY** ("County"), and Defendant, **RDC ALTAMONTE SPRINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY** ("Defendant RDC"), and the Court being fully advised in the premises, upon consideration, it is hereby,

ORDERED and ADJUDGED:

1. That the Court has jurisdiction of the subject matter of and the parties to this cause pursuant to Chapters 73 and 74, Fla. Stat. (2024).

2. The Defendant RDC is the fee simple owner of Parcels 104B and 104C.

3. That the pleadings in this cause are sufficient.

4. That the County is properly exercising its delegated authority.

5. That the County is acquiring the property for a public purpose.

6. That the taking of this property is reasonably necessary to serve the public purpose for which the County is acquiring the property.

7. That the estimate of value, declaration of taking or amended declaration of taking, as the case may be, filed in this cause by the County are in good faith and based upon a valid appraisal.

8. That, upon the deposit to be made in this case into the Registry of this Court, the right, title, or interest specified in the Petition, as described herein, will vest in the County, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

That the deposit of money secured the person(s) lawfully entitled to the compensation pursuant to Chapter 73, Fla. Stat. (2024).

9. That the sum of money to be deposited in the Registry of this Court within twenty (20) days of the entry of this Order of Taking and Final Judgment shall be in the total amount total of **TWO HUNDRED TWENTY THOUSAND TWO HUNDRED TWENTY AND 00/100**

DOLLARS ($220,220.00) for Parcels 104B and 104C which is in full settlement of all claims for compensation for the taking of Parcels 104B and 104C, including claims related to compensation for the taking of real estate, improvements located thereon, severance damages, business damages, statutory interest, or other claims for other compensation. The sum of money due Defendant RDC as compensation for the taking shall be subject to apportionment claims, if any.

10. That the Clerk of this Court shall forthwith, upon deposit of the aforesaid sum, pay to the Defendant, **SEMINOLE COUNTY TAX COLLECTOR** ("Defendant Tax Collector"), the amount of pro-rated taxes due and past due taxes on the above-referenced Parcels 104B and 104C, if any, and mail said payment to Defendant, **SEMINOLE COUNTY TAX COLLECTOR** ("Defendant Tax Collector**"**), or designee, 1101 E. First Street, Sanford, FL 32771.

11. That the Clerk of this Court shall forthwith, upon deposit of the aforesaid sum, issue a check in the amount of **TWO HUNDRED TWENTY THOUSAND TWO HUNDRED TWENTY AND 00/100 DOLLARS ($220,220.00)**, less pro-rated real estate taxes in Paragraph 10 due Defendant Tax Collector, payable to Lowndes, Drosdick, Doster, Kantor & Reed, P.A. Trust Account and mail said payment to Lowndes, Drosdick, Doster, Kantor & Reed, P.A., c/o Brian E. Smith, Esq., 215 N. Eola Dr., Orlando, FL 32801 for further disbursement.

12. That, pursuant to §§ 73.091 and 73.092, Fla. Stat. (2024), Defendant RDC recovers attorneys' fees and experts' fees and costs in the amount of **FORTY-FOUR THOUSAND SEVEN HUNDRED AND EIGHTY AND 00/100 DOLLARS ($44,780.00)**. Within thirty (30) days from the date of entry of this Order of Taking and Final Judgment, the County shall pay **FORTY-FOUR THOUSAND SEVEN HUNDRED AND EIGHTY AND 00/100 DOLLARS ($44,780.00)** to the Lowndes, Drosdick, Doster, Kantor & Reed, P.A. Trust Account, c/o Brian E. Smith, Esq., 215 N. Eola Dr., Orlando, FL 32801.

13. That Exhibit "B" is a set of the County's right of way maps pertaining to the subject property; Exhibit "C" is a set of the construction plans pertaining to the subject property; and Exhibit "D" generally indicates the location of the modification of the driveway location and configuration. The County shall construct the project in substantial conformity with Exhibits "B," "C," and "D" as they relate to the subject property. Defendant RDC retains its rights and remedies under *Central and Southern Florida Control District v. Wye River Farms, Inc*., 297 So.2d 323 (Fla. 4th DCA 1974)*, cert. denied*, 310 So. 2d 745 (Fla. 1975).

14. That, upon deposit as set forth in Paragraph 9 above and without further notice or order of this Court, the County shall be entitled to possession of the property described in the Petition as Parcels 104B and 104C.

15. That the Court hereby retains jurisdiction to enter any orders necessary for the enforcement of this Order of Taking and Final Judgment.

DONE AND ORDERED in Chambers this _____ day of _____, 2025, in Seminole County, Florida.

_____
Susan Stacy, Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing as filed with the Clerk of the Court on the _____ day of August 2025, I electronically filed the foregoing document with the Clerk of the Court using the Florida Courts E-Filing Portal System. Accordingly, a copy of the foregoing is being served on this day to all attorneys/interested parties identified on the ePortal Electronic Service List, via transmission of Notices of Electronic Filing generated by the ePortal System.

_____
Judicial Assistant

EXHIBIT “A”

PARCEL 104B LEGAL DESCRIPTION

THAT PART OF:

EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR HILLVIEW DRIVE, ALSO LESS AND EXCEPT, THAT PORTION THEREOF CONTAINED IN QUIT CLAIM DEED TO SEMINOLE COUNT RECORDED IN O.R. BOOK 9852, PAGE 1880, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED AS PARCEL 6 IN OFFICIAL RECORDS BOOK 10098, PAGE 190 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Begin at the Southeast corner of the Southeast 1/4 of Southwest 1/4 of Northwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the South line of said Northwest 1/4 of Section 22, for a distance of 328.84 feet, to a point along the West line of the aforesaid Parcel described in the aforesaid Official Records Book 10098, Page 190, or the Southerly projection thereof; thence departing said South line, run North 00°25'22" East along said West line, for a distance of 25.00 feet to a point along a line that is parallel with the South line of said Northwest 1/4, said point also being along the North line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said West line, run North 89°57'56" East along said parallel line and said North line, for a distance of 328.72 feet to a point along the East line of the aforesaid SE1/4, SW1/4, NW1/4; thence run South 00°09'19" West along said East line, for a distance of 25.00 feet to the Point of Beginning.

Containing 8,219 square feet more or less
Which includes 3,294 square feet more or less, within the paved road for Hillview and 4,925 square feet more or less, lying outside of the paved road for Hillview

PARCEL 104C LEGAL DESCRIPTION

THAT PART OF:

The Northwest 1/4 of the Southwest 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 21 South, Range 29 East, of Seminole County, Florida.

BEING A PORTION OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10098, PAGE 190 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description.

Commence at the Northwest corner of the Southwest 1/4 of aforesaid Section 22; thence North 89°57'56" East along the North line of said Southwest 1/4 of Section 22, for a distance of 657.66 feet, to a point along the West line of the aforesaid Parcel Described in Official Records Book

10098, Page 190, or the Northerly projection thereof, said point also being the Point of Beginning; thence continue North 89°57’56” East along said North line for 844.02 feet to a point along the East line of the aforesaid Parcel, or the Northerly projection thereof; thence departing said North line, run South 00°12’44” West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57’56” West along said parallel line and said South line, for a distance of 844.01 feet to a point along the aforesaid West line of the Parcel; thence run North 00°11’32” East along said West line or the Northerly projection thereof, for a distance of 25.00 feet; to the Point of Beginning:

Containing 21,101 square feet more or less
Which includes 8,325 square feet more or less, within the paved road for Hillview and 12,776 square feet more or less, lying outside of the paved road for Hillview.

EXHIBIT “B”

LEGEND

A.D.E.	= ACCESS, DRAINAGE AND MAINTENANCE EASEMENT	N/A	= NOT APPLICABLE
A/C	= ACRE	NAD	= NAD 83, 1990
ADJ'G	= ADJOINING	N.G.V.D.	= NGVD 1929
B	= BASELINE	N.T.S.	= NOT TO SCALE
C.B.	= CHORD BEARING	N.F. & C.	= NON-ACCESS LINE OR R/W ACCESS LINE
C.B.	= CHORD BEARING	OR	= OFFICIAL RECORDS
C.B.	= CONCRETE BLOCK	O.R.B.	= OFFICIAL RECORDS BOOK
COM.	= COMMERCIAL	PG	= PAGE
CONC	= CONCRETE	PK	= PARKER KALON
COR.	= CORNER	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
℄	= CENTERLINE	R	= PROPERTY LINE
(C)	= CALCULATED	(P)	= PLAT
C.M.	= CONCRETE MONUMENT	P.B.	= PLAT BOOK
C.B.	= CONCRETE BLOCK	PC	= POINT OF CURVE
D	= DEGREE	PCC	= POINT OF COMPOUND CURVE
(D)	= DEED	PI	= POINT OF INTERSECTION
D.B.	= DEED BOOK	POC	= POINT ON CURVE
D.E.	= DRAINAGE EASEMENT	POT	= POINT ON TANGENT
DIA.	= DIAMETER	PRC	= POINT OF REVERSE CURVE
E (or)℄	= EXISTING	PT	= POINT OF TANGENCY
E.B.E.	= EXISTING DRAINAGE EASEMENT	R	= RADIUS
E.E.E.	= EXISTING DRAINAGE EASEMENT	RR	= RAIL ROAD
Δ	= CURVE DELTA ANGLE	REC	= RECORDED
FN.D.	= FOUND	RES.	= RESIDENCE
(F)	= FIELD	R.C.	= RAIN GUTTER
F.P.	= FINANCIAL PROJECT	R/W	= RIGHT OF WAY
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	SUR.	= RIGHT OF WAY MAP
G.U.E.	= GAS EASEMENT	SEC.	= SECTION
⊗	= IRON BAR	SF	= SQUARE FEET
ID	= IDENTIFICATION	S.R.	= STATE ROAD
I.R.C.	= IRON BAR & CAP	SRD	= STATE ROAD DESIGNATION
⊙	= IRON PIPE	STA.	= STATION NUMBER
I.R.C.	= IRON ROD & CAP	T	= TWN DENT
L	= ARC LENGTH OF CURVE	TYP.	= TYPICAL
LB	= LICENSED BUSINESS	T.B.	= TWN DENT BEARING
LF	= LOT	T.L.H.T.	= TWO LEGGED HYDRANT
LH	= LIMITED ACCESS	U.E.	= UTILITY EASEMENT
L.C.C.	= LIMITS OF CONSTRUCTION	W.R.A.	= WATER RETENTION AREA
NO.B.T.	= NON TANGENT		
NON R	= NON RADIAL LINE		
NO.	= NUMBERED		

GENERAL NOTES

1. THE PURPOSE OF THIS RIGHT OF WAY MAP IS TO STUDY AND ESTABLISH THE RIGHTS-OF-WAY ALONG EXISTING ROADWAYS WITHIN FIELD LOCATIONS OF MONUMENTATION AND REVISION OF PLATS AND DEEDS RECORDED WITHIN THE SEMINOLE COUNTY, FLORIDA PUBLIC RECORDS, TO PREPARE METES AND BOUNDS DESCRIPTIONS, MISCELLANEOUS DOCUMENTS, PROPER TO MAINTENANCE AND ENFORCEMENT OF THE RIGHT-OF-WAY AS SHOWN HEREON.

2. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 83/90) AS ESTABLISHED BY GPS OBSERVATIONS ON SEMINOLE COUNTY GPS NETWORK STATIONS AND THE CORNER RECORD FOR SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. THE CORNER RECORD BEARS N89°59'57"E.

3. UNLESS OTHERWISE NOTED, ALL THE DATA SHOWN HEREON WAS HELD TO BE THE RESULT OF FIELD MEASUREMENTS AS CALCULATED FROM A CLOSED FIELD TRAVERSE OF 1/10 ACCURACY AND FOUND MONUMENTS.

4. ONLY THOSE CORNERS NOTED SHOWN HEREON WERE SET OR ARE TO BE SET, AND NO OTHER CORNERS WILL BE SET FOR THE PURPOSE OF THIS RIGHT-OF-WAY MAP AND SURVEY.

5. PROPERTY RIGHTS SHOWN HEREON WERE DETERMINED FROM FIELD SURVEYS, PLATS OF RECORD, SECTION SUBDIVISIONS.

6. WHERE PARCEL BOUNDARY LINES FALL ON OR CLOSE TO THE LIMITS OF THIS SURVEY, THE RIGHT-OF-WAY LINE SHOWN HEREON WAS ESTABLISHED AT RIGHT ANGLES TO THE CENTERLINE OF SURVEY UNLESS OTHERWISE NOTED. IN THOSE CASES, THE BOUNDARY LINE IS DESCRIBED AND SHOWN AS BEING RADIAL TO THE CENTERLINE OF SURVEY AT THE POINT OF INTERSECTION WITH THE PARCEL. NO DESIGNATED RIGHT-OF-WAY WAS SHOWN.

7. ATTENTION IS DIRECTED TO THE FACT THAT SOME PARCELS MAY HAVE BEEN ALTERED IN SIZE BY RIGHT-OF-WAY DEDICATION. THIS MUST BE CONSIDERED WHEN PERFORMING BOUNDARY SURVEYS.

SEMINOLE COUNTY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

HILLVIEW DRIVE
DRAINAGE IMPROVEMENT
SEMINOLE COUNTY, FLORIDA

LOCATED IN SECTIONS 22
TOWNSHIP 21 SOUTH, RANGE 29 EAST



(VICINITY MAP)

NORTH



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS RIGHT-OF-WAY MAP WAS MADE FOR THE PURPOSE OF SURVEYING, REFERENCING, DESCRIBING AND MAPPING THE RIGHT-OF-WAY WITHIN THE LIMITS OF HILLVIEW DRIVE SHOWN AND DEPICTED HEREON, I FURTHER CERTIFY THE SURVEY AND MAPPING IN SUPPORT THIS MAP WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS MAP, CONSISTING OF SHEETS 1 THROUGH 8 IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON OCTOBER 4, 2011.

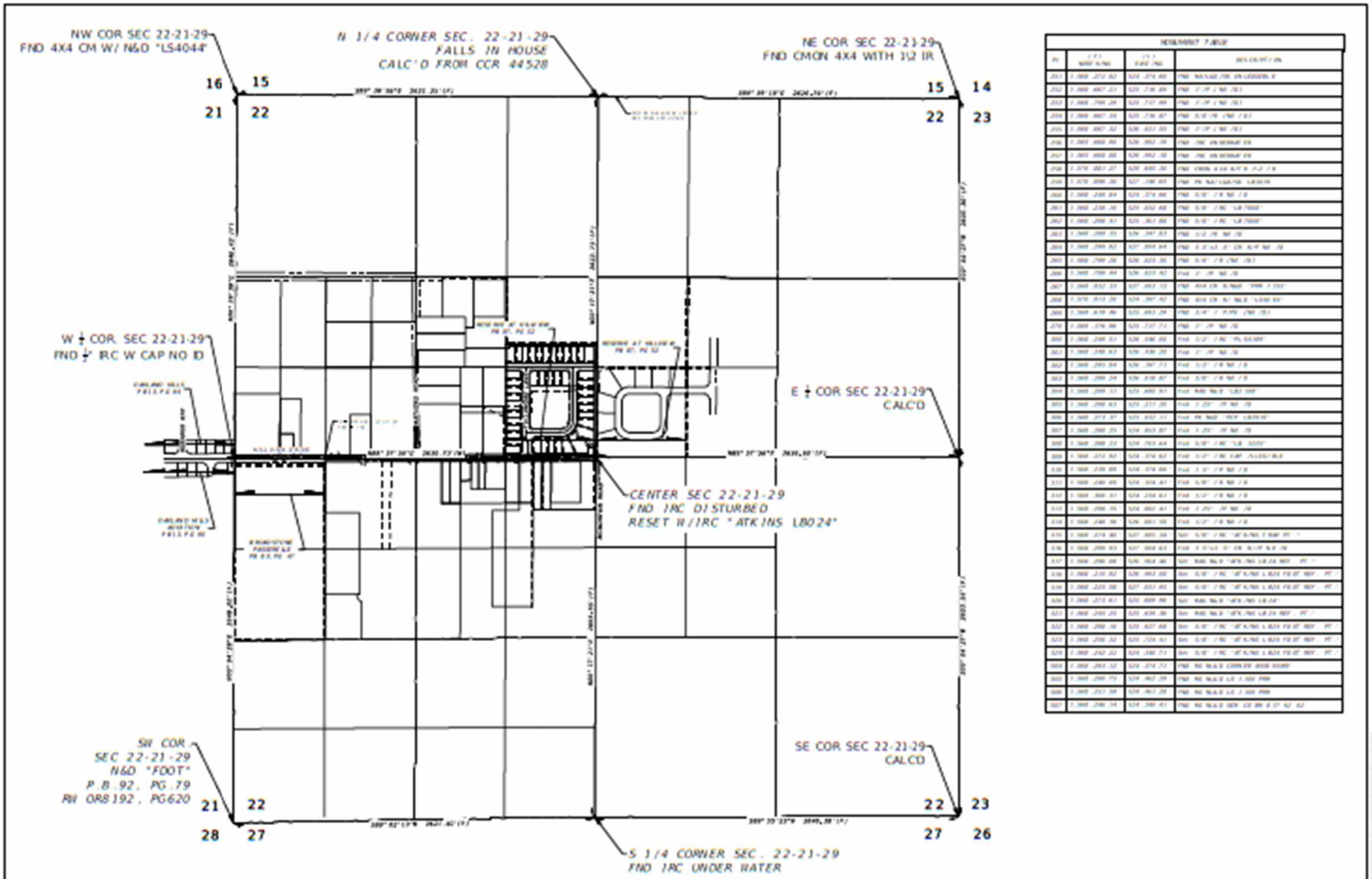
[redacted]
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 1506
407 N. ORLEANS AVE.
ORLANDO, FL 32801

DATE
"NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND DATED SEAL"

SHEET INDEX

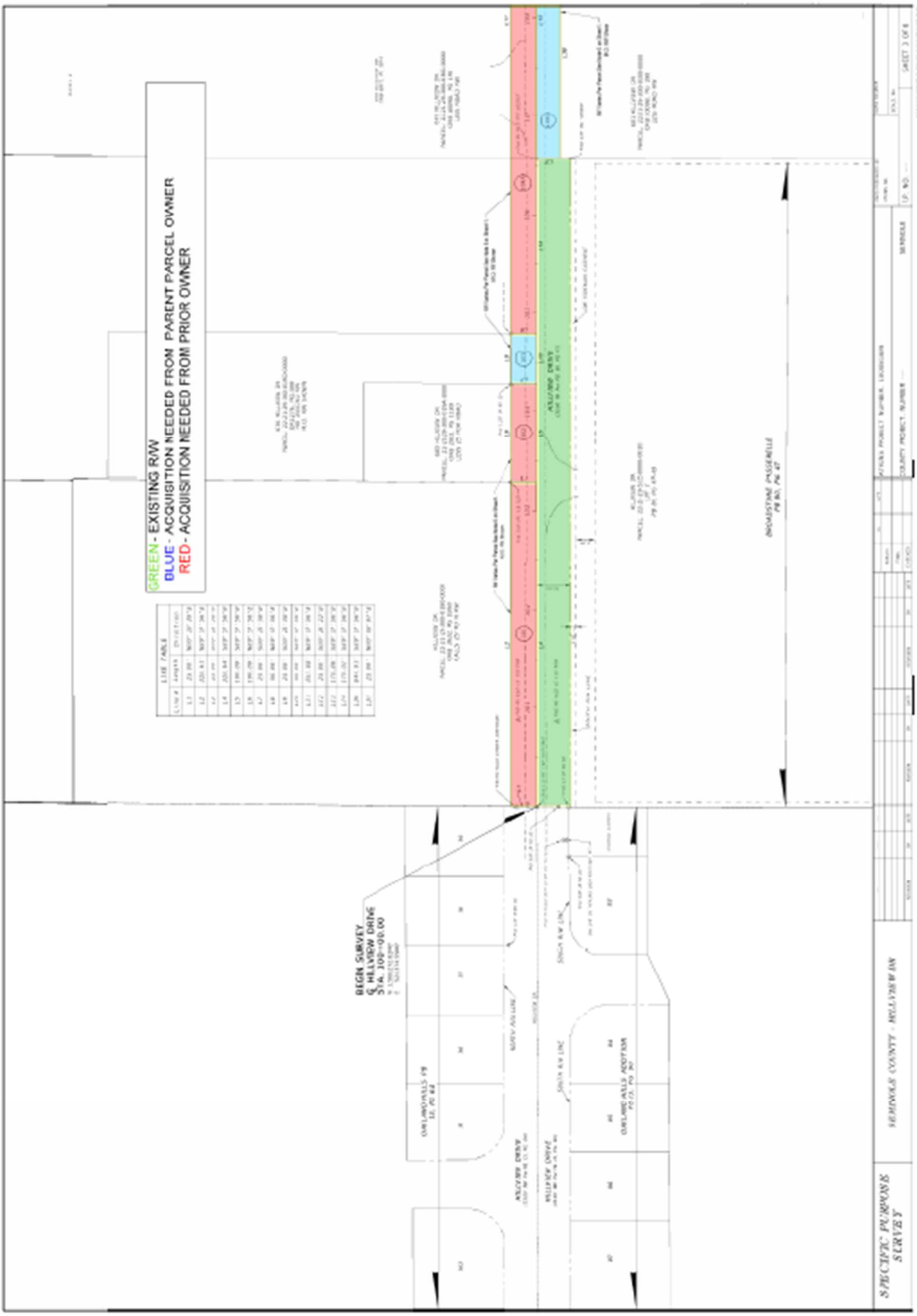
[redacted]	SHEET 1
[redacted]	SHEET 2
[redacted]	SHEET 3
[redacted]	SHEET 4
[redacted]	SHEET 5
[redacted]	SHEET 6
[redacted]	SHEET 7
[redacted]	SHEET 8

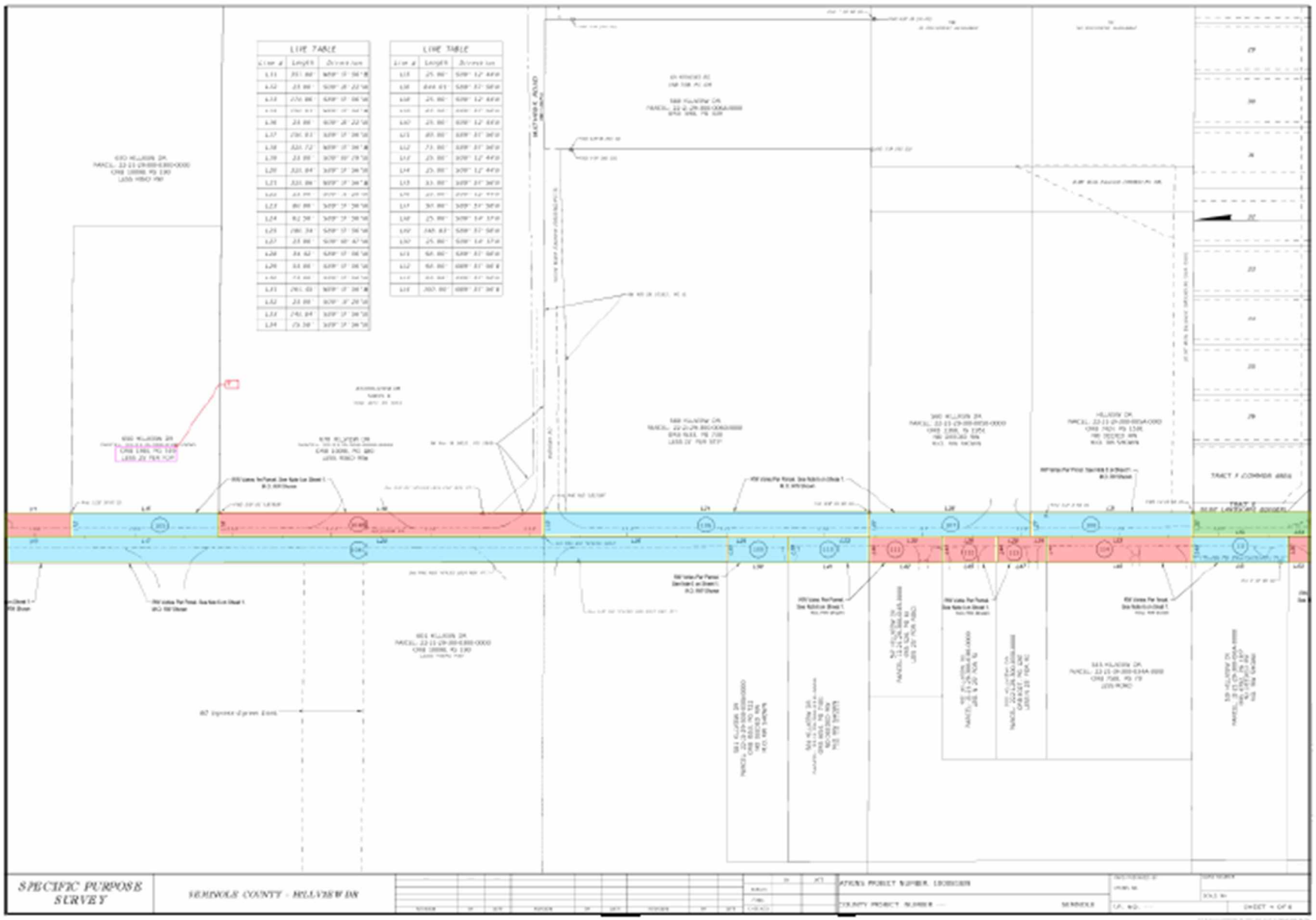
| | | |



BEARING / DISTANCE TABLE			
PT	LAT NORTHING	LONG EASTING	DESCRIPTION
201	1,368,272.62	534,374.66	FND NAIL&DISK ON LEGGETT E
202	1,368,667.23	535,716.68	FND 3"/P (NO ID)
203	1,368,799.29	535,717.99	FND 3"/P (NO ID)
204	1,368,867.34	535,716.67	FND 5/8"/R (NO ID)
205	1,368,867.32	536,333.05	FND 3"/P (NO ID)
206	1,369,668.96	536,992.19	FND PK NAIL ON WITNESS PK
207	1,369,668.88	536,992.18	FND PK NAIL ON WITNESS PK
208	1,370,801.27	536,993.30	FND CMON 4X4 W/2" R 0.2' E
209	1,370,936.30	537,198.85	FND PK NAIL&DISK LB6536
260	1,368,268.84	534,374.66	FND 5/8" /R NO ID
261	1,368,236.30	535,332.68	FND 5/8" /RC "LB7600"
262	1,368,268.83	535,363.68	FND 5/8" /RC "LB7600"
263	1,369,269.35	536,387.83	FND 1/2 IR NO ID
264	1,369,269.92	537,394.64	FND 3.5"x3.5" CM W/P NO ID
265	1,368,799.28	536,333.30	FND 5/8" /R (NO ID)
266	1,369,799.44	536,333.82	Fnd 3"/P NO ID
267	1,369,832.33	537,393.33	FND 4X4 CM N/NAIL "PRM T.TEE"
268	1,370,833.29	534,387.82	FND 4X4 CM W/ NAIL "LS4044"
269	1,369,839.96	535,893.29	FND 5/8" /P (NO ID)
270	1,368,576.86	535,717.73	FND 3"/P NO ID
359	1,368,249.51	536,346.68	Fnd 1/2" /RC "PLS4339"
361	1,369,249.93	536,439.29	Fnd 3"/P NO ID
362	1,369,293.84	536,387.73	Fnd 1/2" /R NO ID
363	1,369,299.24	536,318.87	Fnd 5/8" /R NO ID
364	1,369,299.31	535,899.93	Fnd NAIL No ID "LB7600"
365	1,369,298.83	535,233.28	Fnd 1.25" /P NO ID
366	1,369,273.37	535,332.31	Fnd PK NAIL "PCP LB6536"
367	1,369,268.25	534,853.87	Fnd 1.25" /P NO ID
368	1,369,268.23	534,783.64	Fnd 5/8" /RC "LB 3225"
369	1,369,272.92	534,374.62	Fnd 1/2" /RC LB" /LB6536
370	1,368,239.89	534,374.68	Fnd 1.5" /P NO ID
371	1,368,240.89	534,374.83	Fnd 5/8" /R NO ID
372	1,368,268.33	534,234.83	Fnd 1/2" /R NO ID
373	1,368,268.35	534,852.83	Fnd 1.25" /P NO ID
374	1,368,268.38	535,883.58	Fnd 1/2" /R NO ID
375	1,368,274.46	537,895.34	Set 5/8" /RC "4E 6,760.1 NAIL P"
376	1,368,299.93	537,894.83	Fnd 3.5"x3.5" CM W/P NO ID
377	1,368,298.88	536,364.86	Set NAIL No ID "ATK 760 LB 24 REF. PT."
378	1,368,233.92	536,893.88	Set 5/8" /RC "4E 6,760.1 LB24 REF. PT."
379	1,368,220.58	537,833.89	Set 5/8" /RC "4E 6,760.1 LB24 REF. PT."
380	1,368,272.83	535,899.96	Set NAIL No ID "ATK 760 LB 24"
381	1,368,246.29	535,839.36	Set NAIL No ID "ATK 760 LB 24 REF. PT."
382	1,368,298.38	535,827.88	Set 5/8" /RC "4E 6,760.1 LB24 REF. PT."
383	1,368,234.32	535,726.83	Set 5/8" /RC "4E 6,760.1 LB24 REF. PT."
384	1,368,262.22	534,386.73	Set 5/8" /RC "4E 6,760.1 LB24 REF. PT."
385	1,368,263.32	534,374.73	FND PK NAIL& DISK ROAD SIGN
386	1,369,299.73	534,462.29	FND PK NAIL& LS 3,332 PRM
387	1,369,253.38	534,461.28	FND PK NAIL& LS 3,332 PRM
388	1,369,298.34	534,388.83	FND PK NAIL& SET CD BR & 1/2 AZ 32

| | | |


GREEN - EXISTING R/W
BLUE - ACQUISITION NEEDED FROM PARENT PARCEL OWNER
RED - ACQUISITION NEEDED FROM PRIOR OWNER
BEGIN SURVEY
SPECIFIC PURPOSE SURVEY
SEMINOLE COUNTY - HILLVIEW DR


LINE TABLE
LINE TABLE
SPECIFC PURPOSE SURVEY
SEMINOLE COUNTY - BELLVIEW DR

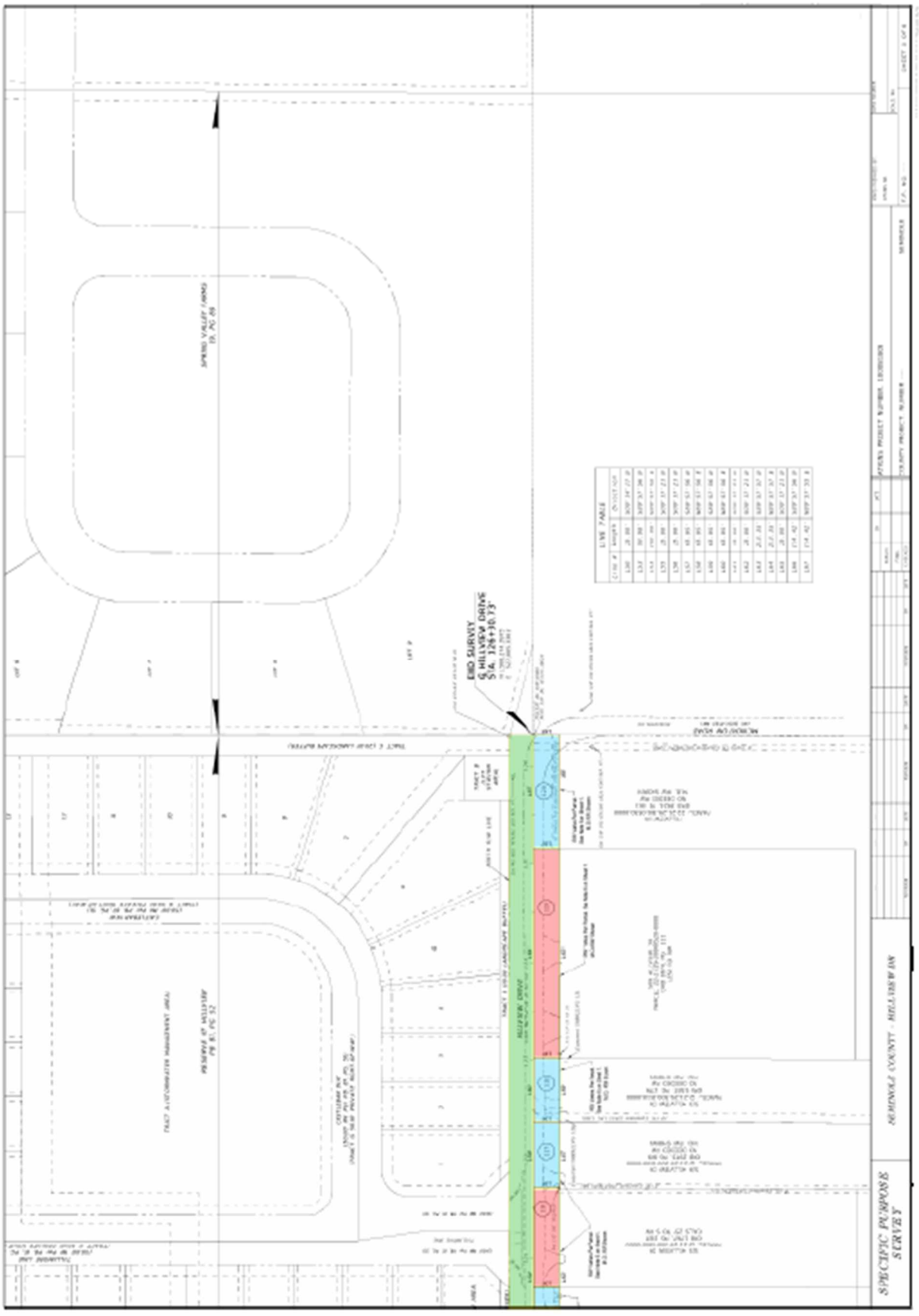
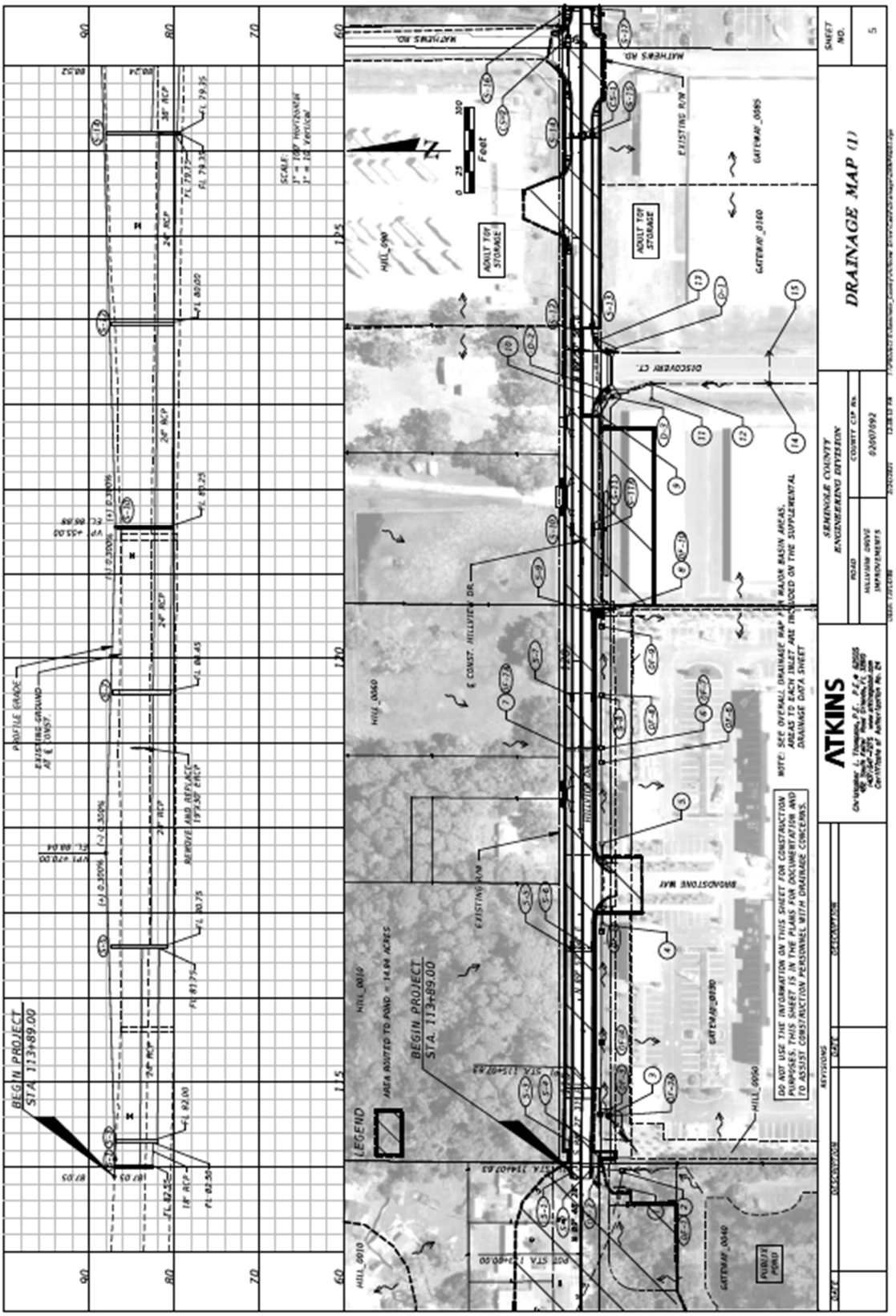

SPECIFIC PURPOSE SURVEY
SEMINOLE COUNTY - HILLVIEW DR
LINE TABLE
END SURVEY
℄ HILLVIEW DRIVE
STA. 126+30.73'

EXHIBIT “C”


DRAINAGE MAP (1)
ATKINS
SEMINOLE COUNTY
ENGINEERING DIVISION
SHEET NO.
5
LEGEND
BEGIN PROJECT
STA. 113+89.00
ADULT TOY STORAGE
PUBLIC POND
DISCOVERY CT.
MATHEWS RD.
EXISTING R/W
BRONDSTONE WAY
HILL_0010
HILL_0060
HILL_0090
GATEWAY_0040
GATEWAY_0130
GATEWAY_0160
GATEWAY_0085
Feet
NOTE: SEE OVERALL DRAINAGE MAP FOR MAJOR BASIN AREAS. AREAS TO EACH INLET ARE INCLUDED ON THE SUPPLEMENTAL DRAINAGE DATA SHEET
DO NOT USE THE INFORMATION ON THIS SHEET FOR CONSTRUCTION PURPOSES. THIS SHEET IS IN THE PLANS FOR DOCUMENTATION AND TO ASSIST CONSTRUCTION PERSONNEL WITH DRAINAGE CONCERNS.
REVISIONS
DATE
DESCRIPTION

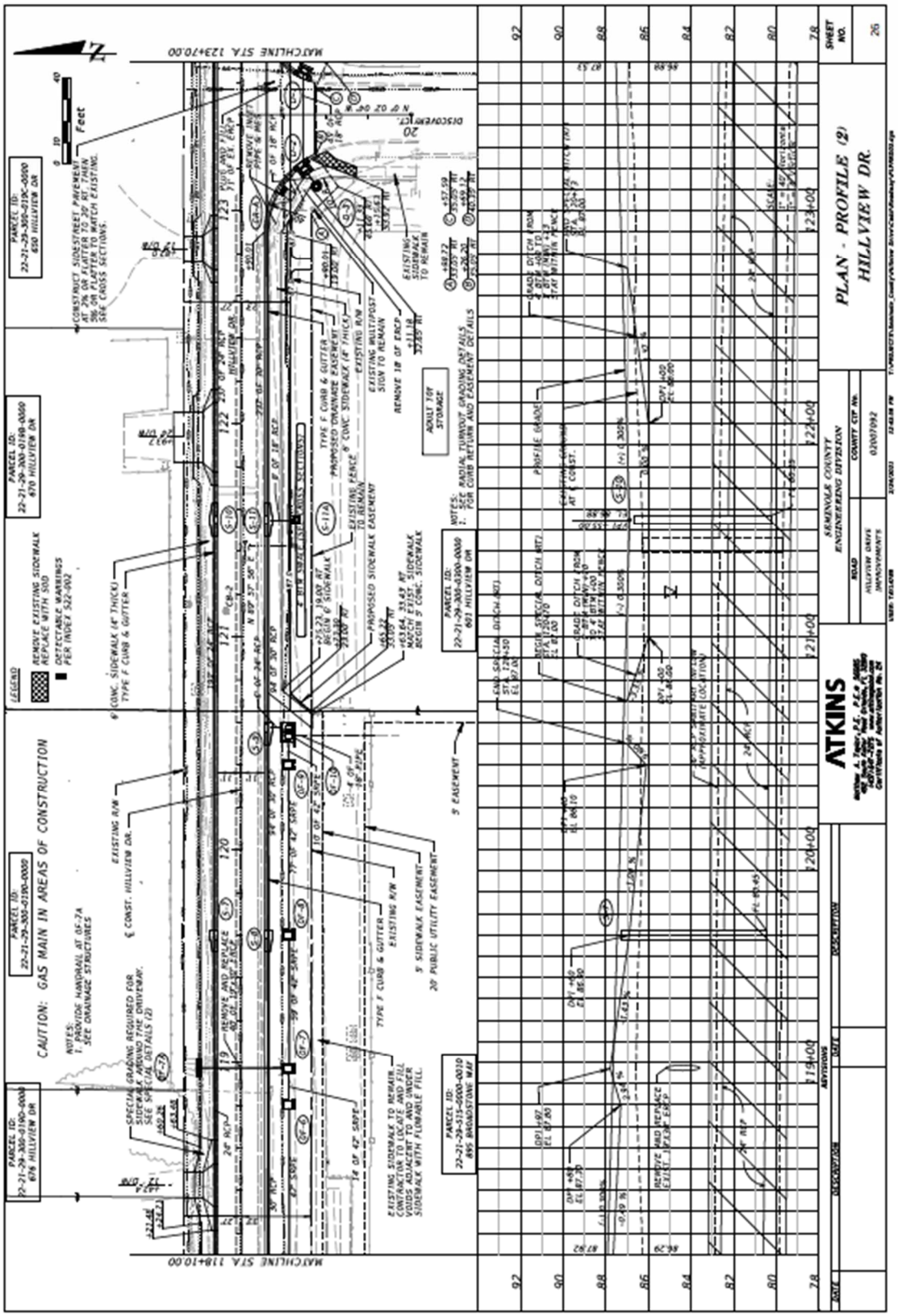
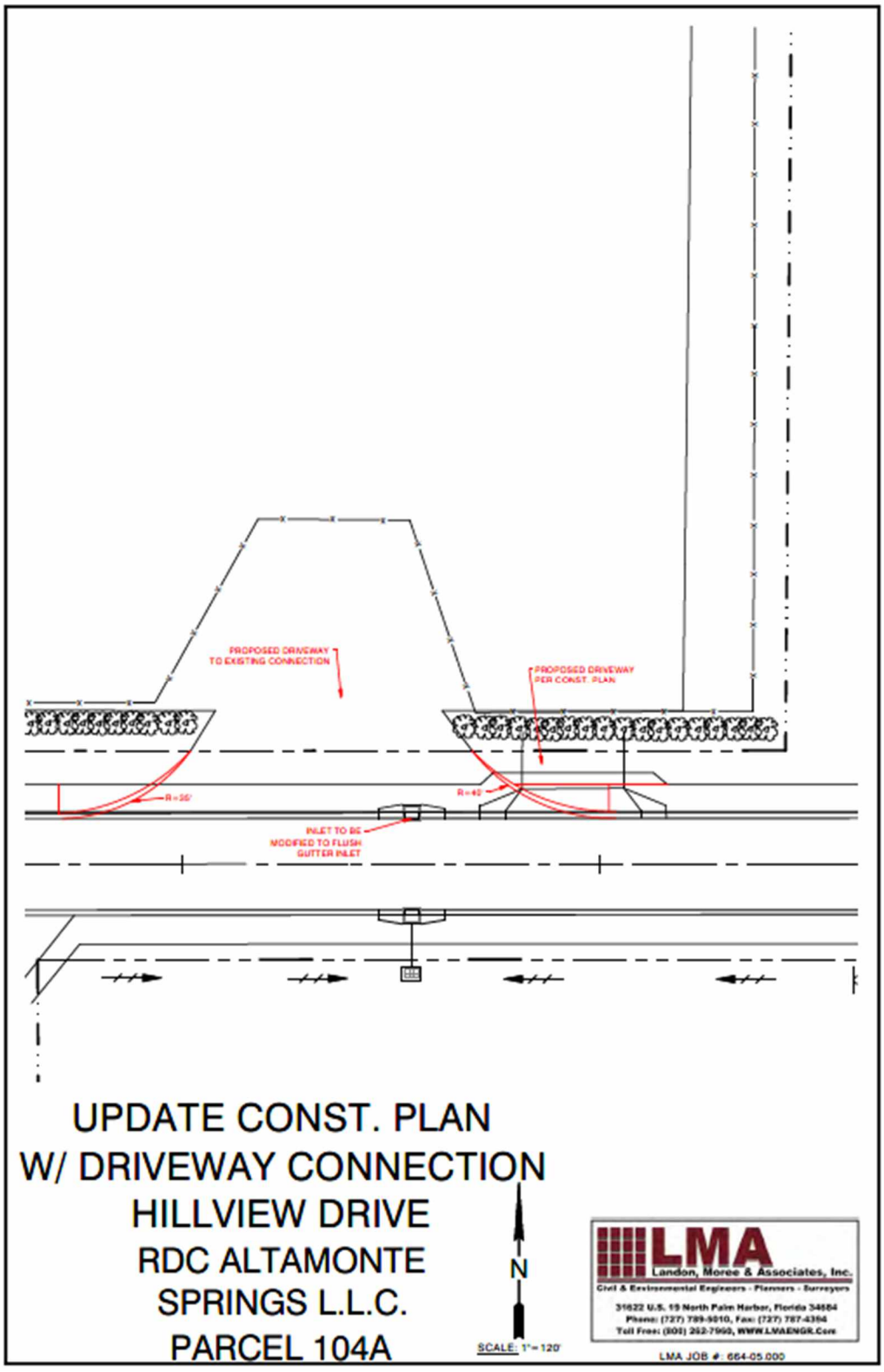

PLAN - PROFILE (2)
HILLVIEW DR.
ATKINS
SEMINOLE COUNTY
ENGINEERING DIVISION
SHEET NO.
26
CAUTION: GAS MAIN IN AREAS OF CONSTRUCTION
LEGEND
REMOVE EXISTING SIDEWALK REPLACE WITH SOD
DETECTABLE WARNINGS PER INDEX 522-002
MATCHLINE STA. 123+70.00
MATCHLINE STA. 118+10.00
ADULT TOY STORAGE
Feet

EXHIBIT “D”


PROPOSED DRIVEWAY
TO EXISTING CONNECTION
PROPOSED DRIVEWAY
PER CONST. PLAN
R=35'
R=40'
INLET TO BE
MODIFIED TO FLUSH
GUTTER INLET
UPDATE CONST. PLAN
W/ DRIVEWAY CONNECTION
HILLVIEW DRIVE
RDC ALTAMONTE
SPRINGS L.L.C.
PARCEL 104A
N
SCALE: 1"=120'
LMA
Landon, Moree & Associates, Inc.
Civil & Environmental Engineers - Planners - Surveyors
31622 U.S. 19 North Palm Harbor, Florida 34684
Phone: (727) 789-9010, Fax: (727) 787-4394
Toll Free: (800) 282-7960, WWW.LMAENGR.Com
LMA JOB #: 664-05.000

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

File Number: 2025-793

Title:

Request for Board approval to submit grant applications to the Florida Department of Environmental Protection (FDEP) for the Alternative Water Supply Grant Program requesting up to $3 million for expansion of the County's reclaimed water distribution system; and authorize the County Manager or designee to execute all grant documents associated with the grant application. Countywide **(Johnny Edwards, Utilities Director)** Requesting Department - Utilities

Division:

Utilities - Business Office

Authorized By:

Johnny Edwards, Utilities Director

Contact/Phone Number:

George Woodring/407-665-7168

Background:

Each year, the Florida Department of Environmental Protection administers alternative water supply grants with Legislative funding aimed at promoting water conservation, water reuse and water supply development projects. For Fiscal Year 25-26, the Legislative appropriation is $50 million. While local cost share is a consideration for grant awards, matching funds are not a requirement.

Seminole County has invested in reclaimed water infrastructure to reuse treated wastewater for irrigation and reduce pumping of water from the Upper Floridan Aquifer, Central Florida's primary source of drinking water.

As presented to the Board of County Commissioners during Utilities Master Plan work sessions, reclaimed water is available to Seminole County at the Iron Bridge Water Reclamation Facility. Additionally, expansion of the reclaimed water distribution system is needed to help comply with policy developed by the Central Florida Water Initiative

and anticipated restrictions in the County's Consumptive Use Permit, from the St. Johns River Water Management District, on pumping from the Florida Aquifer.

Staff is working with Jacobs (Utilities Master Plan Consultant) and Hale Innovation (County Grant Consultant) to propose a reclaimed distribution expansion project within an application for a portion of the aforementioned grant funds. The projects are already being planned as part of the County's strategy to comply with State regulations. Grant awards would reduce the financial burden on Seminole County Utilities customers.

Based on information from the aforementioned consultants, staff recommends requesting $3 million to support a $5.09 million project to bring reclaimed water to the Estates at Aloma Woods. The cost share of $2.09 million, while not required, is expected to significantly increase the probability of award.

Requested Action:

Staff requests Board approval to submit a grant application to the Florida Department of Environmental Protection (FDEP) for the Alternative Water Supply Grant Program requesting up to $3 million for expansion of the County's reclaimed water distribution system; and authorize the County Manager or designee to execute all grant documents associated with the grant application.

Florida Department of Environmental Protection

Alternative Water Supply Grants

Alternative Water Supply Funding

Governor DeSantis and the Florida Legislature have recognized the importance of alternative water supply (AWS) and the protection of Florida's natural systems with an investment of $335 million since Fiscal Year 2019-20. Projects funded through this program are intended to prioritize regional projects in the areas of greatest need as well as projects that provide the greatest benefit. Examples of projects funded include reclaimed water, aquifer recharge, water conservation, etc.

Local cooperators interested in alternative water supply funding are encouraged to work with their local Water Management District (District) to develop a proposal. Projects approved at the District are then submitted to DEP for funding consideration. To assist Districts and local cooperators, DEP has the Water Management District AWS Project Submittal Worksheet (/water-policy/water-policy/forms/aws-submittal-spreadsheet) to provide guidance on the information DEP requires for consideration.

In addition to coordinating alternative water supply projects with the Districts, local cooperators can now also apply for water project funding through the DEP grant portal on our Protecting Florida Together

(https://protectingfloridatogether.gov/) website under Grants (https://protectingfloridatogether.gov/state-action/grants-submissions).

Last Modified: Tuesday, Jun 24, 2025 - 09:14am

ALTERNATIVE WATER SUPPLY GRANT PROGRAM

FREQUENTLY ASKED QUESTIONS

What types of projects are eligible?

Eligible projects are conservation, reuse and other water supply and water resource development projects.

Who is eligible to receive grant funding?

Local governments and non-state entities may apply. This includes counties, municipalities, special districts or any other political subdivision of the state as well as public utilities, public universities and colleges and non-profit organizations. Priority funding will be given to regional projects in the areas of greatest need and for projects that provide the greatest benefit.

What are the minimum and maximum request amounts?

There are no set minimum or maximum funding amounts. Funding is limited to the annual appropriation provided by the legislature.

When is the proposal period open?

There is not a set timeframe for when the grants portal opens. To receive updates, sign up for notifications through the Preference Center | Water Quality Dashboard.

When will awards be announced?

There is not a specific date for award announcements. Selected applicants will be notified individually by the program.

What is the performance period for the grant?

The performance period is project-specific and will be approved by the department and incorporated into the terms of the grant agreement. However, the department strongly considers project readiness as part of its selection process.

What if a project is eligible for multiple grant programs?

Applicants should submit separate proposals for each grant program for which they are eligible on ProtectingFloridaTogether.gov/Grants. It is recommended that you review each grant program within the portal and submit for all grants for which you may be eligible.

How much funding is available?

This Alternative Water Supply (AWS) Grant Program is funded through annual legislative appropriations. The Fiscal Year (FY) 2025-26 appropriation is $50 million.

Are Word versions of the proposal questions available?

Yes, a .docx version of the questions will be available alongside the webform for informational purposes only. All project proposals must be submitted online via the Protecting Florida Together Grants Portal. Email submissions will not be accepted.

Is there a match requirement?

There is not a required match for this program, but the local cost share is a consideration during project selection. You may include expenditures you have or will incur related to the project.

Who should submit the proposal?

The entity requesting the funds should submit the proposal and provide their contact information. For projects with more than one cooperator, only one proposal should be submitted and all cooperators may be listed in the application — coordinate with your partners to ensure timely submission.

Do the portal submissions replace the submittals to the water management districts?

The AWS Grant Program also accepts proposals directly from the water management districts (WMDs). If you have applied to your local WMD, you should not submit the same proposal in the portal unless you have updated information. The department does coordinate with the local WMD to evaluate regional objectives for all submitted projects.

How many project proposals am I allowed to submit?

There are no limits on the number of unique projects that can be submitted by an allowable entity.

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-804

Title:

Code Enforcement Chapter 53 Work Session **(Tricia Johnson, Deputy County Manager and Mike Rhodes, Compliance Coordinator)**

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-806

Title:

Micro Transit Fare Policy **(Kristian Swenson, Assistant County Manager)**

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-769

Title:

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 2025/26 Budget for Board of County Commission approval. Countywide **(Andrew Van Gaale, Port Authority Administrator)**

Division:

Management and Budget

Authorized By:

Timothy Jecks, Management & Budget Director

Contact/Phone Number:

Wendy Aviles/407-665-7182

Background:

The Seminole County Port Authority was created by an Act of the State Legislature in 1965 in order to provide a political body to construct and operate a facility known as the Port of Sanford. The Port is currently self-supporting and has not received ad valorem tax support since FY 1981/82.

The Seminole County Port Authority has provided copies of the FY 2025/26 proposed budget to the Board of County Commissioners.

The FY 2025/26 budget includes a surplus contribution to the BCC of $250,000.

The notice of Public Hearing to adopt the Fiscal Year 2025/26 Seminole County Port Authority Budget as advertised in the Sanford Herald on Sunday, August 13, 2025.

Requested Action:

Staff requests the Board approve the FY 2025/26 Seminole County Port Authority Budget.

Seminole County
Port Authority
SCOPA

OUR MISSION



Seminole County Port Authority
SCOPA

July 7, 2025

Chairman Jay Zembower and Members of the Seminole County Commission

Seminole County, Florida:

In compliance with Seminole County Port Authority's enabling legislation, Chapter 2010-240, Laws of Florida, I respectfully submit for your consideration the Seminole County Port Authority Proposed Budget for Fiscal Year 2025/2026. The proposed budget is conservative and necessary for efficient operations and development of Port facilities and reflects the expenditure required to carry out the powers and duties of the Authority.

Total Budget

The Seminole County Port Authority proposed Fiscal Year 2025/2026 totals $6,836,223 for all activities, including cash carried forward from the current year, capital projects, and operational revenues and expenditures. Total revenue is increasing $474,265, an increase of 19% from last year's budget, attributed to escalating lease rates as a result of our market rent studies, low vacancies, and the adoption and implementation of an Investment Policy. Expenses increased to $4,915,354, an increase of 26% from last year's budget in part as a result of rising construction costs for planned capital improvements, higher insurance premiums, and marina contingency funds.

Budget Highlights

- The FY 2025/2026 Budget includes Capital Improvement funding of $1,250,000 to complete construction of two (2) new 6,000 square foot Industrial Warehouses, Capital Improvement funding of $1,125,00 to start construction of a new 12,000 square foot Industrial Warehouse, port re-paving projects, and roof-renovation projects.
- The FY 2025/2026 budget also includes $1,000,000 of marina contingency funds.
- The Budget Revenue estimates reflect a 31% decrease in returns from participation in Local Government Investment Pools (LGIPs), totaling approximately $118,374 for the year.

- The FY 2025/2026 Budget provides for additional fees and expenses for the Port Authority Attorney and salary increases of 4% for the Authority's current two (2) employees and funding for the addition of one part-time assistant. Actual salary increases will match Seminole County's.
- The Budget maintains adequate reserves to protect against unforeseen events, including Capital Improvement reserve funding for future development of $500,000, and a surplus fund transfer of $250,000 to the Seminole County General Fund.

The Seminole County Port Authority Board of Directors and Staff remain committed to running an efficient, innovative, and profitable governmental business enterprise that contributes to the local economy. Our staff operates with the highest level of professionalism and continuously seeks to improve their knowledge and skills to benefit our business community. Working as a team, the Seminole County Port Authority will continue to plan for the future and maximize our budget resources to ensure long-term sustainability as a public asset.

Sincerely,

Andrew Van Gaale

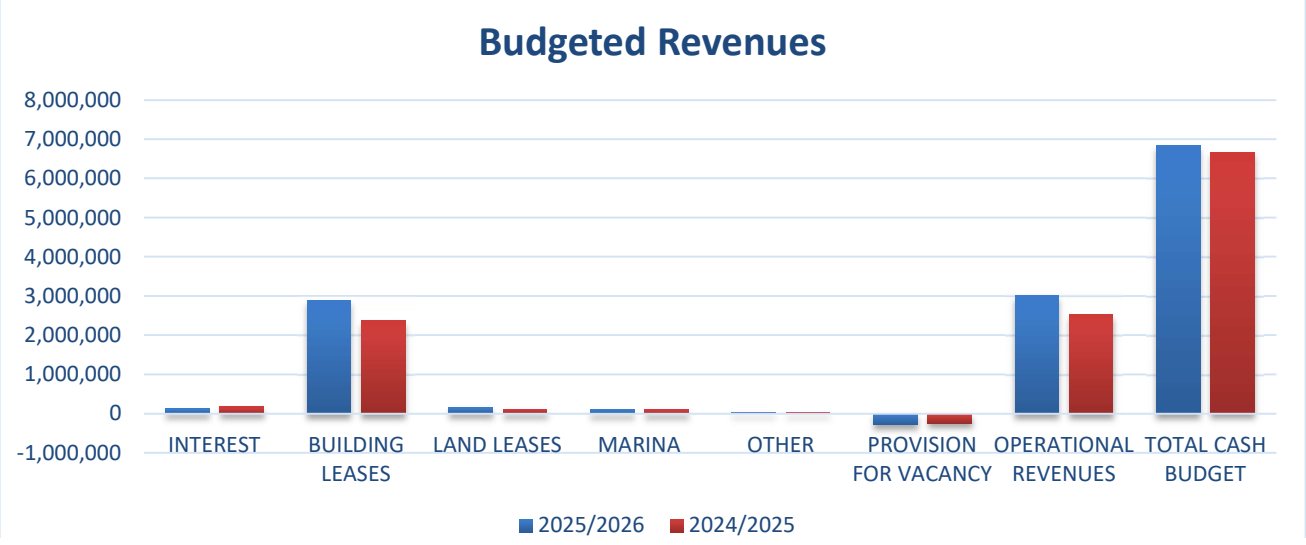
Andrew Van Gaale

Port Administrator

BUDGETED REVENUES
FISCAL YEAR 2025/2026

The Fiscal Year 2025/2026 total cash budget is $6,836,223. The budget reflects an anticipated revenue growth of $474,265 (19%). This rapid growth is attributed to the adopted market rate adjustment plan and the onboarding of two new facilities. The Port Authority currently has the 1500 Dolgner Place site under redevelopment. Increased revenues from the 1500 Dolgner Place redevelopment are anticipated in early 2026 with the completion and leasing of the first two buildings.

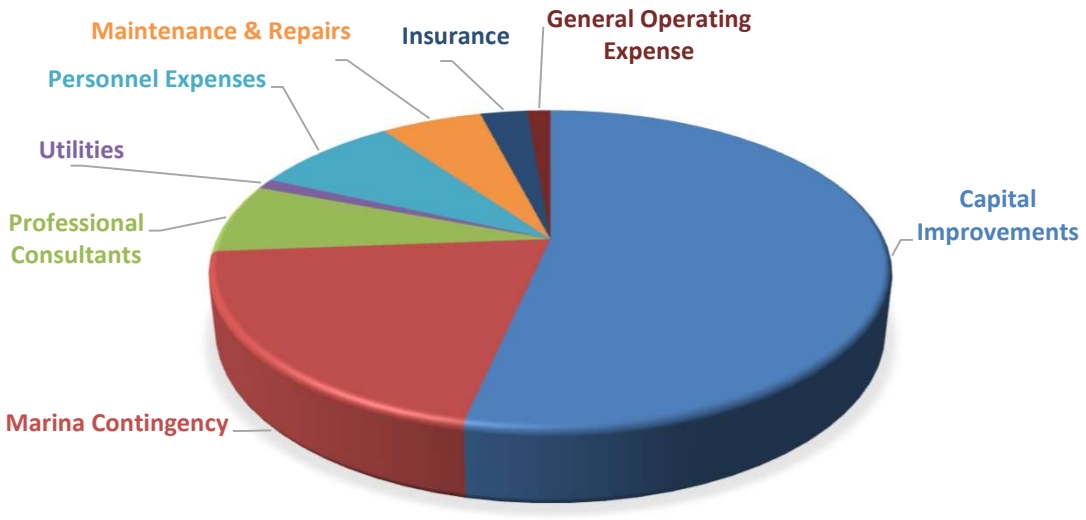
BUDGETED REVENUE	2025/2026	2024/2025	% CHANGE
INTEREST	118,374	171,981	-31%
BUILDING LEASES	2,890,190	2,365,514	22%
LAND LEASES	166,749	112,751	48%
MARINA	90,621	93,251	-3%
OTHER	29,736	25,440	17%
PROVISION FOR VACANCY	-289,019	-236,551	22%
OPERATIONAL REVENUES	**3,006,651**	**2,532,386**	**19%**
TOTAL CASH BUDGET	6,836,223	6,678,363	2%



BUDGETED EXPENSES
FISCAL YEAR 2025/2026

The Fiscal Year 2025/2026 budget includes capital improvement expenditures to complete the construction of two new 6,000 square foot buildings and begin the construction of a new 12,000 square foot building at the 1500 Dolgner Place redevelopment site, paving improvements, and building roof renovations. This year's budget also includes a $1,000,000 marina contingency fund and a $100,000 for detailed preventative maintenance plan. The Fiscal Year 2025/2026 total operating expenses are $4,915,354, a 26% increase over the prior year budget.

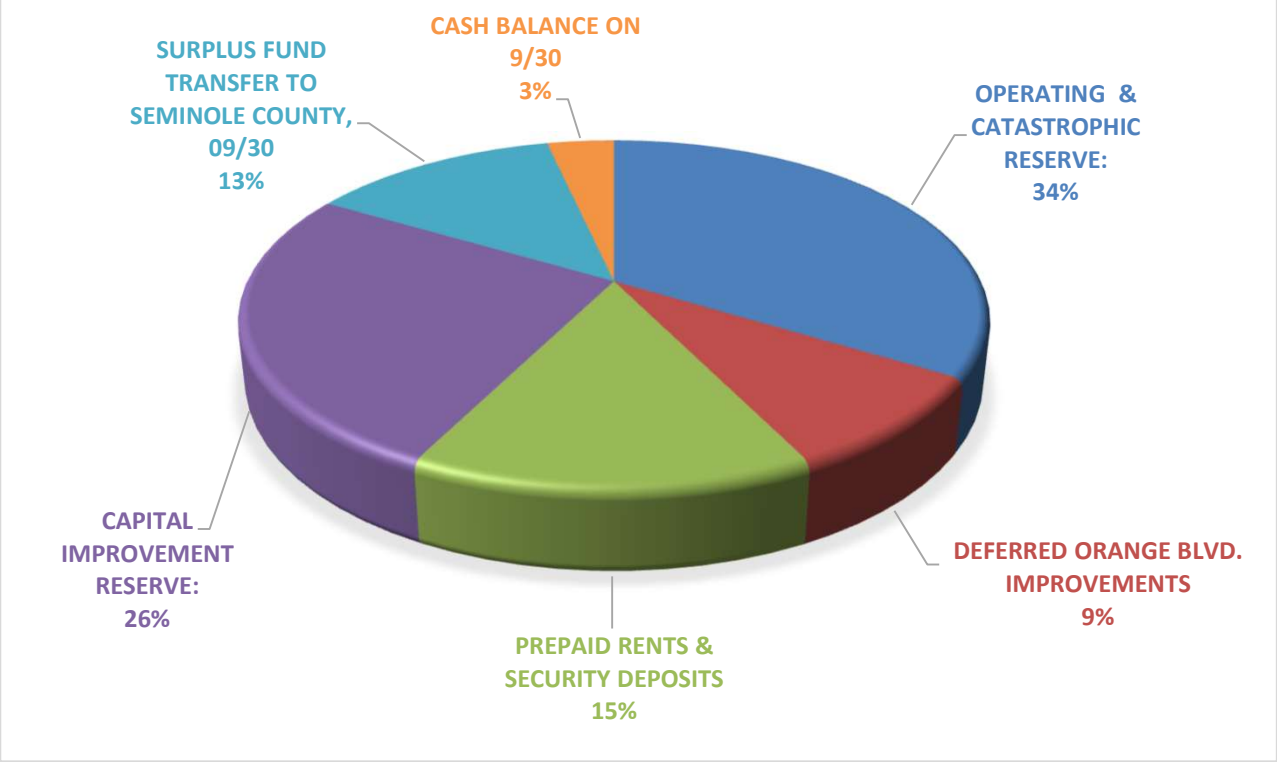
BUDGETED EXPENSES	2025/2026	2024/2025	% CHANGE
Capital Improvements	2,625,000	2,675,000	-2%
Marina Contingency	1,000,000	0	100%
Professional Consultants	347,903	278,837	25%
Utilities	50,964	51,492	-1%
Personnel Expenses	410,585	375,076	9%
Maintenance & Repairs	284,117	322,130	-12%
Insurance	131,734	128,988	2%
General Operating Expense	65,052	59,296	10%
Total Operating Expenses:	**4,915,354**	**3,890,819**	**26%**



PROJECTED FISCAL YEAR END CASH BALANCE

September 30, 2026

TOTAL CASH & AVAILABLE FUNDS ON HAND, 10/01/2025:	$	3,829,572
ANTICIPATED OPERATION REVENUES:	$	3,006,651
ANTICIPATED OPERATIONAL EXPENDITURES:	$	(4,915,354)
BUDGETED TRANSFER TO SEMINOLE COUNTY - 09/30/26:	$	(250,000)
PROJECTED TOTAL CASH BALANCE - 09/30/2026:	**$**	**1,670,869**
RESTRICTED FUNDS:		
PREPAID RENTS/SECURITY DEPOSITS:	$	(283,857)
COMMITTED FUNDS:		
DEFERRED FUTURE IMPROVEMENTS (ORANGE BLVD.):	$	(171,800)
OPERATING (3mo.) & CATASTROPHIC RESERVE :	$	(648,325)
CAPITAL IMPROVEMENT RESERVE:	$	(500,000)
NON-COMMITTED CASH & AVAILABLE FUNDS - 09/30/26:		$66,888



TOTAL CASH BUDGET

Fiscal Year 2025/2026

The following month-to-month cash flow analysis blends the operational revenue and expenditure elements with non-operational expenses as follows:

PROJECTED CASH BALANCE - OCTOBER 1, 2025	$	3,829,572
Projected October Operational Revenue	$	234,943
Projected October Operational Expenses	$	(121,532)
Projected October Capital Improvements	$	(416,666)
PROJECTED CASH BALANCE - NOVEMBER 1, 2025	$	3,526,317
Projected November Operational Revenue	$	236,177
Projected November Operational Expenses	$	(119,697)
Projected November Capital Improvements	$	(441,667)
PROJECTED CASH BALANCE - DECEMBER 1, 2025	$	3,201,131
Projected December Operational Revenue	$	236,247
Projected December Operational Expenses	$	(97,094)
Projected December Capital Improvements	$	(441,667)
PROJECTED CASH BALANCE - JANUARY 1, 2026	$	2,898,616
Projected January Operational Revenue	$	251,869
Projected January Operational Expenses	$	(142,557)
Projected January Capital Improvements	$	(25,000)
PROJECTED CASH BALANCE - FEBRUARY 1, 2026	$	2,982,929
Projected February Operational Revenue	$	253,018
Projected February Operational Expenses	$	(100,811)
Projected February Capital Improvements	$	(75,000)
PROJECTED CASH BALANCE - MARCH 1, 2026	$	3,060,135
Projected March Operational Revenue	$	254,195
Projected March Operational Expenses	$	(95,146)
Projected March Capital Improvements	$	(25,000)
PROJECTED CASH BALANCE - APRIL 1, 2026	$	3,194,183
Projected April Operational Revenue	$	255,367
Projected April Operational Expenses	$	(288,909)
Projected April Capital Improvements	$	(187,500)
PROJECTED CASH BALANCE - MAY 1, 2026	$	2,973,142
Projected May Operational Revenue	$	255,321
Projected May Operational Expenses	$	(256,684)
Projected May Capital Improvements	$	(237,500)
PROJECTED CASH BALANCE - JUNE 1, 2026	$	2,734,278
Projected June Operational Revenue	$	254,952
Projected June Operational Expenses	$	(261,068)
Projected June Capital Improvements	$	(187,500)

PROJECTED CASH BALANCE - JULY 1, 2026	$	2,540,662
Projected July Operational Revenue	$	254,969
Projected July Operational Expenses	$	(287,962)
Projected July Capital Improvements	$	(187,500)
PROJECTED CASH BALANCE - AUGUST 1, 2026	$	2,320,169
Projected August Operational Revenue	$	260,013
Projected August Operational Expenses	$	(259,203)
Projected August Capital Improvements	$	(212,500)
PROJECTED CASH BALANCE - SEPTEMBER 1, 2026	$	2,108,478
Projected September Operational Revenue	$	259,580
Projected September Operational Expenses	$	(259,689)
Projected September Capital Improvements	$	(187,500)
Surplus Funds Transfer to Seminole County General Fund	$	(250,000)
PROJECTED TOTAL CASH BALANCE - SEPTEMBER 30, 2026	**$**	**1,670,870**
Restricted Funds: Prepaid Rents & Deposits:	$	(283,857)
Deferred Future Improvements (Orange Blvd. redevelopment):	$	(171,800)
Operating Reserves (3mo.) & Catastriphic Reserves:	$	(648,325)
Capital Improvement Reserves:	$	(500,000)
	$	**66,889**

The Port Authority Fiscal Year 2025/2026 budget includes operating and capital improvement expenses exceeding revenue. The Port Authority will be utilizing reserve funds to bridge the $1,908,703 funding gap. The Port Authority's Capital Improvement Plan (see Appendix 6) includes the completion of three new buildings on the 1500 Dolgner Place redevelopment site. The Port Authority Board of Directors are working diligently to forecast funding for the completion of necessary capital improvement projects. Therefore, the surplus fund transfer to the Seminole County General Fund on September 30, 2026, is budgeted at $250,000.

APPENDIX

SCOPA F.Y. 2025/2026 Budget

1	March 31, 2025 Financial Reports	pg. 10
2	2024/2025 Operational Revenues & Expenditures (Last 6 Months)	pg. 14
3	2024/2025 Projected Cash Balance & Cash Flow Analysis (Last 6 Months)	pg. 19
4	2025/2026 Projected Operational Revenues & Investment Analysis	pg. 21
5	2025/2026 Projected Operational Expenditures	pg. 37
6	Five Year Capital Improvement Plan	pg. 43
7	F.Y. 2021-2024 Budget Variance Reports Budget Comparison (2025/2026 projected vs. 2024/2025 actuals)	pg. 44

Seminole County Port Authority
Balance Sheet
March 31, 2025

Account	Current Month	Year to Date	2024 YTD
ASSETS			
Current Assets			
Operating-Seacoast	($ 4,916.70)	$ 8,642.12	$ 19,136.32
Payroll-Seacoast	33.74	140.50	37.23
Revenue-Seacoast	119,003.64	1,134,207.15	1,284,319.23
FL SAFE	7,201.74	1,926,595.24	1,584,040.09
FL Prime	7,360.14	1,930,226.59	1,585,590.95
General Operating Funds	128,682.56	4,999,811.60	4,473,123.82
Petty Cash	0.00	400.00	400.00
Accounts Receivable	(5,880.23)	11,285.59	9,114.67
Estimated Uncoll.Acct.Rec.	0.00	0.00	0.00
Prepaid Expenses	0.00	(0.02)	(0.02)
Accrued Interest Receivable	0.00	0.00	0.00
TOTAL Current Assets	122802.33	5011497.17	4482638.47
Fixed Assets			
Land & Right of Way	0.00	2,850,766.91	2,850,766.91
Buildings & Structures	0.00	15,810,600.99	13,506,937.80
Construction in Progress	0.00	1,563,371.63	2,746,293.60
Accumulated Depreciation	0.00	(12,017,518.08)	(11,204,827.08)
Improvements	0.00	2,650,654.92	2,650,654.92
Motor Vehicles	0.00	38,327.02	38,327.02
Furniture & Fixtures	0.00	44,777.67	44,777.67
Equipment	0.00	60,274.53	60,274.53
Accumulated Depreciation-E	0.00	(1,269,637.89)	(1,269,637.89)
TOTAL Fixed Assets	0	9731617.7	9423567.48
TOTAL ASSETS	122,802.33	14,743,114.87	13,906,205.95

Seminole County Port Authority
Balance Sheet
March 31, 2025

Account	Current Month	Year to Date	2024 YTD
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	3,912.74	(106,444.94)	(4,326.76)
Accrued Interest Payable	0.00	0.00	0.00
Sales Tax Payable	(244.83)	(14,729.02)	(16,785.56)
FICA Payable	(0.02)	971.62	971.73
Withholding Payable	0.00	1,221.16	1,221.16
Insurance Withheld	(0.01)	(2,423.04)	(2,810.92)
Accrued Vacation Pay	2,420.00	(2,296.05)	(2,243.83)
Medicare Payable	0.00	(119.89)	(119.89)
Accrued Sick Time	0.00	(17,350.18)	(16,883.14)
Plan 457	0.00	(1,000.00)	(1,000.00)
Employee Retirement Cont.	0.00	(794.71)	(794.84)
Security Deposits	(2,447.34)	(224,455.42)	(202,322.09)
Prepaid Rents	24,623.14	(22,376.69)	(24,103.24)
Def. Future Imp	0.00	(171,800.00)	(171,800.00)
Current Liabilities	28263.68	-561597.16	-440997.38
TOTAL Liabilities	28263.68	-561597.16	-440997.38
Capital			
Port Authority	0.00	(63,000.00)	(63,000.00)
Restricted Net Position - CIP	0.00	(170,065.00)	(170,065.00)
EDA Grant	0.00	(824,000.00)	(824,000.00)
Profit or Loss	(151,066.01)	(687,383.82)	(528,008.46)
Retained Earnings	0.00	(12,397,068.89)	(11,840,135.11)
Contributions	0.00	(40,000.00)	(40,000.00)
TOTAL Capital	-151066.01	-14181517.71	-13465208.57
TOTAL LIAB.& CAPITAL	(122,802.33)	(14,743,114.87)	(13,906,205.95)

Seminole County Port Authority
Budget Statement
For the Six Months Ending March 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
REVENUES				
Cash Carried Forward	$ 0.00	$ 0.00	($ 4,332,871.80)	($ 4,145,976.82)
Cash Carried Forward/Contr	0.00	0.00	4,332,871.80	4,145,976.82
Interest Earned	(15,659.69)	(16,035.00)	(93,824.66)	(98,667.00)
Revenue	(15,659.69)	(16,035.00)	(93,824.66)	(98,667.00)
Building Leases	(190,727.90)	(195,392.00)	(1,140,943.73)	(1,152,991.00)
Land Leases	(11,707.31)	(9,871.00)	(61,432.36)	(53,201.00)
Marina	(7,376.91)	(7,605.00)	(44,261.46)	(47,612.00)
Marina Variable	(1,849.46)	0.00	(20,818.79)	0.00
Provision for Vacancy	0.00	19,539.00	0.00	115,299.00
Rents	(211,661.58)	(193,329.00)	(1,267,456.34)	(1,138,505.00)
Water/Sewer Sales	(2,174.00)	(2,000.00)	(12,831.97)	(12,000.00)
Miscellaneous	(335.28)	(120.00)	(2,029.92)	(720.00)
Sale of Fixed Asset	0.00	0.00	0.00	0.00
Other Misc. Revenue	(2,509.28)	(2,120.00)	(14,861.89)	(12,720.00)
TOTAL REVENUES	($ 229,830.55)	($ 211,484.00)	($ 1,376,142.89)	($ 1,249,892.00)

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
EXPENSES				
Regular Salaries	$ 17,689.56	$ 19,317.09	$ 116,441.04	$ 115,902.51
FICA Taxes	1,197.66	1,197.66	7,185.96	7,185.99
Retirement Contributions	4,597.95	5,493.16	32,342.70	32,958.99
Life & Health Insurance	3,377.78	4,968.33	26,188.68	29,810.00
Medicare Taxes	280.10	280.10	1,680.60	1,680.60
Contractual Services-Other	0.00	200.00	0.00	600.00
Personal Services	27,143.05	31,456.34	183,838.98	188,138.09
Legal	3,613.75	8,000.00	20,486.50	49,000.00
Consultants	0.00	20,625.00	31,276.25	73,750.00
Commissions	0.00	0.00	0.00	0.00
Miscellaneous	0.00	200.00	270.67	1,350.00
Bank Fees	21.95	0.00	10.00	0.00
Accounting & Auditing	6,324.00	1,000.00	27,907.50	26,297.00
Merchant Services	1,327.97	1,498.00	1,451.60	1,908.00
Arthropod Control	243.50	1,007.00	1,182.66	2,382.00

Seminole County Port Authority
Budget Statement
For the Six Months Ending March 31, 2025

Cleaning	1,250.00	1,250.00	7,500.00	7,500.00
Travel Expense	0.00	250.00	1,500.00	1,500.00
Communications	538.81	605.00	3,099.11	3,630.00
Postage	465.44	103.00	630.80	620.00
Utilities: Electric	1,423.24	1,619.00	8,459.63	9,714.00
Utilities: Water/Sewer	3,103.32	2,672.00	16,124.39	16,032.00
Equipment Rental	1,219.17	0.00	1,219.17	5,000.00
Insurance & Bonds	(50.00)	500.00	53,076.50	64,744.00
Equipment Service Contracts	(1,810.00)	590.00	6,399.40	5,368.00
Equipment Repair	0.00	0.00	0.00	500.00
Maint. & Repair-property	33,017.71	20,314.00	153,306.40	160,302.00
Capital Improvements	113.33	0.00	162,162.94	2,675,000.00
Printing & Binding	0.00	400.00	137.00	800.00
Legal Advertising	0.00	120.00	860.61	670.00
Marketing	0.00	250.00	580.15	2,100.00
Public Relations	0.00	0.00	0.00	500.00
Maintenance Supplies	0.00	800.00	447.38	5,000.00
Contingency	0.00	833.34	0.00	5,000.01
Contribution to Seminole Co.	0.00	0.00	0.00	0.00
Office Supplies	225.28	200.00	1,639.86	1,200.00
Auto Expense	27.82	0.00	243.55	500.00
Gas & Lubricants	118.36	250.00	776.98	1,500.00
Janitorial Supplies	294.84	250.00	781.16	1,500.00
Dues, Subscriptions,Publics.	153.00	140.00	3,389.88	4,262.00
Bad Debts	0.00	0.00	0.00	0.00
Operating Expenses	51,621.49	63,476.34	504,920.09	3,127,629.01
Buildings	0.00	0.00	0.00	0.00
Improvements-other than bld	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00
Machinery & Equipment	0.00	0.00	0.00	0.00
Construction in Progress	0.00	0.00	0.00	0.00
Capital Outlay	0.00	0.00	0.00	0.00
	Current Month Actual	**Current Month Budget**	**Year to Date Actual**	**Year to Date Budget**
Debt Service-Interest	0.00	0.00	0.00	0.00
Amortization	0.00	0.00	0.00	0.00
Debt Service	0.00	0.00	0.00	0.00
Reserve Capital	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Prior Year Adjustment	0.00	0.00	0.00	0.00
TOTAL EXPENSES	78,764.54	94,932.68	688,759.07	3,315,767.10
Net Income	($ 151,066.01)	($ 116,551.32)	($ 687,383.82)	$ 2,065,875.10

REVENUES-LAST SIX MONTHS OF FISCAL 2024/2025

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2025	TOTAL PROJ. 2024/2025
Interest Income	15,474	14,420	12,884	11,276	9,630	9,628	**73,313**	**93,825**	**167,138**
BUILDING LEASES									
Kastner Place (East)									
1441 Kastner Place/101/Kevin B. Hays Fire Consltg.	1,485	1,485	1,485	1,485	1,485	1,485	8,910		
1441 Kastner Place/111/We're Organized, Inc. FL	3,104	3,104	3,104	3,104	3,479	3,479	19,374		
1451 Kastner Place/Don Hachenberger	6,918	6,918	6,918	6,918	8,307	8,307	44,286		
1461 Kastner Place/101-113/Florida Sealcoating, LLC	5,507	5,507	5,507	5,507	5,507	5,507	33,042		
1461 Kastner Place/117-129/Acme Industrial Surplus, Inc.	5,329	5,329	5,329	5,329	5,329	5,329	31,976		
1471 Kastner PL/101/Rust-Off, Inc.	1,309	1,309	1,309	1,309	1,309	1,309	7,854		
1471 Kastner PL/105/Ricardo Zayas	1,211	1,211	1,211	1,211	1,211	1,211	7,266		
1471 Kastner PL/109/RHW Environmental, LLC	1,191	1,191	1,191	1,361	1,361	1,361	7,657		
1471 Kastner PL/113-117/TCI Contracting	1,915	1,915	1,915	2,287	2,287	2,287	12,609		
1471 Kastner PL/121/Freeport Fountains, LLC	1,052	1,052	1,052	1,052	1,052	1,052	6,312		
1471 Kastner PL/125/I.R.R. Auto Sales, LLC	1,168	1,168	1,168	1,168	1,168	1,168	7,009		
1481 Kastner PL/101/Seminole Fleet, LLC	1,953	1,953	1,953	1,953	1,953	1,953	11,717		
1481 Kastner PL/113/Seminole Fleet, LLC	4,450	4,450	4,450	4,450	4,450	4,450	26,700		
1511 Kastner PL/Real Estate Support Systems, Inc.	2,778	3,123	3,123	3,123	3,600	3,600	19,347		
1515 Kastner PL/Environmental Energy Services, Inc.	4,925	4,925	4,925	4,925	4,925	4,925	29,550		
Kastner Place (West)									
1450 Kastner PL./100/Boutinot USA	1,301	1,301	1,301	1,301	1,301	1,301	7,806		
1450 Kastner PL./104/Rampart Gun Works, Inc.	1,311	1,311	1,311	1,311	1,311	1,311	7,868		
1450 Kastner PL./108/ Rampart Gun Works, Inc.	1,035	1,035	1,035	1,188	1,188	1,188	6,670		
1450 Kastner PL./112 & 116/ Hydrotech Solutions/Riken C	1,795	1,795	1,795	2,084	2,084	2,084	11,637		
1450 Kastner PL./120/Freeport Fountain, LLC	804	804	972	972	972	972	5,496		
1450 Kastner PL./124-128/Miller Lights, Inc.	3,200	3,200	3,200	3,296	3,296	3,296	19,488		
1470 Kastner PL./100/ Gravidyne	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
1470 Kastner PL./104/Trident Weaponry, LLC	1,186	1,186	1,340	1,340	1,340	1,340	7,732		
1470 Kastner PL./108/Radios OEM, Inc.	1,219	1,219	1,219	1,219	1,219	1,219	7,313		
1470 Kastner PL./112-116/Kevin B. Hays Fire Consulting, L	2,085	2,085	2,383	2,383	2,383	2,383	13,701		
1470 Kastner PL./Ste.120/Shirley Motor Sports	1,143	1,143	1,143	1,143	1,143	1,143	6,858		
1470 Kastner PL./124-132/Kevin B. Hays Fire Consulting, L	2,658	2,658	2,658	2,658	2,658	3,116	16,406		
1490 Kastner PL./1000/Sanford Boat Storage	11,000	11,000	11,000	11,000	11,000	11,000	66,000		
1490 Kastner PL./1050/Dynamic Aspects, Inc.	6,078	6,078	6,078	6,078	6,078	6,078	36,465		

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2025	TOTAL PROJ. 2024/2025
1510 Kastner Place (West)									
1510 Kastner PL./1/SCOPA Admin. Office	0	0	0	0	0	0	0		
1510 Kastner PL./ 3/Freeport Fountains, LLC	1,786	1,786	1,786	1,786	1,786	1,786	10,719		
Dolgner Place (South)									
1401-1409/Polished Concrete Floors	2,846	2,846	2,846	3,260	3,260	3,260	18,318		
1413/ Central Florida Windows & Doors, LLC	1,108	1,167	1,167	1,167	1,167	1,167	6,942		
1417/ProlinQ, Inc.	1,034	1,034	1,034	1,034	1,034	1,149	6,317		
1421-1425/Automotive Lift Experts, LLC	1,919	1,919	1,919	0	3,250	3,250	12,257		
1429/Relentless Media, LLC	1,079	1,079	1,079	1,079	1,079	1,079	6,476		
1430/ TBD	0	0	5,833	5,833	5,833	5,833	23,332		
1440/ TBD	0	0	8,750	8,750	8,750	8,750	35,000		
1433-1453/Seminole State College	3,616	3,616	3,616	3,616	3,616	3,616	21,697		
1500/ Under development	0	0	0	0	0	0	0		
1501 & 1505/Dayspring Development (fka CFLSS)	1,779	1,779	1,779	1,824	1,824	1,824	10,808		
1509/ Matthew Bauer	1,137	1,348	1,348	1,348	1,348	1,348	7,878		
1513/Grace Missions, Inc.	1,091	1,091	1,091	1,091	1,091	1,091	6,546		
1517/Driftwood Arts	1,220	1,220	1,220	1,220	1,220	1,220	7,318		
1521/Transmission Specialties, Inc.	1,210	1,210	1,400	1,400	1,400	1,400	8,020		
1525 & 1529/B & N Fabricating	2,534	2,534	2,534	2,534	2,873	2,873	15,881		
1535/B & N Fabricating	1,035	1,035	1,035	1,035	1,035	1,035	6,209		
1539/Filtration Direct, Inc.	1,208	1,208	1,208	1,396	1,396	1,396	7,813		
1543 & 1547/Fiberglass Plus S & R Corp.	2,007	2,397	2,397	2,397	2,397	2,397	13,990		
1551 & 1555/Ultimate Woodworks	2,053	2,053	2,430	2,430	2,430	2,430	13,825		
1559/Lentec Machining, Inc.	1,148	1,148	1,148	1,148	1,148	1,148	6,888		
1563/Lentec Machining, Inc.	1,137	1,137	1,137	1,137	1,137	1,137	6,820		
4421 Schilke Way									
Suites 100-104/Summit Exhibits, LLC	3,500	3,500	3,500	3,500	3,605	3,605	21,210		
Suite 108/R. C. Cabinets, Inc.	1,423	1,423	1,423	1,423	1,423	1,423	8,538		
Suite 112/Orlando Pump & Equipment Co.	1,206	1,206	1,206	1,206	1,206	1,206	7,236		
Suites 116-120/Artik Enterprises, Inc.	1,817	1,817	1,817	2,246	2,246	2,246	12,189		
Suites 124-128/Artik Enterprises, Inc.	2,130	2,130	2,130	2,130	2,130	2,130	12,780		
1601 Dolgner PL, 1520 Kastner PL/Millennium Coaches	23,153	23,153	23,153	23,153	23,153	23,153	138,915		

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2025	TOTAL PROJ. 2024/2025
Fitzpatrick Point									
1690 Fitzpatrick Point/Marinas, LLC	$ 6,740	$ 6,740	$ 6,740	$ 6,740	$ 6,740	$ 6,740	40,437		
Dolgner Place (North)									
1900/J.L. Pandolfi Painting, Inc.	1,178	1,178	1,178	1,178	1,178	1,178	7,071		
1904/Dragon Recovery	1,052	1,052	1,052	1,052	1,052	1,052	6,313		
1910/Brand O' Guitar Company	1,683	1,683	1,683	1,977	1,977	1,977	10,980		
1920/Brand O' Guitar Company	2,195	2,195	2,195	2,195	2,195	2,195	13,170		
1924/New Price, Inc.	1,466	1,466	1,466	1,466	1,466	1,502	8,832		
1928, 1932 & 1954/ New Price, Inc.	2,845	2,845	2,845	2,845	2,845	3,327	17,550		
1936/MGC Roofing of Florida, LLC	1,175	1,175	1,175	1,175	1,175	1,175	7,050		
1940/MGC Roofing of Florida, LLC	1,098	1,098	1,098	1,098	1,098	1,098	6,591		
1950/MGC Roofing of Florida, LLC	1,015	1,015	1,015	1,015	1,015	1,015	6,090		
1958/Land Technologies, Inc.	1,500	1,500	1,500	1,545	1,545	1,545	9,135		
1962/Bennett & Sons AC	1,256	1,256	1,256	1,256	1,256	1,256	7,538		
1966/Bennett & Sons AC	1,099	1,099	1,099	1,099	1,099	1,099	6,593		
1970/Legendary Lawn Care Maint., LLC	0	0	3,000	3,000	3,000	3,000	12,000		
1980 Dolgner PL./1000/Disaster Restoration Services, LLC	2,251	2,251	2,251	2,251	2,540	2,540	14,082		
1980 Dolgner PL./1008/Miller Lights, Inc.	3,000	3,000	3,000	3,000	3,000	3,000	18,000		
1980 Dolgner PL./1016/Air One of Central Florida, LLC	1,175	1,301	1,301	1,301	1,301	1,301	7,681		
1980 Dolgner PL./1020/ Florida Sealcoating	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
1980 Dolgner PL./1024 & 1028/Genstar Service, LLC	2,445	2,445	2,445	2,445	2,635	2,635	15,050		
1980 Dolgner PL./1032/Aqua Cops Water Systems, Inc	1,176	1,176	1,301	1,301	1,301	1,301	7,556		
1980 Dolgner PL./1036/Miller Lights, Inc.	1,500	1,500	1,500	1,500	1,500	1,545	9,045		
1980 Dolgner PL./1040/Platinum Party Rentals	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
1980 Dolgner PL./1044/ Smart Foods Truck 4, LLC	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
1980 Dolgner PL./1048/Southern Aquatic Mgmt., Inc.	1,206	1,206	1,206	1,206	1,206	1,206	7,236		
1980 Dolgner PL./1052,1060,1068/TCI Contracting, LLC	5,202	5,202	5,202	5,846	5,846	5,846	33,144		
SUBTOTALS	**171,697**	**192,674**	**211,568**	**212,789**	**219,203**	**220,339**	**1,228,270**	**1,140,944**	**2,369,213**

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2025	TOTAL PROJ. 2024/2025
LAND LEASES									
4417 Schilke Way/Artik Enterprises, LLC	649	649	649	649	649	649	3,894		
4419 Schilke Way/Land Technologies, Inc.	1,400	1,400	1,400	1,442	1,442	1,442	8,526		
4350 Carraway Place/vacant	0	0	0	0	0	0	0		
1600 Dolgner PL/Thomas Vesce	1,191	1,191	1,191	1,191	1,191	1,191	7,146		
4501 Schilke Way/Leonard Smith II	4,628	4,628	4,628	4,628	4,628	4,628	27,767		
1511 Kastner Place/FL Sealcoating, LLC	1,073	1,073	1,155	1,155	1,155	1,155	6,766		
1681 Fitzpatrick Pt./Marina, LLC	2,764	2,764	2,764	2,764	2,764	2,764	16,584		
1688 Fitzpatrick Pt./SCOPA Storage	0	0	0	0	0	0	0		
SUBTOTALS	**13,277**	**11,705**	**11,787**	**11,829**	**11,829**	**11,829**	**72,255**	**61,432**	**133,687**
OTHER									
4360,4370,4380 Carraway PL/Marinas, LLC (master)	4,509	4,509	4,824	4,824	4,824	4,824	28,314	44,261	
Marinas, LLC (based on their adjusted gross revenue)	3,155	2,330	2,180	2,267	3,780	3,617	17,329	20,819	
SUBTOTALS	**7,664**	**6,839**	**7,004**	**7,091**	**8,604**	**8,441**	**45,643**	**65,080**	**110,724**
OTHER									
Water Sales	2,343	2,140	2,140	2,140	2,140	2,140	13,043	12,832	25,875
Miscellaneous	426	338	338	338	338	338	2,116	2,030	4,146
Provision for Vacancy (10% of Building Leases)		(17,283)	(17,286)	(17,298)	(17,320)	(17,336)	(86,523)	0	(86,523)
OPERATIOPNAL REVENUE TOTAL	**206,372**	**206,324**	**223,611**	**223,341**	**229,600**	**230,555**	**1,319,803**	**1,376,143**	**2,724,260**

EXPENDITURES-LAST SIX MONTHS OF FISCAL 2024/2025

LINE ITEM	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL AS OF 3/31/2025	TOTAL PROJ. 2024/2025	BUDGETED AMOUNT	VARIANCE
Salaries*	$ 19,317	$ 18,387	$ 18,387	$ 18,387	$ 18,387	$ 18,387	$ 111,252	$ 116,441	**$ 227,693**	$ 231,805	$ 4,112
FICA	$ 1,198	$ 1,198	$ 1,198	$ 1,198	$ 1,198	$ 1,198	$ 7,188	$ 7,186	**$ 14,374**	$ 14,372	$ (2)
Medicare	$ 280	$ 280	$ 280	$ 280	$ 280	$ 280	$ 1,680	$ 1,681	**$ 3,361**	$ 3,361	$ -
Retirement Contributions**	$ 4,598	$ 4,598	$ 4,598	$ 4,598	$ 4,598	$ 4,598	$ 27,588	$ 32,343	**$ 59,931**	$ 65,918	$ 5,987
Life & Health Insurance	$ 3,378	$ 3,378	$ 3,378	$ 3,378	$ 3,378	$ 3,378	$ 20,268	$ 26,189	**$ 46,457**	$ 59,620	$ 13,163
Contractual Services-Other	$ -	$ 100	$ 100	$ 100	$ -	$ 100	$ 400	$ -	**$ 400**	$ 1,000	$ 600
Legal	$ 3,245	$ 8,000	$ 8,000	$ 9,000	$ 8,000	$ 8,000	$ 44,245	$ 20,487	**$ 64,732**	$ 98,000	$ 33,269
Consultants	$ 160	$ 10,625	$ 10,625	$ 10,625	$ 10,625	$ 10,625	$ 53,285	$ 31,276	**$ 84,561**	$ 137,500	$ 52,939
Commissions	$ -	$ 7,020	$ 7,020	$ -	$ -	$ -	$ 14,040	$ -	**$ 14,040**	$ 14,040	$ -
Miscellaneous	$ -	$ 200	$ 200	$ 200	$ 200	$ 200	$ 1,000	$ 271	**$ 1,271**	$ 2,500	$ 1,229
Accounting/Auditing	$ -	$ -	$ -	$ 580	$ -	$ 800	$ 1,380	$ 27,908	**$ 29,288**	$ 29,297	$ 9
Merchant Services	$ 56	$ 82	$ 82	$ 82	$ 82	$ 82	$ 466	$ 1,461	**$ 1,927**	$ 2,400	$ 473
Arthropod Control	$ 320	$ 500	$ 250	$ 475	$ 575	$ 600	$ 2,720	$ 1,183	**$ 3,903**	$ 4,032	$ 129
Cleaning	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 7,500	$ 7,500	**$ 15,000**	$ 15,000	$ -
Travel Expense	$ -	$ 250	$ 500	$ 250	$ 250	$ 250	$ 1,500	$ 1,500	**$ 3,000**	$ 3,000	$ -
Communications	$ 549	$ 610	$ 610	$ 610	$ 610	$ 610	$ 3,599	$ 3,099	**$ 6,698**	$ 7,260	$ 562
Postage	$ 75	$ 103	$ 103	$ 104	$ 103	$ 103	$ 591	$ 631	**$ 1,222**	$ 1,240	$ 18
Utilities: Electric***	$ 1,385	$ 1,619	$ 1,619	$ 1,619	$ 1,619	$ 1,619	$ 9,480	$ 8,460	**$ 17,939**	$ 19,428	$ 1,489
Utilities: Water/Sewer***	$ 2,545	$ 2,630	$ 2,630	$ 2,630	$ 2,630	$ 2,630	$ 15,695	$ 16,124	**$ 31,820**	$ 32,064	$ 244
Equipment Rental	$ 650	$ 2,500	$ 2,000	$ 2,500	$ 1,000	$ -	$ 8,650	$ 1,219	**$ 9,869**	$ 10,000	$ 131
Insurance & Bonds	$ 26,317	$ -	$ -	$ 26,600	$ -	$ 500	$ 53,417	$ 53,077	**$ 106,494**	$ 128,988	$ 22,495
Equipment Service Contracts	$ 690	$ 798	$ 590	$ 429	$ 590	$ 690	$ 3,787	$ 6,399	**$ 10,186**	$ 9,514	$ (672)
Equipment Repair	$ -	$ 250	$ -	$ 500	$ 250	$ -	$ 1,000	$ -	**$ 1,000**	$ 1,000	$ -
Maint. & Repair-property	$ 12,229	$ 41,312	$ 30,000	$ 23,000	$ 41,900	$ 20,312	$ 168,753	$ 153,306	**$ 322,059**	$ 322,130	$ 71
Capital Improvements	$ -	$ 350,000	$ 350,000	$ 350,000	$ 350,000	$ 350,000	$ 1,750,000	$ 162,163	**$ 1,912,163**	$ 2,675,000	$ 762,837
Printing & Binding	$ -	$ -	$ 400	$ 200	$ 200	$ -	$ 800	$ 137	**$ 937**	$ 1,000	$ 63
Legal Advertising	$ -	$ 172	$ 200	$ 120	$ 130	$ -	$ 622	$ 861	**$ 1,483**	$ 1,500	$ 17
Marketing	$ 500	$ 600	$ 600	$ 800	$ 600	$ 600	$ 3,700	$ 580	**$ 4,280**	$ 4,600	$ 320
Public Relations	$ -	$ 250	$ 250	$ 250	$ -	$ 250	$ 1,000	$ -	**$ 1,000**	$ 1,000	$ -
Maintenance Supplies	$ -	$ 1,000	$ 2,000	$ 1,000	$ 2,000	$ 1,000	$ 7,000	$ 447	**$ 7,447**	$ 10,000	$ 2,553
Contingency/Claims	$ -	$ 833	$ 833	$ 833	$ 833	$ 833	$ 4,167	$ -	**$ 4,167**	$ 10,000	$ 5,833
Office Supplies	$ 114	$ 200	$ 200	$ 200	$ 200	$ 200	$ 1,114	$ 1,640	**$ 2,754**	$ 2,400	$ (354)
Auto Expense	$ 28		$ 200	$ 250		$ 250	$ 728	$ 244	**$ 971**	$ 1,000	$ 29
Gas & Lubricants	$ 117	$ 300	$ 300	$ 300	$ 300	$ 300	$ 1,617	$ 777	**$ 2,394**	$ 3,000	$ 606
Janitorial Supplies	$ 44	$ 250	$ 250	$ 250	$ 250	$ 250	$ 1,294	$ 781	**$ 2,075**	$ 3,000	$ 925
Dues & Subscriptions	$ 200	$ 2,650	$ 2,000	$ 650	$ 2,417	$ 1,000	$ 8,917	$ 3,390	**$ 12,307**	$ 12,396	$ 89
TOTALS	**$ 79,244**	**$ 461,945**	**$ 450,653**	**$ 463,248**	**$ 454,455**	**$ 430,895**	**$ 2,340,442**	**$ 688,760**	**$ 3,029,202**	**$ 3,938,365**	**$ 909,163**

* Includes accrued vacation/sick leave

**State approved rate increase July 2025

***Utilizing last yr's costs for May-Sept

CASH FLOW ANALYSIS

Last six months of Fiscal Year 2024/2025

The Port Authority begins each budget session with an examination of the current budget year taking into consideration both the operational and non-operational elements. The following analysis outlines the projected month-to-month total cash flow for the last six months of fiscal year 2024/2025.

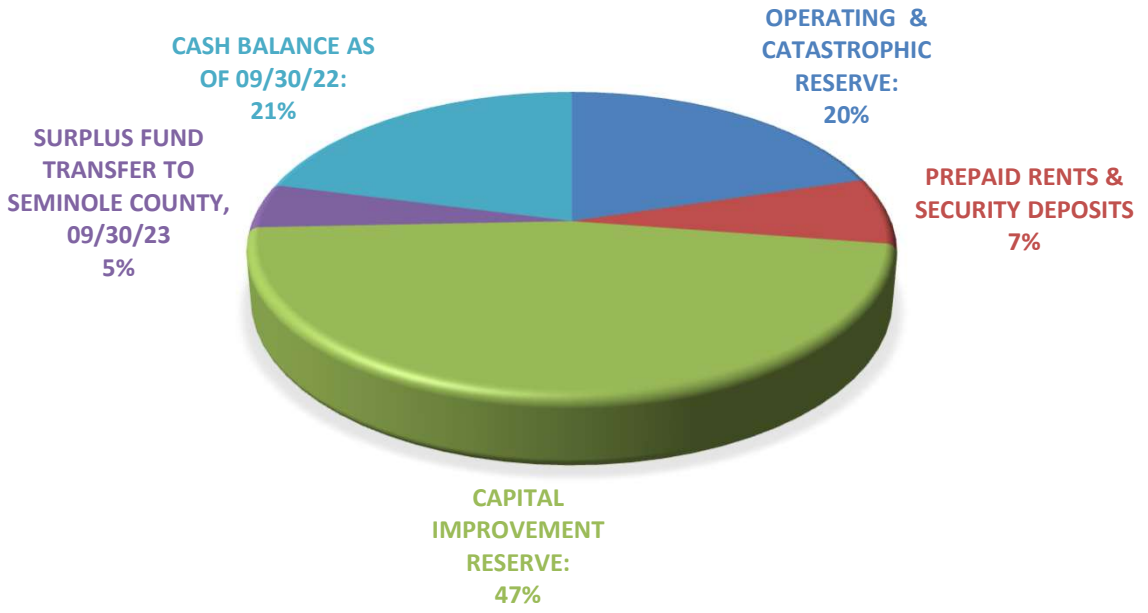
CASH BALANCE - MARCH 31, 2025	**$**	**5,000,212**
Projected April Operational Revenue	$	206,372
Projected April Operational Expenses	$	(79,244)
Projected April Capital Improvements	$	-
CASH BALANCE - APRIL 30, 2025	**$**	**5,127,339**
Projected May Operational Revenue	$	206,324
Projected May Operational Expenses	$	(111,945)
Projected May Capital Improvements	$	(350,000)
CASH BALANCE - MAY 31, 2025	**$**	**4,871,718**
Projected June Operational Revenue	$	223,611
Projected June Operational Expenses	$	(100,653)
Projected June Capital Improvements	$	(350,000)
CASH BALANCE - JUNE 30, 2025	**$**	**4,644,675**
Projected July Operational Revenue	$	223,341
Projected July Operational Expenses	$	(113,248)
Projected July Capital Improvements	$	(350,000)
CASH BALANCE - JULY 31, 2025	**$**	**4,404,768**
Projected August Operational Revenue	$	229,600
Projected August Operational Expenses	$	(104,455)
Projected August Capital Improvements	$	(350,000)
CASH BALANCE - AUGUST 31, 2025	**$**	**4,179,913**
Projected September Operational Revenue	$	230,555
Projected September Operational Expenses	$	(80,895)
Projected September Capital Improvements	$	(350,000)
Transfer to Seminole County General Fund	$	(150,000)
PROJECTED TOTAL CASH BALANCE - SEPTEMBER 30, 2025:	**$**	**3,829,572** *

** Projected total cash balance includes $ 762,837 in contracted, but not yet distributed CIP funds.*

PROJECTED FISCAL YEAR END CASH BALANCE

September 30, 2025

TOTAL CASH & AVAILABLE FUNDS ON HAND, 03/31/25:	$	5,000,212
RESTRICTED FUNDS:		
PREPAID RENTS/SECURITY DEPOSITS,3/31/25:	$	(246,832)
COMMITTED FUNDS:		
CONSTRUCTION IN PROGRESS (1500/1530 Dolgner):	$	(762,837)
OPERATING (3mo.) & CATASTROPHIC RESERVE :	$	(649,577)
CAPITAL IMPROVEMENT RESERVE:	$	(1,500,000)
ANTICIPATED OPERATION REVENUES, 04/01/25-09/30/25:	$	1,319,803
ANTICIPATED OPERATIONAL EXPENDITURES, 04/01/25-09/30/25:	$	(2,340,442)
NON-COMMITTED CASH & AVAILABLE FUNDS - 09/30/25:	**$**	**820,326**
BUDGETED TRANSFER TO SEMINOLE COUNTY - 09/30/25:	$	(150,000)
PROJECTED BALANCE - 09/30/25:	**$**	**670,326**



BUDGETED REVENUES
FISCAL YEAR 2025/2026

NOTES OF EXPLANATION

1. Cash Carried Forward
   As calculated on "Projected Balance Sheet" $ 3,829,572.27

2. Interest Income
   Estimated based on investment analysis. $ 118,374.47

BUILDING LEASES

			Sq.Ft./Yr.	
3.	1441 Kastner Place/101/Kevin B. Hays Fire Consulting			
	One year Lease. Current monthly rate @	$ 1,485.42		
	Renewing in Dec. With a monthly rate @	$ 1,695.83		
	2,500 s.f. warehouse @ a s.f./yr. rate of		$7.97	$ 19,929.14
4.	1441 Kastner Place/111/We're Organized, Inc. FL			
	One year Lease. Current monthly rate @	$ 3,479.00		
	Renewing Aug. with a monthly rate @	$ 3,854.00		
	4,685 s.f. warehouse, 315 s.f. office @ a s.f./yr. rate of		$9.07	$ 42,498.00
5.	1451 Kastner Place/101-109 & 113-125/Don Hachenberger			
	One year Lease. Current monthly rate @	$ 8,307.00		
	Renewing in Aug. with a monthly rate @	$ 9,695.00		
	Ste. 101-109: 5,040 s.f. warehouse, 960 s.f. office/showroom,			
	Ste. 113-125: 8,000 s.f.. warehouse @ a s.f./yr. rate of		$7.32	$ 102,460.00
6.	1461 Kastner Place/101-113/Florida Sealcoating, LLC			
	One year Lease. Current monthly rate @	$ 5,506.00		
	Renewing in Aug. with a monthly rate @	$ 6,002.00		
	8,000 s.f. warehouse, plus lot @ a s.f./yr. rate of		$8.38	$ 67,064.00
7.	1461 Kastner Place/117-129/Acme Industrial Surplus, LLC			
	One year Lease. Current monthly rate @	$ 5,329.26		
	Renewing in Mar. with a monthly rate @	$ 6,140.00		
	8,000 s.f. warehouse, plus lot @ a s.f./yr. rate of		$8.70	$ 69,626.30
8.	1471 Kastner Place/101/Rust-Off, Inc.			
	One year Lease. Current monthly rate @	$ 1,309.03		
	Renewing in Jan. with a monthly rate @	$ 1,502.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of		$8.72	$ 17,445.08
9.	1471 Kastner Place/105/Ricardo Zayas			
	One year Lease. Current monthly rate @	$ 1,210.99		
	Renewing in Dec. with a monthly rate @	$ 1,375.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of		$8.09	$ 16,171.99

10. 1471 Kastner Place/109/RHW Environmental, LLC

One year Lease. Current monthly rate @	$ 1,191.15		
Renewing in Jul. with a monthly rate @	$ 1,361.27		
1,856 s.f. warehouse, 144 s.f. office @ a s.f./yr. rate of		$7.40	$ 14,804.12

11. 1471 Kastner Place/113-117/TCI Contracting, LLC

One year Lease. Current monthly rate @	$ 2,287.46		
Renewing in Jul. with a monthly rate @	$ 2,659.00		
3,712 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		$7.14	$ 28,564.14

12. 1471 Kastner Place/121/Freeport Fountains, LLC

One year Lease.			
Renewing in Oct. with a monthly rate @	$ 1,215.00		
2,000 s.f. warehouse @ a s.f./yr. rate of		$7.29	$ 14,580.00

13. 1471 Kastner Place/125/I.R.R. Auto Sales, LLC

One year Lease. Current monthly rate @	$ 1,168.18		
Renewing in Dec. with a monthly rate @	$ 1,343.00		
2,000 s.f. warehouse, plus lot @ a s.f./yr. rate of		$7.88	$ 15,766.36

14. 1481 Kastner Place/101/Seminole Fleet, LLC

One year Lease. Current monthly rate @	$ 1,952.75		
Renewing in Nov. with a monthly rate @	$ 2,031.25		
1,400 s.f. warehouse w/ 1,100 s.f. office @ a s.f./yr. rate of		$9.72	$ 24,296.50

15. 1481 Kastner Place/113/Seminole Fleet, LLC

One year Lease. Current monthly rate @	$ 4,450.00		
Renewing in Apr. with a monthly rate @	$ 5,081.00		
7,500 s.f. warehouse @ a s.f./yr. rate of		$7.62	$ 57,186.00

16. 1511 Kastner Place/Real Estate Support Systems, Inc.

A 3 year Lease renewing May 2024 @	$ 3,600.00		
Renewing in Aug. with a monthly rate @	$ 4,076.00		
4,000 s.f. offices @ a s.f./yr. rate of		$11.04	$ 44,152.00

17. 1515 Kastner Place/Environmental Energy Services, Inc.

5 year Lease renewing Oct. 2024 @	$ 4,925.00		
5% rate increase scheduled on Mar. 2027.			
6,600 s.f. warehouse, 1,720 s.f. office @ a s.f./yr. rate of		$7.10	$ 59,100.00

1450 Kastner Place- Phase I

18. Suite 100/Boutinot USA, Inc.

One year Lease. Current monthly rate @	$ 1,301.00		
Renewing in Mar. with a monthly rate @	$ 1,430.00		
1,050 s.f. offices w/ 450 s.f. warehouse @ a s.f./yr. rate of		$11.01	$ 16,515.00

19. Suite 104/Rampart Gun Works, Inc.

One year Lease. Current monthly rate @	$ 1,311.41		
Renewing in Apr. with a monthly rate @	$ 1,481.00		
1,356 s.f. warehouse w/ 144 s.f. office @ a s.f./yr. rate of		$11.17	$ 16,754.47

20. Suite 108/ Rampart Gun Works, Inc.

One year Lease. Current monthly rate @	$ 1,188.17		
Renewing in Jul. with a monthly rate @	$ 1,341.00		
1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		$9.81	$ 14,716.50

21. Suites 112 & 116/ HydroTech Solutions, LLC & Riken Construction & Design, LLC

One year Lease. Current monthly rate @	$ 2,084.38		
Renewing in Jul. with a monthly rate @	$ 2,374.00		
3,000 s.f. warehouse@ a s.f./yr. rate of		$8.63	$ 25,881.42

22. Suite 120/Freeport Fountains, LLC

One year Lease. Current monthly rate @	$ 971.92		
Renewing in Jun. with a monthly rate @	$ 1,140.00		
1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		$8.22	$ 12,335.36

23. Suites 124-128/Miller Lights, Inc.

New one year Lease anticipated @	$ 3,296.00		
Renewing in Jul. with a monthly rate @	$ 3,395.00		
2,328 s.f. warehouse, 672 s.f. office @ a s.f./yr. rate of		$13.28	$ 39,849.00

1470 Kastner Place-Phase II

24. Suite 100/ Gravidyne, LLC

One year Lease renewing Oct. @ monthly rate	$ 1,545.00		
1,500 s.f. office/warehouse @ a s.f./yr. rate of		$12.36	$ 18,540.00

25. Suite 104/Trident Weaponry, LLC

One year Lease. Current monthly rate @	$ 1,340.00		
Renewing in May with a monthly rate @	$ 1,493.00		
1,500 s.f. office/warehouse @ a s.f./yr. rate of		$11.23	$ 16,845.00

26. Suite 108/Radios OEM, Inc.

Renewing in Oct. with a monthly rate @	$ 1,352.67		
1,500 s.f. offices/warehouse @ a s.f./yr. rate of		$10.82	$ 16,232.04

27. Suites 112-116/Kevin B. Hays Fire Consulting, LLC

One year Lease. Current monthly rate @	$ 2,382.82		
Renewing in Jul. with a monthly rate @	$ 2,680.00		
2,907 s.f. warehouse @ a s.f./yr. rate of		$9.83	$ 29,485.35

28. Suite 120/Kurt D. Shirley d/b/a Shirley Motor Sports

One year Lease. Current monthly rate @	$ 1,142.97		
Renewing in Nov.. with a monthly rate @	$ 1,315.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$10.41	$ 15,607.97

29. Suites 124-132/Kevin B. Hays Fire Consulting, LLC

One year Lease. Current monthly rate @	$ 3,116.25		
Renewing in Sep. with a monthly rate @	$ 3,570.00		
4,020 s.f. warehouse, 480 s.f. office @ a s.f./yr. rate of		$8.41	$ 37,848.75

30. 1490 Kastner Place/Suite 1000/Sanford Boat Storage, Inc.

One year Lease. Current monthly rate @	$ 11,000.00		
Renewing in Nov. with a monthly rate @	$ 12,978.00		
32,650 s.f. warehouse @ a s.f./yr. rate of		$4.71	$ 153,758.00

31. 1490 Kastner Place/Suite 1050/Dynamic Aspects, Inc..

Three year Lease renewing Mar. 2026.			
Current monthly rate @	$ 6,077.53		
Rate increase scheduled Mar. 2025 to	$ 6,677.08		
2,500 s.f. offices,10,000 s.f. warehouse @ a s.f./yr. rate of		$6.17	$ 77,127.21

32. 1510 Kastner Place, Suite 3/Freeport Fountains, LLC

One year Lease. Current monthly rate @	$ 1,786.00		
Renewing in Apr. with a monthly rate @	$ 1,840.00		
1,375 s.f. office @ a s.f./yr. rate of		$4.83	$ 21,756.00

33. ***Dolgner Place-Phase III***
1401-1409/ Polished Concrete Floors, LLC

One year Lease. Current monthly rate @	$ 3,260.26		
Renewing in Jul. with a monthly rate @	$ 3,674.00		
3,924 s.f. warehouse, 576 s.f. office @ a s.f./yr. rate of		$8.97	$ 40,364.30

34. 1413/Central Florida Windows & Doors, LLC

One year Lease. Current monthly rate @	$ 1,166.44		
Renewing in May. with a monthly rate @	$ 1,225.00		
1,084 s.f. warehouse, 312 s.f. office {1,396 total s.f.} @ a s.f./yr		$10.24	$ 14,290.11

35. 1417/ProlinQ, Inc.

One year Lease. Current monthly rate @	$ 1,148.58		
Renewing in Sep. with a monthly rate @	$ 1,264.00		
1,204 s.f. warehouse, 192 s.f. off {1,396 total s.f.} @ a s.f./yr. ra		$9.96	$ 13,898.42

36. 1421-1425/ new lease anticipated Aug. 2025

One year Lease. Current monthly rate @	$ 3,250.00		
Renewing in Aug. with a monthly rate @	$ 3,347.00		
3,000 s.f. warehouse @ a s.f./yr. rate of		$13.06	$ 39,194.00

37. 1429/Relentless Media, LLC

One year Lease. Current monthly rate @	$ 1,079.36		
Renewing in Dec. with a monthly rate @	$ 1,221.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$9.58	$ 14,368.73

38. 1433-1453/Seminole State College

Five year Lease exp. Sep. 30, 2027.			
Current monthly rate @	$ 3,616.20		
10,500 s.f. offices @ a s.f./yr. rate of		$4.13	$ 43,394.40

39. 1501 & 1505/Dayspring Developments, LLC

Five year Lease exp. Jul. 31, 2028.			
Current monthly rate @	$ 1,823.52		
2.5% annual increase Aug. to	$ 1,869.00		
3,850 s.f. warehouse, 150 s.f. office @ a s.f./yr. rate of		$5.49	$ 21,973.20

40. 1509/Matthew Bauer

One year Lease. Current monthly rate @	$ 1,136.67		
Renewing in Jan. with a monthly rate @	$ 1,348.00		
1,500 s.f. warehouse, 500 s.f. office @ a s.f./yr. rate of		$7.77	$ 15,542.01

41. 1513/ Grace Missions, Inc.

18mo. Lease exp. Oct. 2026, monthly rate @	$ 1,091.00		
2,000 s.f. warehouse @ a s.f./yr. rate of		$6.55	$ 13,092.00

42. 1517/Driftwood Arts & Designs, LLC

One year Lease.			
Renewing in Oct. with a monthly rate @	$ 1,406.00		
2,000 s.f. warehouse @ a s.f./yr. rate of		$8.44	$ 16,872.00

43. 1521/Transmission Specialties, Inc.

One year Lease. Current monthly rate @	$ 1,400.00		
Renewing in Jun. with a monthly rate @	$ 1,590.00		
2,000 s.f. warehouse @ a s.f./yr. rate of		$8.78	$ 17,560.00

44. 1525 & 1529/B & N Fabricating, Inc.

One year Lease. Current monthly rate @	$ 2,873.00		
Renewing in Aug. with a monthly rate @	$ 3,210.00		
3,576 s.f. warehouse, 424 s.f. office @ a s.f./yr. rate of		$8.79	$ 35,150.00

45. 1535/B & N Fabricating, Inc.

One year Lease.			
Renewing in Oct. with a monthly rate @	$ 1,218.00		
2,000 s.f. warehouse @ a s.f./yr. rate of		$7.31	$ 14,616.00

46.	1539/Filtration Direct, Inc.			
	One year Lease. Current monthly rate @	$ 1,208.49		
	Renewing in Jul. with a monthly rate @	$ 1,395.97		
	(2,000 s.f. warehouse @ a s.f./yr. rate of		$7.53	$ 15,064.35
47.	1543 & 1547/Fiberglass Plus Supplies and Restoration Corp.			
	One year Lease. Current monthly rate @	$ 2,396.67		
	Renewing in May with a monthly rate @	$ 2,783.00		
	4,000 s.f. warehouse @ a s.f./yr. rate of		$7.67	$ 30,691.69
48.	1551 & 1555/Ultimate Woodworks			
	One year Lease. Current monthly rate @	$ 2,429.54		
	Renewing in Jun. with a monthly rate @	$ 2,806.67		
	4,000 s.f. warehouse @ a s.f./yr. rate of		$7.67	$ 30,663.00
49.	1559/Lentec Machining, Inc.			
	One year Lease. Current monthly rate @	$ 1,148.00		
	Renewing in Feb. with a monthly rate @	$ 1,360.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of		$7.74	$ 15,472.00
50.	1563/Lentec Machining, Inc.			
	One year Lease. Current monthly rate @	$ 1,136.70		
	Renewing in Feb. with a monthly rate @	$ 1,348.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of		$7.67	$ 15,330.82
51.	1430/ new lease anticipated June 2025			
	New lease June 2025 @ monthly rate of	$ 5,833.00		
	Rate increase Jun. 2026 to	$ 6,008.00		
	4,000 s.f. warehouse, 1,000 s.f. office @ a s.f./yr. rate of		$14.14	$ 70,696.00
52.	1440/New Lease anticipated June 2025			
	New lease June 2025 @ monthly rate of	$ 8,750.00		
	Rate increase Jun. 2026 to	$ 9,012.00		
	7,500 s.f. warehouse @ a s.f./yr. rate of		$14.14	$ 106,048.00
53.	1500 Dolgner Place			
	6,000 s.f. building under construction.			
	Anticipated Lease Jan. 2026 @ a s.f./yr. rate of	$ 8,000.00	$12.00	$ 72,000.00
54.	1530/			
	6,000 s.f. building under construction.			
	Anticipated Lease Jan. 2026 @ a s.f./yr. rate of	$ 8,000.00	$12.00	$ 72,000.00
55.	1560/			
	Site under redevelopment			$ -

56. ***4421 Schilke Way***

Suites 100-104/Summit Exhibits, LLC

One year Lease. Current monthly rate @	$ 3,605.00		
Renewing in Aug. with a monthly rate @	$ 3,713.00		
4,000 s.f. warehouse @ a s.f./yr. rate of		$10.87	$ 43,476.00

57. Suite 108/R. C. Cabinets, Inc.

One year Lease. Current monthly rate @	$ 1,422.99		
Renewing in Apr. with a monthly rate @	$ 1,593.00		
1,928 s.f. warehouse, 72 s.f. office @ a s.f./yr. rate of		$9.05	$ 18,095.93

58. Suite 112/Orlando Pump & Equipment Co., LLC

One year Lease. Current monthly rate @	$ 1,206.37		
Renewing in Dec. with a monthly rate @	$ 1,392.00		
2,000 s.f. warehouse @ a s.f./yr. rate of		$8.17	$ 16,332.74

59. Suites 116-120/Artik Enterprises, Inc.

One year Lease. Current monthly rate @	$ 2,246.00		
Renewing in Jul. with a monthly rate @	$ 2,673.00		
4,000 s.f. warehouse @ a s.f./yr. rate of		$7.06	$ 28,233.00

60. Suites 124-128/Artik Enterprises, Inc.

One year Lease. Current monthly rate @	$ 2,130.00		
Renewing in Feb. with a monthly rate @	$ 2,477.00		
4,000 s.f. warehouse @ a s.f./yr. rate of		$7.08	$ 28,336.00

61. 1690 Fitzpatrick Point/Marinas, LLC

Three year Lease. Current monthly rate @	$ 6,740.00		
Rate increase May 2026 to monthly rate @	$ 6,941.00		
20,000 s.f. @ a s.f./yr. rate of		$12.88	$ 81,885.00

62. 1601 Dolgner Place & 1520 Kastner Place/Millennium Luxury Coaches

Flat rate 5 year lease that expires Oct. 2026 @ $23,152/mo.			
90,496 s.f. office/warehouse @ a s.f./yr. rate of (NNN)		$3.07	$ 277,830.00

Dolgner Place-Phase IV

63. 1900/J.L. Pandolfi Painting, Inc.

One year Lease. Current monthly rate @	$ 1,178.46		
Renewing in Jan. with a monthly rate @	$ 1,294.00		
1,212 s.f. warehouse w/288 s.f. office @ a s.f./yr. rate of		$12.88	$ 15,181.39

64. 1904/Dragon Recovery

One year Lease. Current monthly rate @	$ 1,052.00		
Renewing in Nov. with a monthly rate @	$ 1,178.46		
1,500 s.f. warehouse @ a s.f./yr. rate of		$9.34	$ 14,015.10

65. 1910/ Brand 'O Guitar

One year Lease. Current monthly rate @	$ 1,977.00		
Renewing in Aug. with a monthly rate @	$ 2,271.00		
3,000 s.f. warehouse@ a s.f./yr. rate of		$16.21	$ 24,312.00

66. 1920/Brand 'O Guitar

One year Lease. Current monthly rate @	$ 2,195.00		
Renewing in Nov. with a monthly rate @	$ 2,472.00		
3,000 s.f. offices @ a s.f./yr. rate of		$9.80	$ 29,387.00

67. 1924/New Price, Inc.

One year Lease. Current monthly rate @	$ 1,502.00		
Renewing in Sep. with a monthly rate @	$ 1,540.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$12.04	$ 18,062.00

68. 1928, 1932 & 1954/ New Price, Inc.

One year Lease. Current monthly rate @	$ 3,327.00		
Renewing in Sep. with a monthly rate @	$ 3,809.00		
3ea.-1,500 s.f. warehouses (4,500 total) @ a s.f./yr. rate of		$8.98	$ 40,406.00

69. 1936/MGC Roofing of Florida, LLC

One year Lease. Current monthly rate @	$ 1,175.00		
Renewing in Feb.. with a monthly rate @	$ 1,302.00		
1,356 s.f. warehouse, 144 s.f. office @ a s.f./yr. rate of		$10.08	$ 15,116.00

70. 1940/MGC Roofing of Florida, LLC

One year Lease. Current monthly rate @	$ 1,015.00		
Renewing in Feb.. with a monthly rate @	$ 1,260.00		
1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		$9.43	$ 14,140.00

71. ***Dolgner Place-Phase V***
1950/MGC Roofing of Florida, LLC

One year Lease. Current monthly rate @	$ 1,015.00		
Renewing in Feb. with a monthly rate @	$ 1,142.00		
1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		$8.80	$ 13,196.00

72. 1958/Land Technologies, inc.

One year Lease. Current monthly rate @	$ 1,545.00		
Renewing in Aug.. with a monthly rate @	$ 1,591.00		
1,212 s.f. warehouse, 288 s.f. offices @ a s.f./yr. rate of		$12.42	$ 18,632.00

73. 1962/Bennett & Sons AC, LLC

One year Lease. Current monthly rate @	$ 1,256.00		
Renewing in Apr. with a monthly rate @	$ 1,422.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$10.71	$ 16,068.00

74. 1966/Bennett & Sons AC, LLC

One year Lease. Current monthly rate @	$ 1,098.00		
Renewing in Dec. with a monthly rate @	$ 1,260.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$9.86	$ 14,796.00

75. 1970/Legendary Lawn Care Maint., LLC

One year Lease. Current monthly rate @	$ 3,000.00		
Renewing in May with a monthly rate @	$ 3,250.00		
3,000 s.f. warehouse @ a s.f./yr. rate of		$12.42	$ 37,250.00

76. ***1980 Dolgner Place - Phase VI***

Suite 1000/Disaster Restoration Services, LLC

One year Lease. Current monthly rate @	$ 2,540.00		
Renewing in Aug. with a monthly rate @	$ 2,827.00		
2,181 s.f. warehouse, 819 s.f. office @ a s.f./yr. rate of		$10.35	$ 31,054.00

77. Suite 1008/Miller Lights, Inc.

One year Lease. Current monthly rate @	$ 3,000.00		
Renewing in Jan. with a monthly rate @	$ 3,090.00		
2,712 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		$12.27	$ 36,810.00

78. Suite 1016/Air One of Central Florida, LLC

One year Lease. Current monthly rate @	$ 1,301.00		
Renewing in May with a monthly rate @	$ 1,426.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$10.82	$ 16,237.00

79. Suite 1020/ Florida Sealcoating, LLC

One year Lease. Current monthly rate @	$ 1,500.00		
Renewing in Apr. with a monthly rate @	$ 1,545.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$12.18	$ 18,270.00

80. Suite 1024 & 1028/Genstar Service, LLC

One year Lease. Current monthly rate @	$ 2,445.00		
Renewing in Aug. with a monthly rate @	$ 2,635.00		
2,424 s.f. warehouse, 576 s.f. office @ a s.f./yr. rate of		$9.91	$ 29,720.00
(1024=1,212 s.f. warehouse, 288 s.f. office)			
(1028=1,212 s.f. warehouse, 288 s.f. office)			

81. Suite 1032/ Aqua Cops Water Systems, Inc.

One year Lease. Current monthly rate @	$ 1,301.00		
Renewing in Jun. with a monthly rate @	$ 1,426.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$10.74	$ 16,112.00

82. Suite 1036/Miller Lights, Inc.

A one year lease. Currently monthly rate @	$ 1,545.00		
Renewing in Sept. @	$ 1,591.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$12.39	$ 18,586.00

83. Suite 1040/Platinum Partners Party Rental, LLC

A one year lease. Currently monthly rate @	$ 1,500.00		
Renewing in Dec. @	$ 1,545.00		
1,500 s.f. warehouse @ a s.f./yr. rate of		$12.30	$ 18,450.00

84. Suite 1044/Smart Foods Florida Truck 4, LLC

One year Lease. Current monthly rate @	$ 1,500.00		
Renewing in Jan. with a monthly rate @	$ 1,545.00		
1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		$12.27	$ 18,405.00

85. Suite 1048/Southern Aquatic Management, Inc.

One year Lease. Current monthly rate @	$ 1,206.00		
Renewing in Mar. with a monthly rate @	$ 1,307.00		
1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		$10.12	$ 15,179.00

86. Suite 1052,1060,1068/TCI Contracting LLC

One year Lease. Current monthly rate @	$ 5,846.00		
Renewing in Aug. with a monthly rate @	$ 6,490.00		
(#1052 -1,500 s.f. warehouse.)			
(#1060-2,712 s.f. warehouse, 288 s.f. office)			
(#1068- 2,330 s.f. warehouse, 670 s.f. offices)			
6,542 s.f. warehouse w/ 958 s.f. offices @ a s.f./yr. rate of		$9.53	$ 71,440.00

LAND LEASES **Ac./Yr.**

87. 4417 Schilke Way/Artik Enterprises, Inc.

One year Lease. Current monthly rate @	$ 649.32		
Renewing in Feb. with a monthly rate @	$ 885.00		
0.4553 acre MOL @ an ac./yr. rate of		$21,254.73	$ 9,677.28

88. 4419 Schilke Way/Land Technologies, Inc.

One year Lease. Current monthly rate @	$ 1,442.00		
Renewing in Jul. with a monthly rate @	$ 1,485.00		
0.40 acre MOL @ a acre/yr. rate of		$43,582.50	$ 17,433.00

89. 4350 Carraway Place/ vacant

One year Lease. Current monthly rate @	$ -		
Renewing in Nov. with a monthly rate @	$ -		
0.127 acre MOL @ an ac./yr. rate of		$0.00	$ -

90. 1600 Dolgner Place/Tom Vesce fka: Log Cabin Homes

Six year Land Lease expiring Dec. 2027.			
Current monthly rate @	$ 1,191.79		
Rate increase Jan. 2025 to	$ 1,651.00		
0.866 acre @ an ac./yr. rate of		$21,286.80	$ 18,434.37

91. 4501 Schilke Way/Leonard Smith II

Five year Lease with 3% annual rate increases. Expires Nov. 30, 2024			
Current monthly rate @	$ 4,627.78		
Proposed Jan. rate increase to	$ 6,398.00		
3.3449 acres MOL @ an ac./yr. rate of		$21,365.46	$ 71,465.34

92. 1511 Kastner Place Lot/Fl Sealcoating, LLC

One year Lease. Current monthly rate @	$ 1,155.00		
Renewing in Jun. with a monthly rate @	$ 1,236.00		
0.40 acres MOL @ an ac./yr. rate of		$35,257.50	$ 14,103.00

FITZPATRICK POINT

93. 1681 Fitzpatrick Pt./Marinas, LLC

One year Lease. Current monthly rate @	$ 2,764.00		
Renewing in Aug. with a monthly rate @	$ 3,998.00		
2.2 acres MOL @ an ac./yr. rate of		$16,198.18	$ 35,636.00

94. 1688 Fitzpatrick Pt./SCOPA

Project staging and maintenance storage area.			
0.2026 acre MOL @ an ac./yr. rate of		$0.00	$ -

OTHER

95. 4360,4370,4380 Carraway Place/Marinas, LLC

25 year Lease of 5.718 acres that renewed on June 1, 2010			
and extends through May 31, 2035 with 25 year renewal options			
thereafter. Lease provides for rate adjustment every two years			
on the anniversary date by the average C.P.I. or 7%, whichever			
is greater. Rate increased by 7% on June 2022 @ $4,214/mo.			
Budgeted rate increase (7%) anticipated June 2023 @ $4,509/mo.			
Budgeted rate increase (7%) anticipated June 2025 @ $4,824/mo.			
5.718 acres MOL @ an ac./yr. rate of		$9,061.99	$ 57,888.00

96. Marinas, LLC

The 25 year Lease outlined in Item #92 provides for additional rent of			
their adjusted gross revenue (on a sliding scale) and $.025 per gallon			
of fuel sales. This line item is projected based upon the prior 11 year			
monthly average, but anticipates down time for dock			$ 32,732.54
replacement.			

97. Water Sales
Projected using average of prior 6 months of billing of $2,140/month. $ 25,680.00

98. Miscellaneous
This line item includes late charges , sales tax collection allowance, NNN reimbursements, etc.,($338/month). $ 4,056.00

99. Provision for Vacancy
This line item makes adjustment for vacancies at 10% of building leases. $ (289,018.99)

100. **TOTAL OPERATIONAL REVENUES** **$ 3,006,650.88**

101. **TOTAL BUDGETED REVENUES AND CASH CARRIED FORWARD - F.Y. 2025/2026:** **$ 6,836,223.16**

	Revenues from Phased Approach	SF	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	FY Total	SF/YR	% of Tot
1	**Cash Carried Forward**	-	$ 3,829,572	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,829,572**	-	
2	**Interest Income**	-	$ 14,009	$ 13,054	$ 11,807	$ 10,566	$ 10,533	$ 10,482	$ 10,478	$ 10,131	$ 8,661	$ 7,518	$ 6,210	$ 4,926	**$ 118,374**		**3.9%**
	Building Leases																
3	1441 Kastner Pl #101	2500	$ 1,485	$ 1,485	$ 1,696	$ 1,696	$ 1,696	$ 1,696	$ 1,696	$ 1,696	$ 1,696	$ 1,696	$ 1,696	$ 1,696	$ 19,929	$ 7.97	0.7%
4	1441 Kastner Pl #111	4685	$ 3,479	$ 3,479	$ 3,479	$ 3,479	$ 3,479	$ 3,479	$ 3,479	$ 3,479	$ 3,479	$ 3,479	$ 3,854	$ 3,854	$ 42,498	$ 9.07	1.4%
5	1451 Kastner Pl	14000	$ 8,307	$ 8,307	$ 8,307	$ 8,307	$ 8,307	$ 8,307	$ 8,307	$ 8,307	$ 8,307	$ 8,307	$ 9,695	$ 9,695	$ 102,460	$ 7.32	3.4%
6	1461 Kastner Pl #101 & 113	8000	$ 5,506	$ 5,506	$ 5,506	$ 5,506	$ 5,506	$ 5,506	$ 5,506	$ 5,506	$ 5,506	$ 5,506	$ 6,002	$ 6,002	$ 67,064	$ 8.38	2.2%
7	1461 Kastner Pl #117 & 129	8000	$ 5,329	$ 5,329	$ 5,329	$ 5,329	$ 5,329	$ 6,140	$ 6,140	$ 6,140	$ 6,140	$ 6,140	$ 6,140	$ 6,140	$ 69,626	$ 8.70	2.3%
8	1471 Kastner Pl 101	2000	$ 1,309	$ 1,309	$ 1,309	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 17,445	$ 8.72	0.6%
9	1471 Kastner Pl #105	2000	$ 1,211	$ 1,211	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 1,375	$ 16,172	$ 8.09	0.5%
10	1471 Kastner Pl #109	2000	$ 1,191	$ 1,191	$ 1,191	$ 1,191	$ 1,191	$ 1,191	$ 1,191	$ 1,191	$ 1,191	$ 1,361	$ 1,361	$ 1,361	$ 14,804	$ 7.40	0.5%
11	1471 Kastner Pl #113 & 117	4000	$ 2,287	$ 2,287	$ 2,287	$ 2,287	$ 2,287	$ 2,287	$ 2,287	$ 2,287	$ 2,287	$ 2,659	$ 2,659	$ 2,659	$ 28,564	$ 7.14	1.0%
12	1471 Kastner Pl #121	2000	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 1,215	$ 14,580	$ 7.29	0.5%
13	1471 Kastner Pl #125	2000	$ 1,168	$ 1,168	$ 1,343	$ 1,343	$ 1,343	$ 1,343	$ 1,343	$ 1,343	$ 1,343	$ 1,343	$ 1,343	$ 1,343	$ 15,766	$ 7.88	0.5%
14	1481 Kastner Pl #101	2500	$ 1,953	$ 2,031	$ 2,031	$ 2,031	$ 2,031	$ 2,031	$ 2,031	$ 2,031	$ 2,031	$ 2,031	$ 2,031	$ 2,031	$ 24,297	$ 9.72	0.8%
15	1481 Kastner Pl #113	7500	$ 4,450	$ 4,450	$ 4,450	$ 4,450	$ 4,450	$ 4,450	$ 5,081	$ 5,081	$ 5,081	$ 5,081	$ 5,081	$ 5,081	$ 57,186	$ 7.62	1.9%
16	1511 Kastner Pl	4000	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 4,076	$ 4,076	$ 44,152	$ 11.04	1.5%
17	1515 Kastner Pl	8320	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 4,925	$ 59,100	$ 7.10	2.0%
18	1450 Kastner Pl #100	1500	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,430	$ 1,430	$ 1,430	$ 1,430	$ 1,430	$ 1,430	$ 1,430	$ 16,515	$ 11.01	0.5%
19	1450 Kastner Pl #104	1500	$ 1,311	$ 1,311	$ 1,311	$ 1,311	$ 1,311	$ 1,311	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 16,754	$ 11.17	0.6%
20	1450 Kastner Pl #108	1500	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,341	$ 1,341	$ 1,341	$ 14,717	$ 9.81	0.5%
21	1450 Kastner Pl #112 & 116	3000	$ 2,084	$ 2,084	$ 2,084	$ 2,084	$ 2,084	$ 2,084	$ 2,084	$ 2,084	$ 2,084	$ 2,374	$ 2,374	$ 2,374	$ 25,881	$ 8.63	0.9%
22	1450 Kastner Pl #120	1500	$ 972	$ 972	$ 972	$ 972	$ 972	$ 972	$ 972	$ 972	$ 1,140	$ 1,140	$ 1,140	$ 1,140	$ 12,335	$ 8.22	0.4%
23	1450 Kastner Pl #124 & 128	3000	$ 3,296	$ 3,296	$ 3,296	$ 3,296	$ 3,296	$ 3,296	$ 3,296	$ 3,296	$ 3,296	$ 3,395	$ 3,395	$ 3,395	$ 39,849	$ 13.28	1.3%
24	1470 Kastner Pl #100	1500	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 18,540	$ 12.36	0.6%
25	1470 Kastner Pl #104	1500	$ 1,340	$ 1,340	$ 1,340	$ 1,340	$ 1,340	$ 1,340	$ 1,340	$ 1,493	$ 1,493	$ 1,493	$ 1,493	$ 1,493	$ 16,845	$ 11.23	0.6%
26	1470 Kastner Pl #108	1500	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 16,232	$ 10.82	0.5%
27	1470 Kastner Pl #112 & 116	3000	$ 2,383	$ 2,383	$ 2,383	$ 2,383	$ 2,383	$ 2,383	$ 2,383	$ 2,383	$ 2,383	$ 2,680	$ 2,680	$ 2,680	$ 29,485	$ 9.83	1.0%
28	1470 Kastner Pl #120	1500	$ 1,143	$ 1,315	$ 1,315	$ 1,315	$ 1,315	$ 1,315	$ 1,315	$ 1,315	$ 1,315	$ 1,315	$ 1,315	$ 1,315	$ 15,608	$ 10.41	0.5%
29	1470 Kastner Pl #124, 128 & 132	4500	$ 3,116	$ 3,116	$ 3,116	$ 3,116	$ 3,116	$ 3,116	$ 3,116	$ 3,116	$ 3,116	$ 3,116	$ 3,116	$ 3,570	$ 37,849	$ 8.41	1.3%
30	1490 Kastner Pl #1000	32650	$ 11,000	$ 12,978	$ 12,978	$ 12,978	$ 12,978	$ 12,978	$ 12,978	$ 12,978	$ 12,978	$ 12,978	$ 12,978	$ 12,978	$ 153,758	$ 4.71	5.1%
31	1490 Kastner Pl #1050	12500	$ 6,078	$ 6,078	$ 6,078	$ 6,078	$ 6,078	$ 6,677	$ 6,677	$ 6,677	$ 6,677	$ 6,677	$ 6,677	$ 6,677	$ 77,127	$ 6.17	2.6%
32	1510 Kastner Pl #3	1375	$ 1,786	$ 1,786	$ 1,786	$ 1,786	$ 1,786	$ 1,786	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 21,756	$ 4.83	0.7%
33	1401,1405 & 1409 Dolgner Pl	4500	$ 3,260	$ 3,260	$ 3,260	$ 3,260	$ 3,260	$ 3,260	$ 3,260	$ 3,260	$ 3,260	$ 3,674	$ 3,674	$ 3,674	$ 40,364	$ 8.97	1.3%
34	1413 Dolgner Pl	1396	$ 1,166	$ 1,166	$ 1,166	$ 1,166	$ 1,166	$ 1,166	$ 1,166	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ 14,290	$ 10.24	0.5%
35	1417 Dolgner Pl	1396	$ 1,149	$ 1,149	$ 1,149	$ 1,149	$ 1,149	$ 1,149	$ 1,149	$ 1,149	$ 1,149	$ 1,149	$ 1,149	$ 1,264	$ 13,898	$ 9.96	0.5%
36	1421 & 1425 Dolgner Pl	3000	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,347	$ 3,347	$ 39,194	$ 13.06	1.3%
37	1429 Dolgner Pl	1500	$ 1,079	$ 1,079	$ 1,221	$ 1,221	$ 1,221	$ 1,221	$ 1,221	$ 1,221	$ 1,221	$ 1,221	$ 1,221	$ 1,221	$ 14,369	$ 9.58	0.5%
38	1433-1453 Dolgner Pl	10500	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 3,616	$ 43,394	$ 4.13	1.4%
39	1501 & 1505 Dolgner Pl	4000	$ 1,824	$ 1,824	$ 1,824	$ 1,824	$ 1,824	$ 1,824	$ 1,824	$ 1,824	$ 1,824	$ 1,824	$ 1,869	$ 1,869	$ 21,973	$ 5.49	0.7%
40	1509 Dolgner Pl	2000	$ 1,137	$ 1,137	$ 1,137	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 15,542	$ 7.77	0.5%
41	1513 Dolgner Pl	2000	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 1,091	$ 13,092	$ 6.55	0.4%
42	1517 Dolgner Pl	2000	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 16,872	$ 8.44	0.6%
43	1521 Dolgner Pl	2000	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,590	$ 1,590	$ 1,590	$ 1,590	$ 17,560	$ 8.78	0.6%
44	1525 & 1529 Dolgner Pl	4000	$ 2,873	$ 2,873	$ 2,873	$ 2,873	$ 2,873	$ 2,873	$ 2,873	$ 2,873	$ 2,873	$ 2,873	$ 3,210	$ 3,210	$ 35,150	$ 8.79	1.2%
45	1535 Dolgner Pl	2000	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 1,218	$ 14,616	$ 7.31	0.5%
46	1539 Dolgner Pl	2000	$ 1,208	$ 1,208	$ 1,208	$ 1,208	$ 1,208	$ 1,208	$ 1,208	$ 1,208	$ 1,208	$ 1,396	$ 1,396	$ 1,396	$ 15,064	$ 7.53	0.5%
47	1543 & 1547 Dolgner Pl	4000	$ 2,397	$ 2,397	$ 2,397	$ 2,397	$ 2,397	$ 2,397	$ 2,397	$ 2,783	$ 2,783	$ 2,783	$ 2,783	$ 2,783	$ 30,692	$ 7.67	1.0%
48	1551 & 1555 Dolgner Pl	4000	$ 2,430	$ 2,430	$ 2,430	$ 2,430	$ 2,430	$ 2,430	$ 2,430	$ 2,430	$ 2,807	$ 2,807	$ 2,807	$ 2,807	$ 30,663	$ 7.67	1.0%
49	1559 Dolgner Pl	2000	$ 1,148	$ 1,148	$ 1,148	$ 1,148	$ 1,360	$ 1,360	$ 1,360	$ 1,360	$ 1,360	$ 1,360	$ 1,360	$ 1,360	$ 15,472	$ 7.74	0.5%
50	1563 Dolgner Pl	2000	$ 1,137	$ 1,137	$ 1,137	$ 1,137	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 1,348	$ 15,331	$ 7.67	0.5%
51	1430 Dolgner Pl	5000	$ 5,833	$ 5,833	$ 5,833	$ 5,833	$ 5,833	$ 5,833	$ 5,833	$ 5,833	$ 6,008	$ 6,008	$ 6,008	$ 6,008	$ 70,696	$ 14.14	2.4%
52	1440 Dolgner Pl	7500	$ 8,750	$ 8,750	$ 8,750	$ 8,750	$ 8,750	$ 8,750	$ 8,750	$ 8,750	$ 9,012	$ 9,012	$ 9,012	$ 9,012	$ 106,048	$ 14.14	3.5%
53	1500 Dolgner Pl	6000	$ -	$ -	$ -	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 72,000	$ 12.00	2.4%
54	1530 Dolgner Pl	6000	$ -	$ -	$ -	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 72,000	$ 12.00	2.4%

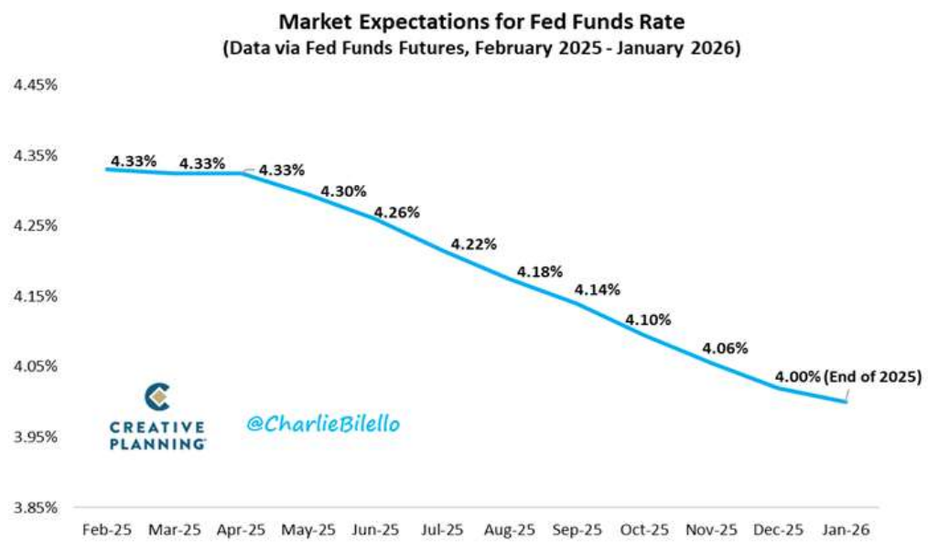
55	1560 Dolgner Pl	12000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.0%
56	4421 Schilke Way #100 & 104	4000	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,713	$ 3,713	$ 43,476	$ 10.87	1.4%
57	4421 Schilke Way #108	2000	$ 1,423	$ 1,423	$ 1,423	$ 1,423	$ 1,423	$ 1,423	$ 1,423	$ 1,423	$ 1,593	$ 1,593	$ 1,593	$ 1,593	$ 1,593	$ 1,593	$ 1,593	$ 1,593	$ 18,096	$ 9.05	0.6%
58	4421 Schilke Way #112	2000	$ 1,206	$ 1,206	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 1,392	$ 16,333	$ 8.17	0.5%
59	4421 Schilke Way #116 & 120	4000	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,246	$ 2,673	$ 2,673	$ 2,673	$ 2,673	$ 28,233	$ 7.06	0.9%
60	4421 Schilke Way #124 & 128	4000	$ 2,130	$ 2,130	$ 2,130	$ 2,130	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 2,477	$ 28,336	$ 7.08	0.9%
61	1690 Fitzpatrick Pt.	20000	$ 6,740	$ 6,740	$ 6,740	$ 6,740	$ 6,740	$ 6,740	$ 6,740	$ 6,941	$ 6,941	$ 6,941	$ 6,941	$ 6,941	$ 6,941	$ 6,941	$ 6,941	$ 6,941	$ 81,885	$ 4.09	-28.3%
62	1520 Kastner & 1601 Dolgner Pl	90496	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 23,153	$ 277,830	$ 3.07	9.2%
63	1900 Dolgner Pl	1500	$ 1,178	$ 1,178	$ 1,178	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 1,294	$ 15,181	$ 12.88	0.5%
64	1904 Dolgner Pl	1500	$ 1,052	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 1,178	$ 14,015	$ 9.34	0.5%
65	1910 Dolgner Pl	3000	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 1,977	$ 2,271	$ 2,271	$ 2,271	$ 24,312	$ 16.21	0.8%
66	1920 Dolgner Pl	3000	$ 2,195	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 2,472	$ 29,387	$ 9.80	1.0%
67	1924 Dolgner Pl	1500	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,502	$ 1,540	$ 18,062	$ 12.04	0.6%
68	1928,1932 & 1954 Dolgner Pl	4500	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,809	$ 40,406	$ 8.98	1.3%
69	1936 Dolgner Pl	1500	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 1,302	$ 15,116	$ 10.08	0.5%
70	1940 Dolgner Pl	1500	$ 1,015	$ 1,015	$ 1,015	$ 1,015	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 14,140	$ 9.43	0.5%
71	1950 Dolgner Pl	1500	$ 1,015	$ 1,015	$ 1,015	$ 1,015	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 1,142	$ 13,196	$ 8.80	0.4%
72	1958 Dolgner Pl	1500	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,591	$ 1,591	$ 1,591	$ 18,632	$ 12.42	0.6%
73	1962 Dolgner Pl	1500	$ 1,256	$ 1,256	$ 1,256	$ 1,256	$ 1,256	$ 1,256	$ 1,422	$ 1,422	$ 1,422	$ 1,422	$ 1,422	$ 1,422	$ 1,422	$ 1,422	$ 1,422	$ 1,422	$ 16,068	$ 10.71	0.5%
74	1966 Dolgner Pl	1500	$ 1,098	$ 1,098	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 1,260	$ 14,796	$ 9.86	0.5%
75	1970 Dolgner Pl	3000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 3,250	$ 37,250	$ 12.42	1.2%
76	1980 Dolgner Pl #1000	3000	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,540	$ 2,827	$ 2,827	$ 31,054	$ 10.35	1.0%
77	1980 Dolgner Pl #1008	3000	$ 3,000	$ 3,000	$ 3,000	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 3,090	$ 36,810	$ 12.27	1.2%
78	1980 Dolgner Pl #1016	1500	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 16,237	$ 10.82	0.5%
79	1980 Dolgner Pl #1020	1500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 18,270	$ 12.18	0.6%
80	1980 Dolgner Pl #1024&1028	3000	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,445	$ 2,635	$ 2,635	$ 2,635	$ 29,720	$ 9.91	1.0%
81	1980 Dolgner Pl #1032	1500	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,301	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 16,112	$ 10.74	0.5%
82	1980 Dolgner Pl #1036	1500	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,591	$ 18,586	$ 12.39	0.6%
83	1980 Dolgner Pl #1040	1500	$ 1,500	$ 1,500	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 18,450	$ 12.30	0.6%
84	1980 Dolgner Pl #1044	1500	$ 1,500	$ 1,500	$ 1,500	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 1,545	$ 18,405	$ 12.27	0.6%
85	1980 Dolgner Pl #1048	1500	$ 1,206	$ 1,206	$ 1,206	$ 1,206	$ 1,206	$ 1,307	$ 1,307	$ 1,307	$ 1,307	$ 1,307	$ 1,307	$ 1,307	$ 1,307	$ 1,307	$ 1,307	$ 1,307	$ 15,179	$ 10.12	0.5%
86	1980 Dolgner Pl #1052,1060&1068	7500	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 5,846	$ 6,490	$ 6,490	$ 6,490	$ 6,490	$ 71,440	$ 9.53	2.4%
	Building Lease Subtotal		**$ 220,206**	**$ 222,838**	**$ 223,922**	**$ 240,576**	**$ 241,846**	**$ 243,486**	**$ 244,722**	**$ 245,896**	**$ 247,193**	**$ 249,601**	**$ 254,385**	**$ 255,520**	**$ 2,890,190**	**$ 9.39**	**96.1%**				
	Land Leases																		**FY Total**	**AC/YR**	**% of Tot**
87	4417 Schilke Way	0.4553	$ 649	$ 649	$ 649	$ 649	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 9,677	$ 21,255	0.3%
88	4419 Schilke Way	0.4	$ 1,442	$ 1,442	$ 1,442	$ 1,442	$ 1,442	$ 1,442	$ 1,442	$ 1,442	$ 1,442	$ 1,485	$ 1,485	$ 1,485	$ 1,485	$ 1,485	$ 1,485	$ 1,485	$ 17,433	$ 43,583	0.6%
89	4350 Carraway Pl	0.127	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.0%
90	1600 Dolgner Pl	0.866	$ 1,192	$ 1,192	$ 1,192	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 18,434	$ 21,287	0.6%
91	4501 Schilke Way	3.3449	$ 4,628	$ 4,628	$ 4,628	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 6,398	$ 71,465	$ 21,365	2.4%
92	1511 Kastner Pl	0.4	$ 1,155	$ 1,155	$ 1,155	$ 1,155	$ 1,155	$ 1,155	$ 1,155	$ 1,155	$ 1,236	$ 1,236	$ 1,236	$ 1,155	$ 1,155	$ 14,103	$ 35,258	0.5%			
93	1681 Fitzpatrick Pt	2.2	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 2,764	$ 3,998	$ 3,998	$ 3,998	$ 3,998	$ 35,636	$ 16,198	1.2%
94	1688 Fitzpatrick Pt	0.2026	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.0%
	Land Lease Subtotal		**$ 11,830**	**$ 11,830**	**$ 11,830**	**$ 14,059**	**$ 14,295**	**$ 14,295**	**$ 14,295**	**$ 14,295**	**$ 14,376**	**$ 14,419**	**$ 15,653**	**$ 15,572**	**$ 166,749**	**$ 22,706**	**5.5%**				
	Marina																		**FY Total**	**AC/YR**	**% of Tot**
95	4360, 4370, 4380 Carraway Pl	6.388	4,824	4,824	4,824	4,824	4,824	4,824	4,824	4,824	4,824	4,824	4,824	4,824	$ 57,888	$ 9,062	1.9%				
96	4360, 4370, 4380 Carraway Pl		$ 3,616	$ 3,437	$ 3,779	$ 3,423	$ 3,227	$ 2,978	$ 3,043	$ 2,287	$ 2,139	$ 1,089	$ 1,902	$ 1,813	$ 32,733	#DIV/0!	1.1%				
	Marina Subtotal		**$ 8,440**	**$ 8,261**	**$ 8,603**	**$ 8,247**	**$ 8,051**	**$ 7,802**	**$ 7,867**	**$ 7,111**	**$ 6,963**	**$ 5,913**	**$ 6,726**	**$ 6,637**	**$ 90,621**		**3.0%**				
	Other																				
97	Water Sales		$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 2,140	$ 25,680	-	0.9%				
98	Miscellaneous		$ 338	$ 338	$ 338	$ 338	$ 338	$ 338	$ 338	$ 338	$ 338	$ 338	$ 338	$ 338	$ 4,056	-	0.1%				
99	Provision for Vacancy (10%)		$ (22,021)	$ (22,284)	$ (22,392)	$ (24,058)	$ (24,185)	$ (24,349)	$ (24,472)	$ (24,590)	$ (24,719)	$ (24,960)	$ (25,438)	$ (25,552)	$ (289,019)	-	-9.6%				
100	**Total Operational Revenues**		**$ 234,943**	**$ 236,177**	**$ 236,247**	**$ 251,869**	**$ 253,018**	**$ 254,195**	**$ 255,367**	**$ 255,321**	**$ 254,952**	**$ 254,969**	**$ 260,013**	**$ 259,580**	**$ 3,006,651**		**100.0%**				
101	**TOTAL BUDGETED REVENUES AND CASH CARRIED FORWARD:**														**$ 6,836,223**						

2025/2026 Budgeting forecast of interest earnings and investment transfers

SCOPA

	Mar-25	<--- ACTUAL Apr-25	ESTIMATED ---> May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26
Revenues	$ 229,830.00	$ 206,371.84	$ 206,324.27	$ 223,610.51	$ 223,341.37	$ 229,599.76	$ 230,555.02	$ 234,942.82	$ 236,177.28	$ 236,246.79	$ 251,869.33	$ 253,017.97	$ 254,194.70	$ 255,367.36	$ 255,320.82	$ 254,951.75	$ 254,968.96	$ 260,012.95	$ 259,580.16
Expenditures	$ (78,765.00)	$ (79,244.44)	$ (111,945.33)	$ (100,653.33)	$ (113,248.33)	$ (104,455.33)	$ (80,895.33)	$ (121,531.79)	$ (119,696.91)	$ (97,094.41)	$ (142,556.79)	$ (100,811.41)	$ (95,146.41)	$ (288,908.79)	$ (256,684.41)	$ (261,068.41)	$ (287,961.79)	$ (259,203.41)	$ (259,689.41)
Net Income for CAPEX	$ 151,065.00	$ 127,127.40	$ 94,378.94	$ 122,957.18	$ 110,093.04	$ 125,144.43	$ 149,659.69	$ 113,411.02	$ 116,480.37	$ 139,152.38	$ 109,312.54	$ 152,206.56	$ 159,048.29	$ (33,541.43)	$ (1,363.59)	$ (6,116.66)	$ (32,992.84)	$ 809.53	$ 519,269.57
Capital Expenditures	$ -	$ -	$ (350,000.00)	$ (350,000.00)	$ (350,000.00)	$ (350,000.00)	$ (350,000.00)	$ (416,666.00)	$ (441,667.00)	$ (441,667.00)	$ (25,000.00)	$ (75,000.00)	$ (25,000.00)	$ (187,500.00)	$ (237,500.00)	$ (187,500.00)	$ (187,500.00)	$ (212,500.00)	$ (187,500.00)
SC Contribution							$ (150,000.00)												$ (150,000.00)
Net Income	$ 151,065.00	$ 127,127.40	$ (255,621.06)	$ (227,042.82)	$ (239,906.96)	$ (224,855.57)	$ (200,340.31)	$ (303,254.98)	$ (325,186.63)	$ (302,514.62)	$ 84,312.54	$ 77,206.56	$ 134,048.29	$ (221,041.43)	$ (238,863.59)	$ (193,616.66)	$ (220,492.84)	$ (211,690.47)	$ 331,769.57
Fund Balances:																			
			-0.030%	-0.040%	-0.040%	-0.040%	-0.040%	-0.040%	-0.040%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%
Seacoast Bank		1.74%	1.71%	1.67%	1.63%	1.59%	1.55%	1.51%	1.47%	1.41%	1.35%	1.29%	1.23%	1.17%	1.11%	1.05%	0.99%	0.93%	0.87%
Beginning		$ 1,142,989.77	$ 1,271,867.83	$ 1,018,059.18	$ 792,433.16	$ 553,602.59	$ 329,480.54	$ 129,565.81	$ 46,473.87	$ 41,344.16	$ 78,878.12	$ 163,279.39	$ 240,661.48	$ 374,956.44	$ 154,280.59	$ 415,559.71	$ 602,306.67	$ 832,310.73	$ 1,071,265.30
Contribution								$ 220,000.00	$ 320,000.00	$ 340,000.00					$ 500,000.00	$ 380,000.00	$ 450,000.00	$ 450,000.00	$ 230,000.00
Interest Earned		$ 1,750.66	$ 1,812.41	$ 1,416.80	$ 1,076.39	$ 733.52	$ 425.58	$ 163.04	$ 56.93	$ 48.58	$ 88.74	$ 175.53	$ 246.68	$ 365.58	$ 142.71	$ 363.61	$ 496.90	$ 645.04	$ 776.67
Distribution		$ 127,127.40	$ (255,621.06)	$ (227,042.82)	$ (239,906.96)	$ (224,855.57)	$ (200,340.31)	$ (303,254.98)	$ (325,186.63)	$ (302,514.62)	$ 84,312.54	$ 77,206.56	$ 134,048.29	$ (221,041.43)	$ (238,863.59)	$ (193,616.66)	$ (220,492.84)	$ (211,690.47)	$ 331,769.57
Ending	$ 1,134,207.15	$ 1,271,867.83	$ 1,018,059.18	$ 792,433.16	$ 553,602.59	$ 329,480.54	$ 129,565.81	$ 46,473.87	$ 41,344.16	$ 78,878.12	$ 163,279.39	$ 240,661.48	$ 374,956.44	$ 154,280.59	$ 415,559.71	$ 602,306.67	$ 832,310.73	$ 1,071,265.30	$ 1,633,811.55
		-0.020%	-0.030%	-0.040%	-0.040%	-0.040%	-0.040%	-0.040%	-0.040%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%
FLPRIME	4.51%	4.49%	4.46%	4.42%	4.38%	4.34%	4.30%	4.26%	4.22%	4.16%	4.10%	4.04%	3.98%	3.92%	3.86%	3.80%	3.74%	3.68%	3.62%
Beginning		$ 1,930,226.59	$ 1,937,648.81	$ 1,944,850.40	$ 1,952,013.94	$ 1,959,138.79	$ 1,966,224.34	$ 1,973,269.98	$ 1,870,275.09	$ 1,716,852.22	$ 1,552,803.97	$ 1,558,109.39	$ 1,563,355.02	$ 1,568,540.15	$ 1,573,664.05	$ 1,328,726.00	$ 1,142,933.63	$ 921,495.78	$ 699,321.70
Contribution																			
Interest Earned		$ 7,422.22	$ 7,201.59	$ 7,163.53	$ 7,124.85	$ 7,085.55	$ 7,045.64	$ 7,005.11	$ 6,577.13	$ 5,951.75	$ 5,305.41	$ 5,245.63	$ 5,185.13	$ 5,123.90	$ 5,061.95	$ 4,207.63	$ 3,562.14	$ 2,825.92	$ 2,109.62
Distribution								$ (110,000.00)	$ (160,000.00)	$ (170,000.00)					$ (250,000.00)	$ (190,000.00)	$ (225,000.00)	$ (225,000.00)	$ (115,000.00)
Ending	$ 1,930,226.59	$ 1,937,648.81	$ 1,944,850.40	$ 1,952,013.94	$ 1,959,138.79	$ 1,966,224.34	$ 1,973,269.98	$ 1,870,275.09	$ 1,716,852.22	$ 1,552,803.97	$ 1,558,109.39	$ 1,563,355.02	$ 1,568,540.15	$ 1,573,664.05	$ 1,328,726.00	$ 1,142,933.63	$ 921,495.78	$ 699,321.70	$ 586,431.32
		-0.020%	-0.030%	-0.040%	-0.040%	-0.040%	-0.040%	-0.040%	-0.040%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%	-0.060%
FLSAFE	4.420%	4.40%	4.37%	4.33%	4.29%	4.25%	4.21%	4.17%	4.13%	4.07%	4.01%	3.95%	3.89%	3.83%	3.77%	3.71%	3.65%	3.59%	3.53%
Beginning		$ 1,926,595.24	$ 1,933,819.65	$ 1,940,861.98	$ 1,947,865.25	$ 1,954,828.87	$ 1,961,752.22	$ 1,968,634.70	$ 1,865,475.71	$ 1,711,896.06	$ 1,547,702.24	$ 1,552,874.14	$ 1,557,985.69	$ 1,563,036.16	$ 1,568,024.85	$ 1,322,951.06	$ 1,137,041.18	$ 915,499.68	$ 693,238.55	
Contribution																			
Interest Earned		$ 7,224.41	$ 7,042.33	$ 7,003.28	$ 6,963.62	$ 6,923.35	$ 6,882.48	$ 6,841.01	$ 6,420.35	$ 5,806.18	$ 5,171.90	$ 5,111.54	$ 5,050.47	$ 4,988.69	$ 4,926.21	$ 4,090.12	$ 3,458.50	$ 2,738.87	$ 2,039.28	
Distribution								$ (110,000.00)	$ (160,000.00)	$ (170,000.00)					$ (250,000.00)	$ (190,000.00)	$ (225,000.00)	$ (225,000.00)	$ (115,000.00)
Ending	$ 1,926,595.24	$ 1,933,819.65	$ 1,940,861.98	$ 1,947,865.25	$ 1,954,828.87	$ 1,961,752.22	$ 1,968,634.70	$ 1,865,475.71	$ 1,711,896.06	$ 1,547,702.24	$ 1,552,874.14	$ 1,557,985.69	$ 1,563,036.16	$ 1,568,024.85	$ 1,322,951.06	$ 1,137,041.18	$ 915,499.68	$ 693,238.55	$ 580,277.83
TOTAL ASSETS	$ 4,991,028.98	$ 5,143,336.29	=	$ 4,692,312.35	$ 4,467,570.25	$ 4,257,457.10	$ 4,071,470.49	$ 3,782,224.66	$ 3,470,092.44	$ 3,179,384.33	$ 3,274,262.92	$ 3,362,002.19	$ 3,506,532.75	$ 3,295,969.49	$ 3,067,236.77	$ 2,882,281.48	$ 2,669,306.19	$ 2,463,825.55	$ 2,800,520.69
TOTAL INTEREST EARNED	$ -	$ 16,397.29	$ 16,056.33	$ 15,583.61	$ 15,164.86	$ 14,742.43	$ 14,353.70	$ 14,009.15	$ 13,054.41	$ 11,806.51	$ 10,566.06	$ 10,532.70	$ 10,482.28	$ 10,478.17	$ 10,130.87	$ 8,661.37	$ 7,517.55	$ 6,209.83	$ 4,925.56
Operating Acct.	$ 8,642.12																		
Payroll Acct.	$ 140.50																		
	$ 4,999,811.60																		

est. annual interest
$ 118,374.47



Guest Contribution: "The Federal Funds Rate: FOMC Projections, Policy Rule Prescriptions, and Futures Market Predictions from the December 2024 Meeting" | Econbrowser

Marinas, LLC variable rent record

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	12 yr. Avg. Rent/Month
OCT	$ 3,817.89	$ 3,773.92	$ 1,912.35	$ 3,284.49	$ 2,968.07	$ 3,228.90	$ 3,448.97	$ 3,448.97	$ 3,833.71	$ 4,925.95	$ 3,965.38	$ 4,786.63	**$ 3,616.27**
NOV	$ 3,796.17	$ 3,661.85	$ 1,451.46	$ 3,493.57	$ 2,914.34	$ 3,141.90	$ 3,310.30	$ 3,310.30	$ 4,090.66	$ 4,887.92	$ 3,421.71	$ 3,759.97	**$ 3,436.68**
DEC	$ 3,551.24	$ 3,528.53	$ 6,422.00	$ 3,174.09	$ 2,873.83	$ 3,024.03	$ 3,073.40	$ 3,073.40	$ 4,226.07	$ 4,835.45	$ 3,848.45	$ 3,716.67	**$ 3,778.93**
JAN	$ 3,270.86	$ 3,357.28	$ 2,976.81	$ 3,030.10	$ 3,056.33	$ 3,049.66	$ 3,155.35	$ 3,155.35	$ 3,940.50	$ 4,939.10	$ 3,518.90	$ 3,627.47	**$ 3,423.14**
FEB	$ 3,191.27	$ 3,312.64	$ 2,490.25	$ 3,112.34	$ 2,954.82	$ 3,041.09	$ 3,413.35	$ 3,413.35	$ 3,817.75	$ 4,905.63	$ 3,318.38	$ 1,754.23	**$ 3,227.09**
MAR	$ 3,124.87	$ 3,162.51	$ 2,622.41	$ 2,975.97	$ 2,889.41	$ 3,006.91	$ 3,494.29	$ 3,494.29	$ 3,574.58	$ 3,764.32	$ 1,959.42	$ 1,666.88	**$ 2,977.99**
APR	$ 2,587.27	$ 2,131.34	$ 2,436.91	$ 2,875.30	$ 2,931.66	$ 3,384.83	$ 3,126.39	$ 3,126.39	$ 6,611.68	$ 3,389.31	$ 2,098.78	$ 1,812.70	**$ 3,042.71**
MAY	$ 2,169.97	$ 1,910.07	$ 2,935.25	$ 2,165.67	$ 3,293.31	$ 2,097.21	$ 1,997.36	$ 1,997.36	$ 2,878.99	$ 1,914.17	$ 2,275.87	$ 1,808.43	**$ 2,286.97**
JUN	$ 2,215.37	$ 1,604.03	$ 1,968.62	$ 1,728.39	$ 2,149.39	$ 2,287.09	$ 2,223.29	$ 2,223.29	$ 3,028.63	$ 2,111.06	$ 2,442.91	$ 1,684.95	**$ 2,138.92**
JUL	$ 2,337.92	$ 1,844.62	$ 2,217.46	$ 1,882.18	$ 2,220.84	$ 2,035.14	$ 2,281.37	$ 2,281.37	$ 3,334.49	$ 2,175.92	$ 2,326.81	$ 1,204.70	**$ 2,178.57**
AUG	$ 3,537.43	$ 2,896.62	$ 3,134.79	$ 3,046.06	$ 3,529.41	$ 5,221.11	$ 3,499.76	$ 3,499.76	$ 4,756.40	$ 3,972.47	$ 4,486.84	$ 4,063.93	**$ 3,803.72**
SEP	$ 3,777.48	$ 1,800.14	$ 3,800.47	$ 3,100.64	$ 3,681.83	$ 2,298.18	$ 3,796.24	$ 3,796.24	$ 4,929.69	$ 4,095.84	$ 4,711.17	$ 3,716.64	**$ 3,625.38**
FY Total	$ 37,377.74	$ 32,983.55	$ 34,368.78	$ 33,868.80	$ 35,463.24	$ 35,816.05	$ 36,820.07	$ 36,820.07	$ 49,023.15	$ 45,917.14	$ 38,374.62	$ 33,603.20	**$ 37,536.37**

BUDGETED EXPENDITURES
FISCAL YEAR 2025/2026

NOTES OF EXPLANATION

1-	**Salaries**		
	Administrator	$164,739	
	Business Office Manager	$76,338	
	Part-time Office Assistant	$20,800	$261,877
2-	**FICA**		
	Computed at current rate of 6.2% of salaries.		$16,236
3-	**Medicare**		
	Computed at current rate of 1.45% of salaries.		$3,797
4-	**Retirement Contributions**		
	At Current FRS Rates - Administrator @ 34.52% and Office Manager @ 13.63%.		$67,273
5-	**Life and Health Insurance**		
	Health estimated at 8% increase over current 2024/25 rates.	$63,168	
	Life estimated at 8% increase over current 2024/25 rates.	$508	$61,402
6-	**Contractual Services-Other**		
	Estimated requirement for temporary services. (Same as prior year.)		$1,000
7-	**Legal**		
	Estimated at same rate as 2024/2025.	$8,000/mo.	$96,000
8-	**Consultants**		
	Engineering/Master Planning/Engineering/Architectural.	$100,000	
	IT consultant.	$2,500	
	Preventative Maintenance Plan	$100,000	$202,500
9-	**Commissions**		
	Real Estate commissions on 1500/1530 Dolgner Place Estimated: 2-6,000 sf bldgs. @ $16/sf., 3 yr. lease, at 4%		$23,040
10-	**Miscellaneous**		
	Same as prior year. Used for miscellaneous expenses such as educational conferences, flags, pictures, resolutions, etc.		$2,500
11-	**Accounting/Auditing**		
	Per five year Agreement executed December 2020.	$22,362	
	Miscellaneous Accounting Services.	$4,000	$26,363

12- Merchant Services

Sage Accounting Software Annual Renewal (March).	$1,500	
Estimated Merchant Services Expenses.	$1,000	$2,500

13- Arthropod Control

Pest control services and termite bond renewal.		$4,130

14- Cleaning

Calculated at $1,300/month.	$15,600	
Estimate for additional unit cleanouts at turnover.	$3,000	$18,600

15- Travel Expense

Estimated Requirement: Hotels and travel to conferences.		$3,000

16- Communications

Office phone, fax, internet, VOIP, and cell phones.		$6,720
Bright House contract	$360/mo.	
Cellular Phones	$200/mo.	

17- Postage

Estimated Requirement (same as FY 2024/2025).		$1,240

18- Utilities: Electric

5% increase over average Electrical Cost Apr. 2024-Mar. 2025.	$1,486/mo.	$17,832

19- Utilities: Water/Sewer

5% increase over avg. Water/Sewer Cost Apr. 2024-Mar. 2025.	$2,761/mo.	$33,132

20- Equipment Rental

Estimated Requirement (same as FY 2024/2025).		$10,000

21- Insurance

14% increase over FY 2024-2025 cost.	$120,234	
Estimate for Bonds.	$1,500	$121,734

22- Equipment Service Contracts

Office Alarm, Copier, HVAC Maintenance, Fire Sprinkler Systems and Extinguishers.		$12,839

23- Equipment Repair

Estimated Requirement (same as FY 2024/2025).		$1,000

24- Maintenance & Repair Property

Lawn Maintenance (10% increase over 2024/2025)	$48,048	
Irrigation and Landscape repairs (estimated same as FY 24/25).	$20,000	
Monthly treatment of ponds and ditch system-$500/month.	$6,000	
Weekly trash and debris removal @ $700/mo.	$8,400	
Gutter cleaning (Bi-Annual:1490, 1511 & 1515 Kastner @ $950	$5,700	
Misc. Site Improvements & Subcontract Labor (ongoing).	$65,000	
Misc. Roof, Plumbing, and AC repairs (ongoing).	$65,000	
Dumpsters and debris removal.	$10,000	
Administration building security system	$15,000	$243,148

25- Capital Improvements

1500/1530 Dolgner Place (Construction In Progress)	$1,250,000	
1500 Dolgner Building #3 Phase 1 per estimate	$1,125,000	
Parking lot re-paving and maintenance (estimate).	$150,000	
1440 Dolgner Pl. roof rennovation (estimate)	$100,000	$2,625,000

26- Printing & Binding

Estimated Requirement (same as FY 2024/2025).		$1,000

27- Legal Advertising

Estimated Requirement.		$2,000

28- Marketing

Website, Domain names, Loopnet, etc.		$5,636

29- Public Relations

Estimated Requirement (same as FY 2024/2025).		$1,000

30- Maintenance Supplies

Estimated Requirement (same as FY 2024/2025).		$10,000

31- Contingency/Claims

Estimated Requirement (same as FY 2024/2025).	$10,000	
Marina Contingency	$1,000,000	$1,010,000

32- Office Supplies

Estimated Requirement.		$3,120

33- Auto Expense

Estimated Requirement.		$1,000

34- Gas and Lubricants

Estimated Requirement (same as FY 2024/2025).		$3,000

35- Janitorial Supplies

	Estimated Requirement (same as FY 2024/2025).		$3,000
36-	**Dues, Subscriptions & Professional Development**		
	Organizational and Professional Association Dues.	$2,015	
	FL Finance Conference	$2,100	
	PRM Conference	$200	
	Media Subscriptions.	$195	
	Professional Development	$7,250	
	BJ's Wholesale Club.	$120	
	Software and Cloud Backup Subscriptions	$1,050	$12,736
37-	**Total Operational Expenditures**		**$4,915,354**
38-	**Operational Reserves**		
	This projection represents only operational reserve - not cash reserves. Cash reserves of the Authority take into account the non-operational expenditures such as Transfer of Surplus Funds to Seminole County. Cash reserves are outlined in Section 5.		$1,920,869
	TOTAL BUDGETED EXPENDITURES AND RESERVES, FY 2025/2026:		**$6,836,223**

EXPENDITURES SPREADSHEET-2025/2026

	LINE ITEM	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	TOTALS	%
'1.	Salaries	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 21,823	$ 261,877	5.33%
2.	FICA	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 1,353	$ 16,236	0.33%
3.	Medicare	$ 316	$ 316	$ 316	$ 316	$ 316	$ 316	$ 316	$ 316	$ 316	$ 316	$ 316	$ 316	$ 3,797	0.08%
4.	Retirement Contributions	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 5,606	$ 67,273	1.37%
5.	Life & Health Insurance	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 5,117	$ 61,402	1.25%
6.	Contractual Services-Other	$ 100	$ 100	$ 100	$ -	$ 100	$ 200	$ -	$ 100	$ 100	$ 100	$ -	$ 100	$ 1,000	0.02%
7.	Legal	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 96,000	1.95%
8.	Consultants	$ 16,667	$ 16,667	$ 19,167	$ 16,667	$ 16,667	$ 16,667	$ 16,667	$ 16,667	$ 16,667	$ 16,667	$ 16,667	$ 16,667	$ 202,500	4.12%
9.	Commissions	$ -	$ -	$ -	$ 11,520	$ 11,520	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,040	0.47%
10.	Miscellaneous	$ 250	$ 200	$ 250	$ 200	$ 250	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 150	$ 2,500	0.05%
11.	Accounting/Auditing	$ -	$ 16,772	$ -	$ 5,591	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ 26,363	0.54%
12.	Merchant Services	$ 83	$ 83	$ 83	$ 83	$ 83	$ 1,587	$ 83	$ 83	$ 83	$ 83	$ 83	$ 83	$ 2,500	0.05%
13.	Arthropod Control	$ 250	$ 330	$ 380	$ 330	$ 250	$ 1,050	$ 330	$ 250	$ 300	$ 330	$ 250	$ 80	$ 4,130	0.08%
14.	Cleaning	$ 1,300	$ 2,300	$ 1,300	$ 1,300	$ 2,300	$ 1,300	$ 1,300	$ 1,300	$ 2,300	$ 1,300	$ 1,300	$ 1,300	$ 18,600	0.38%
15.	Travel Expense	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 3,000	0.06%
16.	Communications	$ 560	$ 560	$ 560	$ 560	$ 560	$ 560	$ 560	$ 560	$ 560	$ 560	$ 560	$ 560	$ 6,720	0.14%
17.	Postage	$ 104	$ 103	$ 103	$ 104	$ 103	$ 103	$ 104	$ 103	$ 103	$ 104	$ 103	$ 103	$ 1,240	0.03%
18.	Utilities: Electric	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 1,486	$ 17,832	0.36%
19.	Utilities: Water/Sewer	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 2,761	$ 33,132	0.67%
20.	Equipment Rental	$ 2,500	$ -	$ -	$ 2,500	$ -	$ -	$ 2,500	$ -	$ -	$ 2,500	$ -	$ -	$ 10,000	0.20%
21.	Insurance & Bonds	$ 30,058	$ -	$ 500	$ 30,058	$ -	$ 500	$ 30,058	$ -	$ -	$ 30,058	$ -	$ 500	$ 121,734	2.48%
22.	Equipment Service Contracts	$ 474	$ 988	$ 1,365	$ 3,834	$ 1,990	$ 230	$ 1,234	$ 390	$ 220	$ 334	$ 90	$ 1,690	$ 12,839	0.26%
23.	Equipment Repair	$ -	$ 250	$ -	$ -	$ 250	$ -	$ -	$ 250	$ -	$ -	$ 250	$ -	$ 1,000	0.02%
24.	Maint. & Repair-property	$ 16,872	$ 31,871	$ 20,871	$ 19,721	$ 16,870	$ 20,871	$ 16,870	$ 16,871	$ 23,720	$ 16,871	$ 20,869	$ 20,871	$ 243,148	4.95%
25.	Capital Improvements	$ 416,666	$ 441,667	$ 441,667	$ 25,000	$ 75,000	$ 25,000	$ 187,500	$ 237,500	$ 187,500	$ 187,500	$ 212,500	$ 187,500	$ 2,625,000	53.40%
26.	Printing & Binding	$ 400	$ -	$ -	$ -	$ -	$ 400	$ -	$ -	$ -	$ 200	$ -	$ -	$ 1,000	0.02%
27.	Legal Advertising	$ 120	$ 200	$ 200	$ 120	$ 120	$ 200	$ 120	$ 200	$ 200	$ 120	$ 200	$ 200	$ 2,000	0.04%
28.	Marketing	$ 403	$ 153	$ 653	$ 403	$ 153	$ 953	$ 153	$ 653	$ 403	$ 653	$ 403	$ 653	$ 5,636	0.11%
29.	Public Relations	$ 250	$ -	$ -	$ 250	$ -	$ -	$ 250	$ -	$ -	$ 250	$ -	$ -	$ 1,000	0.02%
30.	Maintenance Supplies	$ 800	$ 800	$ 800	$ 800	$ 1,000	$ 800	$ 800	$ 800	$ 1,000	$ 800	$ 800	$ 800	$ 10,000	0.20%
31.	Contingency/Claims	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 167,500	$ 167,500	$ 167,500	$ 167,499	$ 167,499	$ 167,500	$ 1,010,000	20.55%
32.	Office Supplies	$ 300	$ 220	$ 300	$ 220	$ 300	$ 220	$ 300	$ 220	$ 300	$ 220	$ 300	$ 220	$ 3,120	0.06%
33.	Auto Expense	$ 250			$ 250			$ 250			$ 250			$ 1,000	0.02%
34	Gas & Lubricants	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 3,000	0.06%
35	Janitorial Supplies	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 3,000	0.06%
36	Dues, Subscriptions & Prof.Dev.	$ 1,745	$ 55	$ 2,417		$ 250	$ 260	$ 2,417	$ 2,325	$ 200	$ 650	$ 2,417		$ 12,736	0.26%
37	**Total Operational Expenditures**	**$ 538,198**	**$ 561,364**	**$ 538,761**	**$ 167,557**	**$ 175,811**	**$ 120,146**	**$ 476,409**	**$ 494,184**	**$ 448,568**	**$ 475,462**	**$ 471,703**	**$ 447,189**	**$ 4,915,354**	100.00%
38	Operational Reserve Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 1,920,869	$ 1,920,869	
	TOTALS	**$ 538,198**	**$ 561,364**	**$ 538,761**	**$ 167,557**	**$ 175,811**	**$ 120,146**	**$ 476,409**	**$ 494,184**	**$ 448,568**	**$ 475,462**	**$ 471,703**	**$ 2,368,059**	**$ 6,836,223**	**100.00%**

EXPENDITURES SPREADSHEET-2025/2026

Maint. & Repair-property Breakdown (#23)

LINE ITEM	*OCT.*	*NOV.*	*DEC.*	*JAN.*	*FEB.*	*MARCH*	*APRIL*	*MAY*	*JUNE*	*JULY*	*AUG.*	*SEPT.*	*TOTALS*
Lawn Maintenance	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 4,004	$ 48,048
Irrigation & Landscape repairs	$ -	$ -	$ 4,000	$ -	$ -	$ 4,000	$ -	$ -	$ 4,000	$ -	$ 4,000	$ 4,000	$ 20,000
Pond and Ditch maintenance	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 6,000
Weekly trash and debris removal	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 8,400
Gutter Cleaning (Bi-Annual)	$ -	$ -	$ -	$ 2,850	$ -	$ -	$ -	$ -	$ 2,850	$ -	$ -	$ -	$ 5,700
Misc. Improvements & Sub Labor	$ 5,417	$ 5,417	$ 5,417	$ 5,417	$ 5,416	$ 5,417	$ 5,416	$ 5,417	$ 5,416	$ 5,417	$ 5,416	$ 5,417	$ 65,000
Misc. Roof,Plumbing & AC Repairs	$ 5,417	$ 5,417	$ 5,417	$ 5,417	$ 5,416	$ 5,417	$ 5,416	$ 5,417	$ 5,416	$ 5,417	$ 5,416	$ 5,417	$ 65,000
Dumpster and Debris removal	$ 834	$ 833	$ 833	$ 833	$ 834	$ 833	$ 834	$ 833	$ 834	$ 833	$ 833	$ 833	$ 10,000
Security system for Admin. Bldg.	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000
TOTALS	**$ 16,872**	**$ 31,871**	**$ 20,871**	**$ 19,721**	**$ 16,870**	**$ 20,871**	**$ 16,870**	**$ 16,871**	**$ 23,720**	**$ 16,871**	**$ 20,869**	**$ 20,871**	**$ 243,148**

Capital Improvement Breakdown (#24)

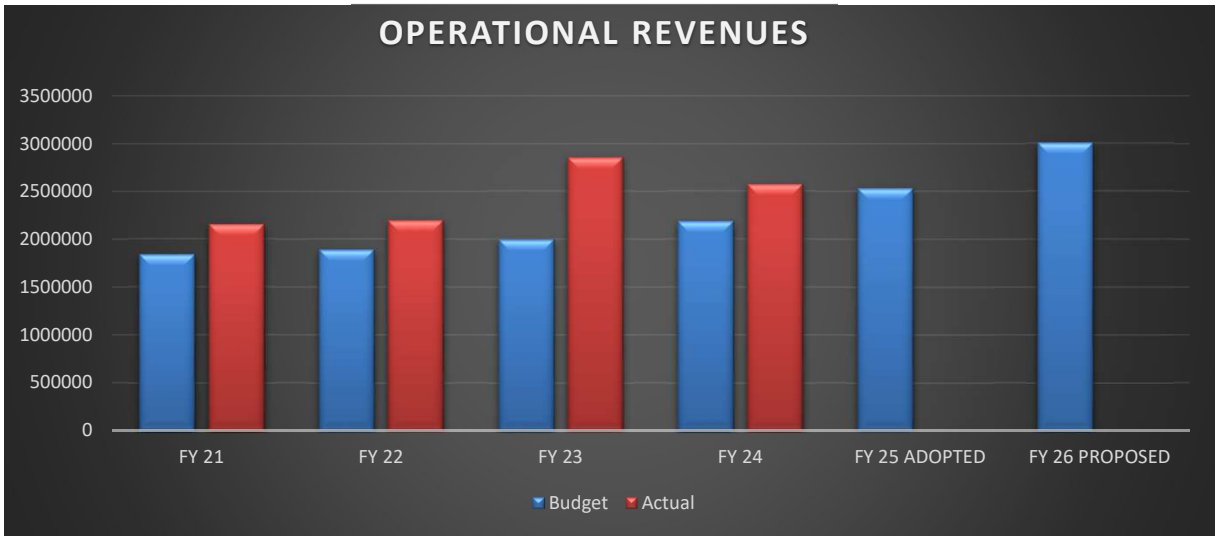
LINE ITEM	*OCT.*	*NOV.*	*DEC.*	*JAN.*	*FEB.*	*MARCH*	*APRIL*	*MAY*	*JUNE*	*JULY*	*AUG.*	*SEPT.*	*TOTALS*
1500/1530 Dolgner Place (Construction In Progress)	*$ 416,666*	*$ 416,667*	*$ 416,667*	$0	$0	$0	$0	$0	$0	$0	$0	$0	*$ 1,250,000*
1500 Dolgner Building #3	$0	$0	$0	$0	$0	$0	$187,500	$187,500	$187,500	$187,500	$187,500	$187,500	$ 1,125,000
Parking Lot Re-Paving & Maint.	$0	$25,000	$0	$0	$50,000	$0	$0	$50,000	$0	$0	$25,000	$0	$ 150,000
1440 Dolgner Pl. Roof Renovation	$0	$0	$25,000	$25,000	$25,000	$25,000	$0	$0	$0	$0	$0	$0	$ 100,000
TOTALS	$ 416,666	$ 441,667	$ 441,667	$ 25,000	$ 75,000	$ 25,000	$ 187,500	$ 237,500	$ 187,500	$ 187,500	$ 212,500	$ 187,500	**$ 2,625,000**

SEMINOLE COUNTY PORT AUTHORITY
5-YEAR CAPITAL IMPROVEMENT PLAN (CIP)

ITEM	FY 2024/2025	FY 2025/2026	FY 2026/2027	FY 2027/2028	FY 2028/2029
		(cash carry forward)			
1500 Dolgner Place (Building 1)	$1,250,000.00	-			
1530 Dolgner Place (Building 2)	$1,250,000.00	$ 1,250,000.00			
Port Paving Kastner Place Pkg. Lots	$175,000.00	$ 100,000.00			
(Current Year) FY 2024/2025 CIP Total:	**$2,675,000.00**	$ 1,350,000.00			
1500/1530 Dolgner Place (Const. In Progress)		$1,250,000.00			
1500 Dolgner Site (Building 3 - phase 1)		$1,125,000.00			
Parking Lot Re-Paving and Maintenance		$150,000.00			
1440 Dolgner Place Roof Renovation		$100,000.00			
FY 2025/2026 CIP Total:		**$2,625,000.00**			
1500 Dolgner Site (Building 3 - phase 2)			$1,125,000.00		
Kastner Pl / Schilke Way Repaving			$500,000.00		
Port Re-Roofs / Rehabilitation			$500,000.00		
Port Entrance Way Improvements			$350,000.00		
Vacant Property Site Engineering			$250,000.00		
FY 2026/2027 CIP Total:			**$2,725,000.00**		
Vacant Property Development Ph. I				$1,250,000.00	
Dolgner Place Re-Paving				$500,000.00	
Port Re-Roofs / Rehabilitation				$500,000.00	
FY 2027/2028 CIP Total:				**$2,250,000.00**	
Vacant Property Development Ph. II					$1,250,000.00
Parking Lot Re-Paving					$500,000.00
Port Re-Roofs / Rehabilitation					$500,000.00
FY 2028/2029 CIP Total:					**$2,250,000.00**

Seminole County Port Authority SCOPA

SCOPA FY 25/26 PROPOSED BUDGET VARIANCE REPORT



	FY 21	FY 22	FY 23	FY 24	FY 25 ADOPTED	FY 26 PROPOSED
Budget	$ 1,839,023	$ 1,890,623	$ 1,996,857	$ 2,187,357	$ 2,532,386	$ 3,006,651
Actual	$ 2,152,730	$ 2,196,917	$ 2,852,122	$ 2,573,446	$ -	$ -
Variance	$ 313,707	$ 306,294	$ 855,265	$ 386,089	$ -	$ 474,265
% Change	17%	16%	43%	18%		16%

NOTES:

1) FY 23 Audited Revenues reflect additional revenues from land (Asset) sales totaling $481,348 and increased interest income from LGIP investments.

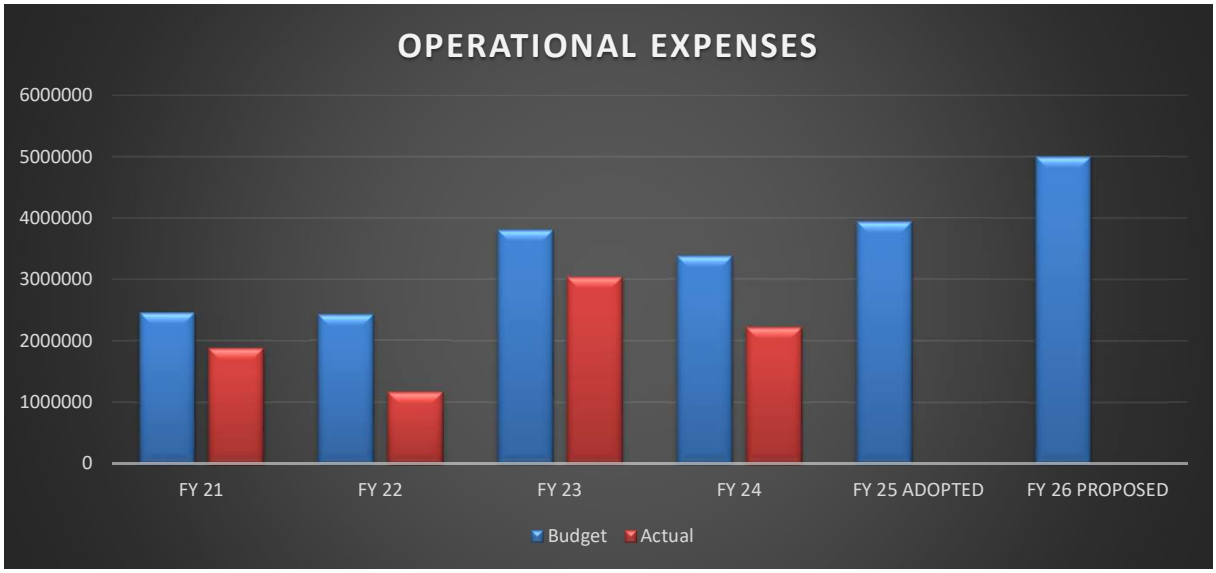
2) FY 24 Audited Revenues reflect additional revenue due to Adopted Lease Rate Increase Plan.

3) FY 26 Proposed Revenues reflect continued Lease Rate Escalations per Rate Plan and 12,000 S.F. additional new leasable space in January 2026.

4) FY Years 21-24 include Provisions for Vacancies at 15%, 15%, 15%, and 10% respectively.

Seminole County Port Authority
SCOPA

SCOPA FY 25/26 PROPOSED BUDGET VARIANCE REPORT



	FY 21	FY 22	FY 23	FY 24	FY 25 ADOPTED	FY 26 PROPOSED
Budget	$ 2,457,035	$ 2,416,778	$ 3,805,064	$ 3,378,449	$ 3,938,365	$ 4,915,354
Actual	$ 1,877,784	$ 1,165,022	$ 3,041,583	$ 2,219,463	$ -	$ -
Variance	$ 579,251	$ 1,251,756	$ 763,481	$ 1,158,986	$ -	$ 976,989
% Change	24%	52%	20%	34%		20%

NOTES:

1) FY 26 Proposed Expense Budget includes additional $1milion for Marina Contingencies.

2) FY 24 Audited Expense Budget reflects delayed construction start for 1500 Dolgner Redevelopment.

3)FY 23 Audited Expense Budget reflects a Capital Improvement Project Re-bid resulting in $400,000 deferred expenses.

BUDGET COMPARISON
2024/2025 and 2025/2026

LINE ITEM	CURRENT YEAR'S PROJECTED ACTUAL	NEXT YEAR'S PROJECTED BUDGET
REVENUES		
Interest Income	$ 167,138	$ 118,374
Building Leases	$ 2,369,213	$ 2,890,190
Land Leases	$ 133,687	$ 166,749
Marinas, LLC	$ 110,724	$ 90,621
Water Sales	$ 25,875	$ 25,680
Miscellaneous	$ 4,146	$ 4,056
Provision for Vacancy	$ (86,523)	$ (289,019)
REVENUE TOTALS	***$ 2,724,260***	***$ 3,006,651***
EXPENSES		
Salaries	$ 227,693	$ 261,877
FICA	$ 14,374	$ 16,236
Medicare	$ 3,361	$ 3,797
Retirement Contributions	$ 59,931	$ 67,273
Life & Health Insurance	$ 46,457	$ 61,402
Contractual Services-Other	$ 400	$ 1,000
Legal	$ 64,732	$ 96,000
Consultants	$ 84,561	$ 202,500
Commissions	$ 14,040	$ 23,040
Miscellaneous	$ 1,271	$ 2,500
Accounting/Auditing	$ 29,288	$ 26,363
Merchant Services	$ 1,927	$ 2,500
Arthropod Control	$ 3,903	$ 4,130
Cleaning	$ 15,000	$ 18,600
Travel Expense	$ 3,000	$ 3,000
Communications	$ 6,698	$ 6,720
Postage	$ 1,222	$ 1,240
Utilities: Electric	$ 17,939	$ 17,832
Utilities: Water/Sewer	$ 31,820	$ 33,132
Equipment Rental	$ 9,869	$ 10,000
Insurance & Bonds	$ 106,494	$ 121,734
Equipment Service Contracts	$ 10,186	$ 12,839
Equipment Repair	$ 1,000	$ 1,000
Maint. & Repair-property	$ 322,059	$ 243,148
Capital Improvements	$ 1,912,163	$ 2,625,000
Printing & Binding	$ 937	$ 1,000
Legal Advertising	$ 1,483	$ 2,000
Marketing	$ 4,280	$ 5,636
Public Relations	$ 1,000	$ 1,000
Maintenance Supplies	$ 7,447	$ 10,000
Contingency/Claims	$ 4,167	$ 1,010,000
Office Supplies	$ 2,754	$ 3,120
Auto Expense	$ 971	$ 1,000
Gas & Lubricants	$ 2,394	$ 3,000
Janitorial Supplies	$ 2,075	$ 3,000
Dues & Subscriptions	$ 12,307	$ 12,736
EXPENSE TOTALS	***$ 3,029,202***	***$ 4,915,354***
NET INCOME	$ (304,942)	**$ (1,908,703)**

SANFORD HERALD

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sanford Herald, a twice weekly newspaper published by Sanford Herald, LLC at Sanford, in Seminole County, Florida, that the attached copy of the advertisement, SCOPA F.Y. 2025-2026 Budget Hearing was published in said newspaper in the issues of
Aug. 13, 2025

Affiant further says that said Sanford Herald is a newspaper published by Sanford Herald LLC at Sanford, in said Seminole County, Florida, and that the said newspaper has heretofore been continuously published in said Seminole County, Florida, twice weekly and has been entered as periodicals matter at the post office in Sanford, in said Seminole County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

NOTARY PUBLIC • STATE OF FLORIDA •

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

Subscribed in my presence and sworn to before me on this: 08/13/2025

_____
Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on Tuesday, August 26, 2025, at 1:30 p.m. or as soon thereafter as possible, the Seminole County Port Authority and the Seminole County Board of County Commissioners will hold a public hearing upon the fiscal year 2025/2026 budget of the Seminole County Port Authority in Room 1028, Seminole County Services Building, 1101 E. First Street, Sanford, Florida. A summary of said budget being as follows:

RECEIPTS AND REVENUES:		
Cash Carried Forward	$3,829,572	
Anticipated Port Revenues	2,888,277	
Anticipated Interest Income	118,374	$6,836,223

EXPENDITURES:		
Regular Salaries	$261,887	
Social Security Matching	16,236	
Medicare	3,797	
Retirement Contributions	67,273	
Life & Health Insurance	61,402	
Contractual Services-Other	1,000	
Legal	96,000	
Consultants	202,500	
Commissions	23,040	
Miscellaneous	2,500	
Accounting/Auditing	26,363	
Merchant Services	2,500	
Arthropod Control	4,130	
Cleaning	18,600	
Travel Expense	3,000	
Communications	6,720	
Postage	1,240	
Utilities: Electric	17,832	
Utilities: Water/Sewer	33,132	
Equipment Rental	10,000	
Insurance & Bonds	121,734	
Equipment Service Contracts	12,839	
Equipment Repair	1,000	
Maintenance & Repair-property	243,148	
Capital Improvements	2,625,000	
Printing & Binding	1,000	
Legal Advertising	2,000	
Marketing	5,636	
Public Relations	1,000	
Maintenance Supplies	10,000	
Contingency/Claims	1,010,000	
Office Supplies	3,120	
Auto Expense	1,000	
Gas & Lubricants	3,000	
Janitorial Supplies	3,000	
Dues & Subscriptions	12,736	
Reserve Capital	1,920,869	$6,836,223

Persons with disabilities needing assistance to participate in these proceedings should contact the Seminole County Port Authority 48 hours in advance of the meeting, at (407) 322-4798. Persons are advised that if they decide to appeal any decisions made at this hearing. they will need a record of the proceedings, and for such purposes, they may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based; Section 286.0105 Florida Statutes.

Dated at Sanford, Seminole County, Florida this 11 th day of July 2025 A.D.

SEMINOLE COUNTY PORT AUTHORITY
By: Matthew Criswell, Chairman
Attest: Amy Guilfoyle, Secretary

Publish: August 13, 2025
LN2413

File Number: 2025-719

Title:

Shallowford Street Partial Right-of-Way Vacate - Adopt the Resolution vacating and abandoning a portion of an undeveloped right-of-way known as Shallowford Street in the Sanlando Springs Replat of Tract 57 Subdivision, as recorded in Plat Book 9, Page 49, of the Public Records of Seminole County, Florida, for property more particularly known as 1024 Spring Garden Street, Altamonte Springs; (Bryan Clark, Applicant) District3 - Constantine **(Kaitlyn Apgar, Senior Planner)**

Division:

Development Services

Authorized By:

Jose Gomez, Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

The Applicant Bryan Clark has petitioned Seminole County to vacate and abandon a portion of an undeveloped fifty (50) foot wide public right-of-way known as Shallowford Street, of the Sanlando Springs Replat of Tract 57 Subdivision, recorded in 1954. The right-of-way area subject to the vacate request is located on the northwest side of Lot 6 and southeast of the park. The applicant is the owner of Lot 6 and the County owns the park.

The proposed vacate is for the easterly twenty-five (25) feet of Shallowford Street, abutting Lot 6 of Tract 57 of the Sanlando Springs Plat. The right-of-way to be vacated is 100.32 feet in length and the area is approximately 2,508 square feet.

The platted park is not developed and the vacate request does not include that portion of right-of-way abutting the park. Three (3) lots to the north and one (1) lot to the south that are adjacent to the park have vacated portions of right-of-way surrounding the park. The vacate request does not limit access to maintain the County-owned land. The Applicant desires to obtain more area to their lot in order to place a shed and

fence on the property.

The Applicant has provided letters of no objection from all applicable utility companies and Public Works and Parks and Recreation have no objection to the requested vacate. A twenty-five (25) foot wide drainage easement over the area to be vacated is required per Public Works Real Estate Management and the Roads and Stormwater Department. The applicant is aware that no structures can be placed within the drainage easement.

This request complies with the requirements for vacating a right-of-way under Section 35.184 of the Seminole County Land Development Code and Sections 336.09 and 336.10, Florida Statutes. Vacating the right-of-way will not affect access to adjacent properties and therefore, does not result in adjacent parcels becoming landlocked.

Requested Action:

Staff requests the Board of County Commissioners adopt the Resolution vacating and abandoning a portion of an undeveloped right-of-way known as Shallowford Street, in the Sanlando Springs Replat of Tract 57 Subdivision, as recorded in Plat Book 9, Page 49, of the Public Records of Seminole County, Florida.

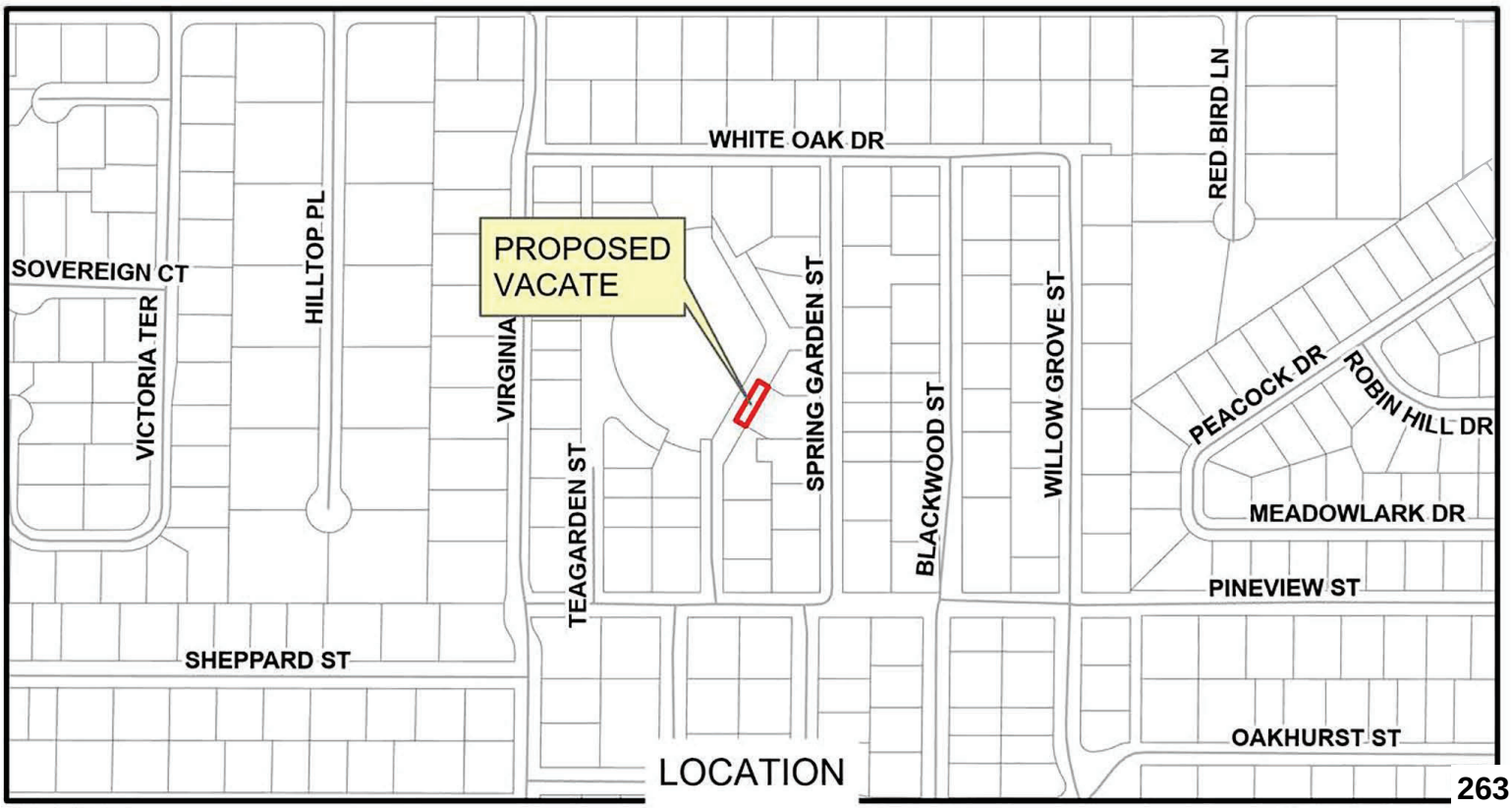


SHALLOWFORD STREET
RIGHT-OF-WAY VACATE

SEMINOLE COUNTY
BOARD OF COUNTY COMMISSIONERS
AUGUST 26, 2025

AREA SUBJECT TO VACATE

N



Date: 6/4/2025

Project: ShallowfordStreet
Layout: 2 Panel VacateEasement

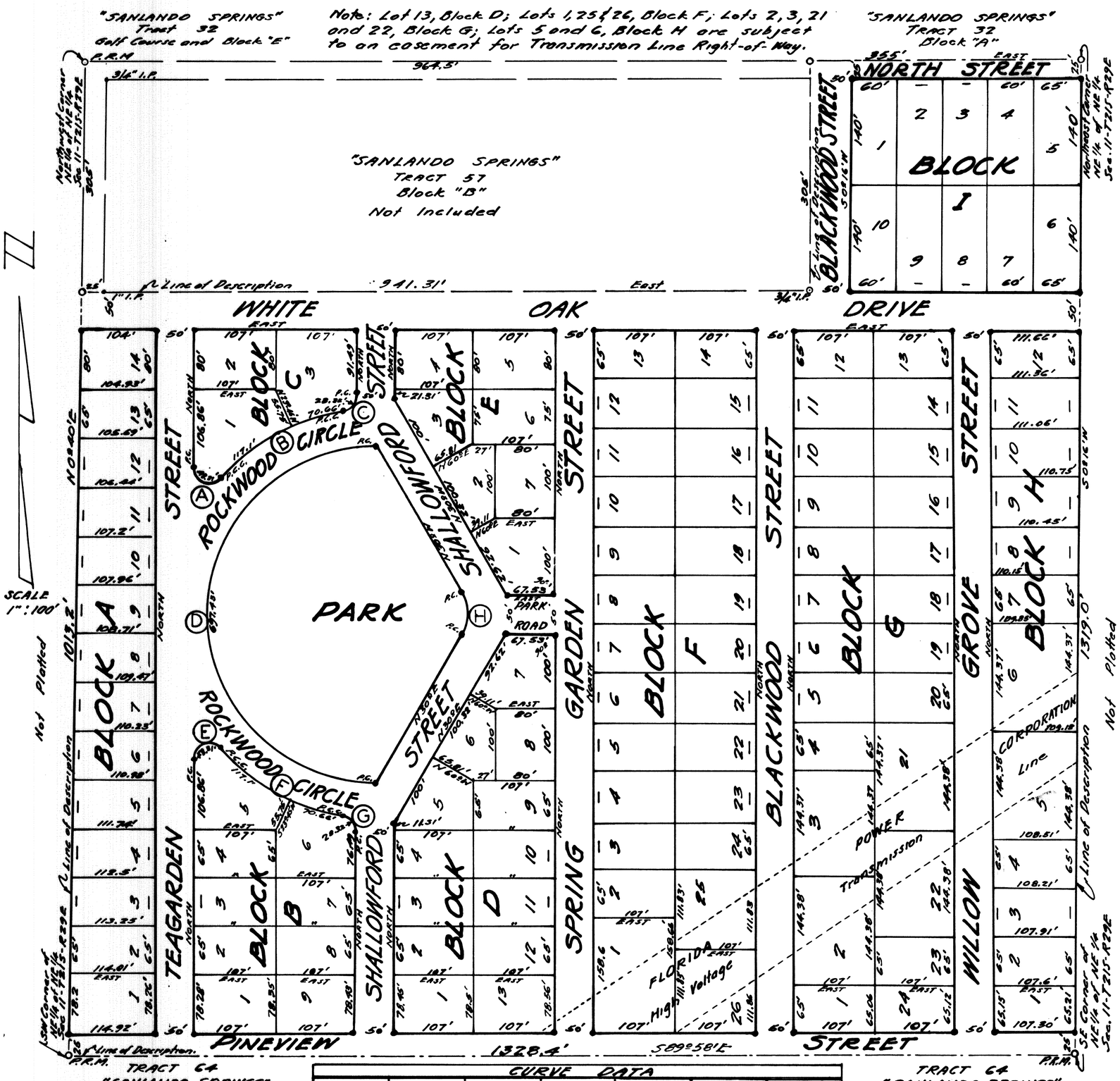
49

SANLANDO SPRINGS
Replat of Tract 57
SEMINOLE COUNTY - FLORIDA

Description

A Replat of Tract # 57, (less Block "B" thereof) "Sanlando Springs" as recorded in Plat Book 4, page 34 of the Public Records of Seminole County, Florida.

Note: Lot 13, Block D; Lots 1, 25 & 26, Block F; Lots 2, 3, 21 and 22, Block G; Lots 5 and 6, Block H are subject to an easement for Transmission Line Right-of-Way.



CURVE DATA						
CURVE	Δ	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING
A & E	138°24'	20'	52.7'	48.51'	37.39'	N-S 69°12'W
B & F	39°32'	272'	97.77'	187.76'	184.0'	N-S 61°22'E
C & G	81°08'	20'	13.0'	28.32'	26.0'	N-S 40°34'E
D	180°	222'	-	697.43'	444.0	N-S
H	60°	65'	31.75'	57.6'	55.0'	N-S

Job # 510-54

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets and park shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on May 17, 1954.

Garapic, Kausek & Lorback
By Gary I Garapic
President.

Attest:
Donald H. Downey
Secretary

Signed and sealed in the presence of:
George S. Leach
Pierce Robertson

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on May 17, 1954, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Gary I Garapic and Donald H. Downey respectively President and Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Richard M. Hufty
NOTARY PUBLIC
My Commission Expires October 11, 1957

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on May 17, 1954 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida. Dated May 17, 1954.

R. H. Jones Registration No. 797

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on June 8th 1954 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

O. E. Fornahre
Chairman of the Board.

ATTEST:
O. P. Harrison
Clerk of the Board.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on June 8th 1954 at 4 o'clock PM File No. 3271 and Recorded in Plat Book No. 9, Page 49, Seminole County Records

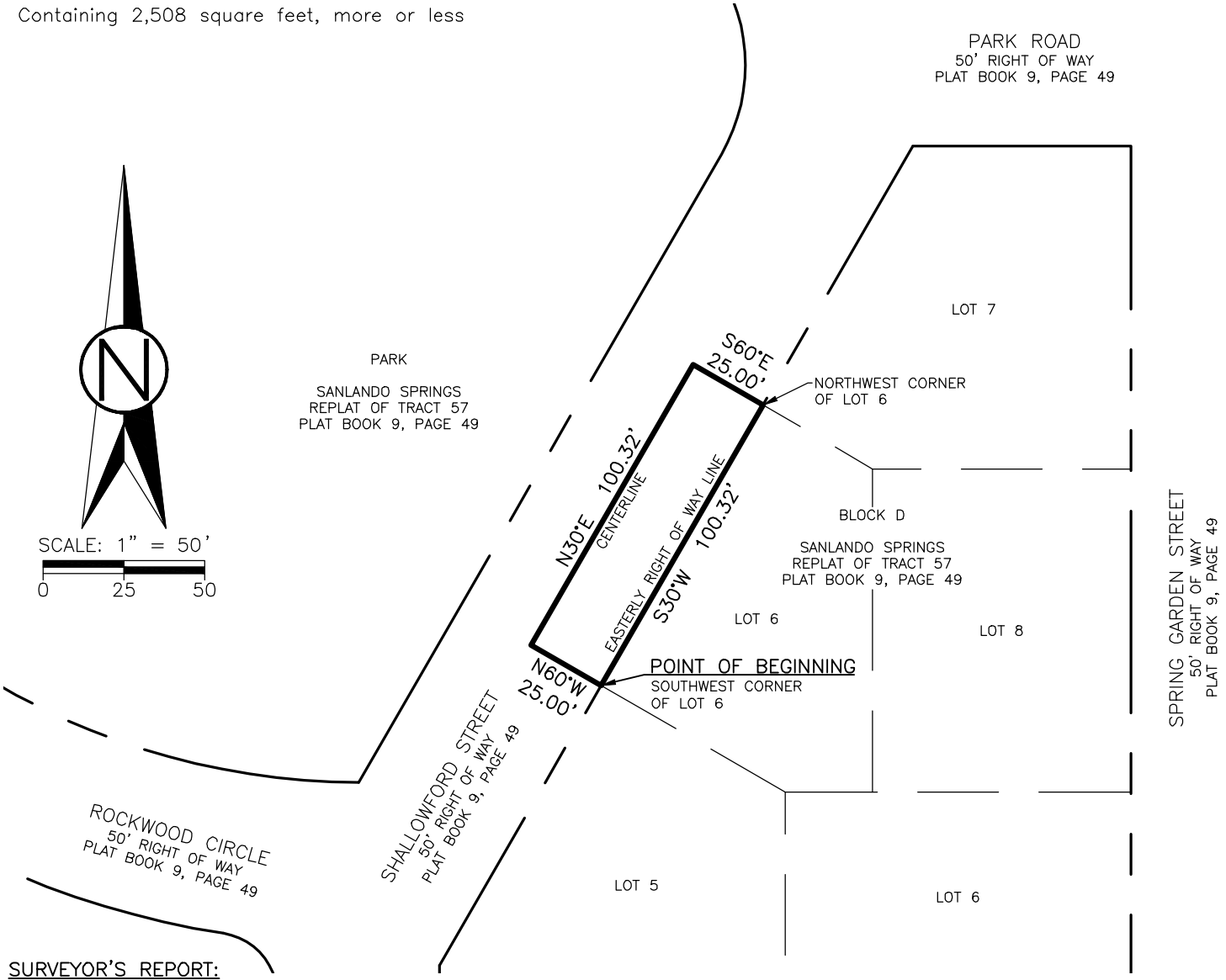
O. P. Harrison
Clerk of the Circuit Court, in and for Seminole County, Florida.

DESCRIPTION:

A portion of Shallowford Street, SANLANDO SPRINGS REPLAT OF TRACT 57, according to the plat thereof, recorded in Plat Book 9, Page 49, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 6, SANLANDO SPRINGS REPLAT OF TRACT 57, according to the plat thereof, recorded in Plat Book 9, Page 49, Public Records of Seminole County, Florida; thence North 60° West, a distance of 25.00 feet to the centerline of Shallowford Street; thence along said centerline, North 30° East, a distance of 100.32 feet; thence departing said centerline, South 60° East, a distance of 25.00 feet to the Easterly right of way line of Shallowford Street and the Northwest corner of said Lot 6; thence along said Easterly right of way line, South 30° West, a distance of 100.32 feet to the POINT OF BEGINNING.

Containing 2,508 square feet, more or less



SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the Easterly right of way line of Shallowford Street, being South 30° West, platted.

RYAN E. JOHNSON License Number 7130 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Ryan E Johnson
Date: 2025.02.22 08:33:16 -05'00'

Ryan E. Johnson, PSM Florida License Number 7130

DESCRIPTION & SKETCH	SITE: 25009	DRAWING: 1024 Spring Garden Street-25	
CERTIFIED TO: Bryan & Rachel Clark	DRAWN BY: REJ	DATE: 02/22/2025	SECTION: 11-21S-29E
	REVISION:		DATE:
SHEET 1 OF 1			

RESERVE GEOSPATIAL
Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
info@reservegeo
407-383-

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

VACATING AND ABANDONING THE HEREIN DESCRIBED PUBLIC RIGHT-OF-WAY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 336.09 and 336.10, Florida Statutes, authorizes and empowers the Board of County Commissioners (the "Board") to vacate alleys and right-of-ways; and

WHEREAS, Bryan Levi Clark and Rachel Ann Clark ("Petitioners"), petitioned the Board to close, vacate and abandon the property described in Exhibit A.

WHEREAS, the Petitioners are the apparent owners of record of parcels adjacent to the requested right-of-way to be vacated, and the vacation of such portion of the right-of-way will not affect the right of convenient access of persons or cause any parcels to be landlocked; and

WHEREAS, notice was published in accordance with the requirements of Sections 336.09 and 336.10, Florida Statutes; and

WHEREAS, the Board has determined that the abandonment of the above-described right-of-way is in the best interest of the County and the public; and

WHEREAS, all applicable utility companies have provided letters stating "no objection" to the request to vacate.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida that:

Section 1. Findings. The above recitals are true and are incorporated as legislative findings. Upon request of Petitioners, the Board finds, determines and declares that the above

described right-of-way is hereby closed, vacated and abandoned and that all rights in and to the same on behalf of the County and the public are hereby disclaimed.

Section 2. This Resolution shall become effective upon adoption by the Board of County Commissioners.

ADOPTED this 26th day of August, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

By:_____
JAY ZEMBOWER, Chairman

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

Attachment:
Exhibit A – Sketch and Description

NJB/kly
6/12/25
T:\Users\kyeager\NJB Documents\2025\Resolution - Shallowford Street Vacate June18(25).docx

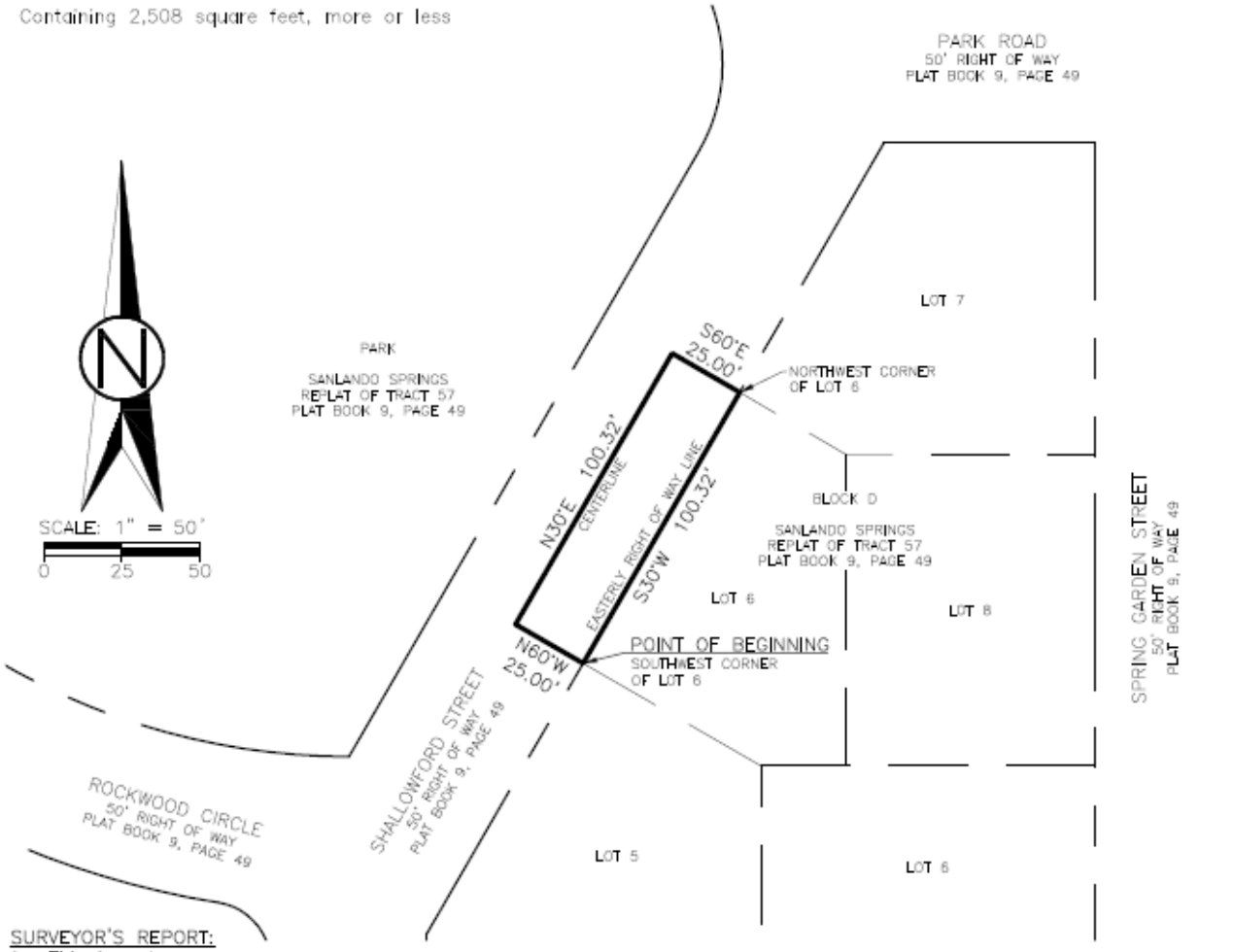
Authority: Sections 336.09 and 336.10, Florida Statutes

DESCRIPTION:

A portion of Shallowford Street, SANLANDO SPRINGS REPLAT OF TRACT 57, according to the plat thereof, recorded in Plat Book 9, Page 49, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 6, SANLANDO SPRINGS REPLAT OF TRACT 57, according to the plat thereof, recorded in Plat Book 9, Page 49, Public Records of Seminole County, Florida; thence North 60° West, a distance of 25.00 feet to the centerline of Shallowford Street; thence along said centerline, North 30° East, a distance of 100.32 feet; thence departing said centerline, South 60° East, a distance of 25.00 feet to the Easterly right of way line of Shallowford Street and the Northwest corner of said Lot 6; thence along said Easterly right of way line, South 30° West, a distance of 100.32 feet to the POINT OF BEGINNING.

Containing 2,508 square feet, more or less



SURVEYOR'S REPORT:

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3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the Easterly right of way line of Shallowford Street, being South 30° West, platted.

RYAN E. JOHNSON License Number 7130 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Ryan E Johnson
Date: 2025.02.22 08:33:16 -05'00'

Ryan E. Johnson, PSM Florida License Number 7130

DESCRIPTION & SKETCH	SITE: 25009	DRAWING: 1024 Spring Garden Street-25	
CERTIFIED TO: Bryan & Rachel Clark	DRAWN BY: REJ	DATE: 02/22/2025	SECTION: 11-21S-29E
	REVISION:		DATE:
SHEET 1 OF 1			

RESERVE GEOSPATIAL
Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
info@reservegeo.com
407-383-8394

THIS INSTRUMENT PREPARED BY:
NEYSA BORKERT
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7233

DRAINAGE EASEMENT
(Standard)

THIS DRAINAGE EASEMENT is made and entered into this 11th day of July, 2025, by and between **BRYAN LEVI CLARK AND RACHEL ANN CLARK**, husband and wife, whose address is 1024 Spring Garden Street, Altamonte Springs, Florida 32701, in this instrument referred to as the "GRANTORS," and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as the "GRANTEE."

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby grant and convey to GRANTEE and its assigns, an exclusive easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns deem necessary, a drainage system consisting of pipes, ditches, detention, percolation, or disposal areas or any combination of these items, together with appurtenant drainage structures, and drainage facilities, over, under, upon, and through the following-described lands situate in the County of Seminole, State of Florida:

See attached Exhibit "A" for legal description and sketch (the "Easement Property")
Property Identification No.:01-21-29-5CK-0D00-0060

TO HAVE AND TO HOLD the Easement Property unto GRANTEE and its assigns forever.

GRANTEE and its assigns have the right to clear, keep clear and remove from the Easement Property all trees, undergrowth, and other obstructions that may interfere with the location, excavation, operation or maintenance of the drainage facilities or any other facilities installed on or under the Easement Property by GRANTEE and its assigns. GRANTORS and GRANTORS' successors and assigns, agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on or under the Easement Property that may interfere with the location, excavation, operation or maintenance of the drainage facilities, or any other facilities installed on or under the Easement Property.

GRANTORS hereby covenant with the GRANTEE that GRANTORS are lawfully seized and possessed of the Easement Property, that GRANTORS have a good and lawful right to convey the Easement Property, and that it is free from all encumbrances.

IN WITNESS WHEREOF, the GRANTORS have hereunto set GRANTORS' hands and seal, the day and year first above written.

WITNESSES:

Signature

Lev Lubega

Print Name

Address: 1155 W. State Rd 434 Longwood FL

Signature

Arielle Mattappa

Print Name

Address: 1155 W. State Rd 434 Longwood FL 32750

BRYAN LEVI CLARK

By:

7/11/25

Date

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that, on this 11 day of July, 2025, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared by means of ☑ physical presence or ☐ online notarization Bryan Levi Clark, ☐who is personally known to me or ☐who has produced drivers license as identification.

Print Name Lev Lubega
Notary Public in and for the County
and State Aforementioned
My commission expires: 3/12/28

LEV LUBEGA
Notary Public
State of Florida
Comm# HH502916
Expires 3/12/2028

WITNESSES:

Signature

Lev Lubega

Print Name

Address: 1155 W State Rd 434

Longwood FL 32750

Signature

Print Name

Address: 1155 W. State Rd 434

Longwood FL 32750

RACHEL ANN CLARK

By:

Title:

7/11/25

Date

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that, on this 11 day of July, 2025, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared by means of ☑ physical presence or ☐ online notarization Rachel Ann Clark, ☐who is personally known to me or ☑who has produced drivers license as identification.

LEV LUBEGA
Notary Public
State of Florida
Comm# HH502916
Expires 3/12/2028

Print Name Lev Lubega
Notary Public in and for the County
and State Aforementioned
My commission expires: 3/12/28

[Remainder of page left intentionally blank; signature block continues onto next page]

ACCEPTANCE BY SEMINOLE COUNTY

WITNESSES:

Signature
Adrianna Brown
Print Name
Address: _____

Signature
_____
Print Name
Address: 7/25/25

SEMINOLE COUNTY, FLORIDA

By: _____

Print Name: Anthony Nelson

Title: County Engineer

Date: 7/25/25

Within the authority delegated by the County Manager pursuant to Seminole County Administrative Code Section 3.25

STATE OF Florida)
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of July, 20 25, by Anthony Nelson, ☑ who is personally known to me or ☐ who has produced N/A as identification.

HEIDI UTE MILLER
Commission # HH 506760
Expires July 21, 2028

_____
NOTARY PUBLIC
Print Name Heidi Ute Miller
Notary Public in and for the County and State Aforementioned
My commission expires: 7/21/2028

For the use and reliance of Seminole County only.

Approved as to form and legal sufficiency.

_____
County Attorney

Attachment:
Exhibit A – Legal Description

NJB/kly
6/4/25 6/10/25
T:\Users\kyeager\NJB Documents\2025\Drainage Easement - Clark June10(25).docx

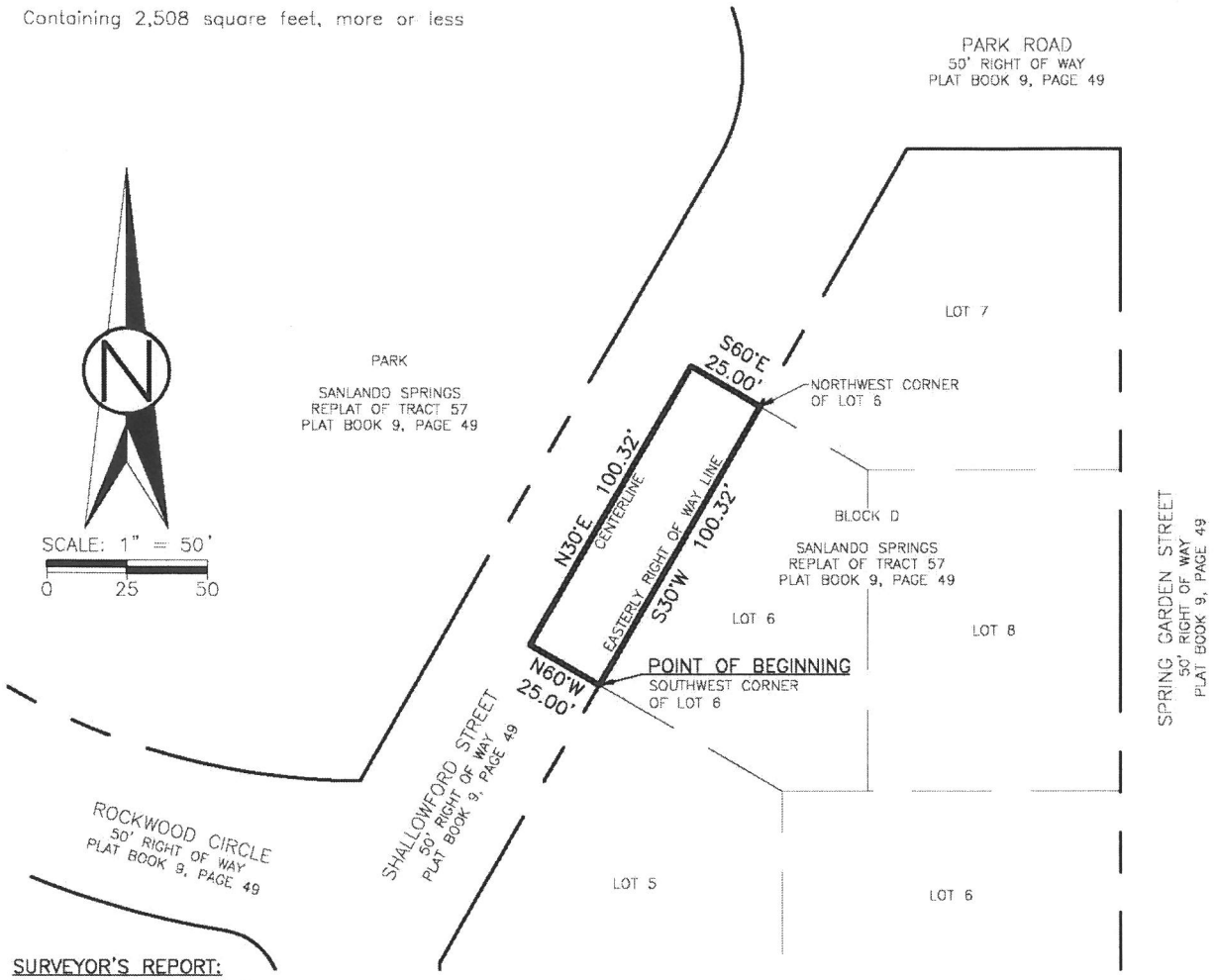
EXHIBIT "A"

DESCRIPTION:

A portion of Shallowford Street, SANLANDO SPRINGS REPLAT OF TRACT 57, according to the plat thereof, recorded in Plat Book 9, Page 49, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 6, SANLANDO SPRINGS REPLAT OF TRACT 57, according to the plat thereof, recorded in Plat Book 9, Page 49, Public Records of Seminole County, Florida; thence North 60° West, a distance of 25.00 feet to the centerline of Shallowford Street; thence along said centerline, North 30° East, a distance of 100.32 feet; thence departing said centerline, South 60° East, a distance of 25.00 feet to the Easterly right of way line of Shallowford Street and the Northwest corner of said Lot 6; thence along said Easterly right of way line, South 30° West, a distance of 100.32 feet to the POINT OF BEGINNING.

Containing 2,508 square feet, more or less



SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the Easterly right of way line of Shallowford Street, being South 30° West, platted.

RYAN E. JOHNSON License Number 7130 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Ryan E Johnson
Date: 2025.02.22 08:33:16 -05'00'

Ryan E. Johnson, PSM Florida License Number 7130

DESCRIPTION & SKETCH	SITE: 25009	DRAWING: 1024 Spring Garden Street-25		
CERTIFIED TO: Bryan & Rachel Clark	DRAWN BY: REJ	DATE: 02/22/2025	SECTION: 11-21S-29E	
	REVISION:			DATE:
SHEET 1 OF 1				

RESERVE GEOSPATIAL
Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
info@reservegeo.com
407-383-8394

File Number: 2025-727

Title:

6657 Sylvan Woods Drive - Consider approval of a 3,372 square foot boat dock/house on the west side of the Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Dr. (Michael Carpenter, Applicant) District5 - Herr **(Kathy Hammel, Principal Planner)**

Division:

Development Services

Authorized By:

Jose Gomez, Development Services Director

Contact/Phone Number:

Mary Robinson/407-665-7339

Background:

The Applicant is proposing to construct a 3,372 square foot boat dock/house/walkway. The boat dock/house terminal platform is 664 square feet and the four (4) foot wide walkway from the shore (upland buffer) to the terminal platform is 2,520 square feet. Sylvan Lake is a shallow lake with a mean depth of seven (7) feet, a maximum depth of sixteen (16) feet, and 188 acres.

Section 70.6 (g) of the Seminole County Land Development Code (SCLDC) requires a public hearing before the Board of County Commissioners on requests for building permits for boat docks that exceed 1,000 square feet.

Section 70.7 of the SCLDC requires the following items to be considered prior to the issuance of a boat dock permit (italicized text indicates the response and analysis):

a) Turbidity in streams, wetlands, and estuarine areas must be minimized.

Turbidity barriers are required to contain the impacts of construction and will be required to be shown on the Site Plan at the time the building permit application is submitted.

b) The possible effect on the quality of waters on the County.

As the surface area of Sylvan Lake is 188 acres and the proposed construction of the new dock will be 668 feet +/- from the shoreline/upland buffer of the subject property. Any additional impact on water quality, if any, should be minimal as the dock is being reconstructed.

c) The possible effect on the propagation of wildlife, fish, and aquatic plants and animals.

Sylvan Lake, at 188 acres, provides an adequate environment for the propagation of wildlife, fish, aquatic plants, and animals.

d) The possible effect on all property owners fronting the body of water involved.

The shoreline of the subject lot is 190 feet +/- wide. The dock and walkway are placed approximately in the center of the lot. The boat house will also meet the fifteen (15) foot height limit for the roof and ten-foot (10') side yard setback requirement. There will be minimal impacts on other property owners. (Exhibits A & B)

e) The possible effect upon public health, safety, comfort, good order, appearance, prosperity, and general welfare.

For the reasons noted above, there should be no negative effect upon the public health, safety, comfort, good order, appearance, prosperity, and general welfare of the area.

f) The recommendations of any governmental and/or professional agencies.

The Applicant was issued an Environmental Resource Permit (ERP) and written authorization to Use State Owned Sovereign Submerged Lands (SSL) by the St. Johns Water Management District. (Exhibit C)

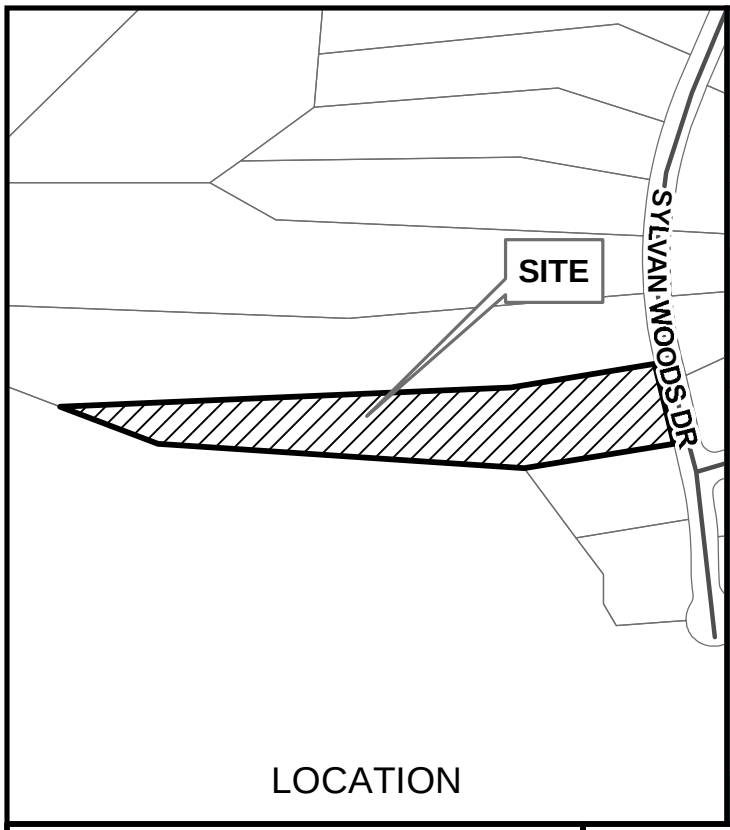
g) The possible effect upon the safe navigation of vessels and watercraft.

The opposite shoreline is approximately 2650 feet +/- away, and the length of the proposed boat dock/house is approximately 660 feet +/- waterward of the mean high-water line. The square footage of the boat dock/house is primarily the walkway. The proposed boat dock meets the code requirement of projecting not more than twenty-five percent (25%) of the width of the water body and, therefore, does not create a navigational hazard.

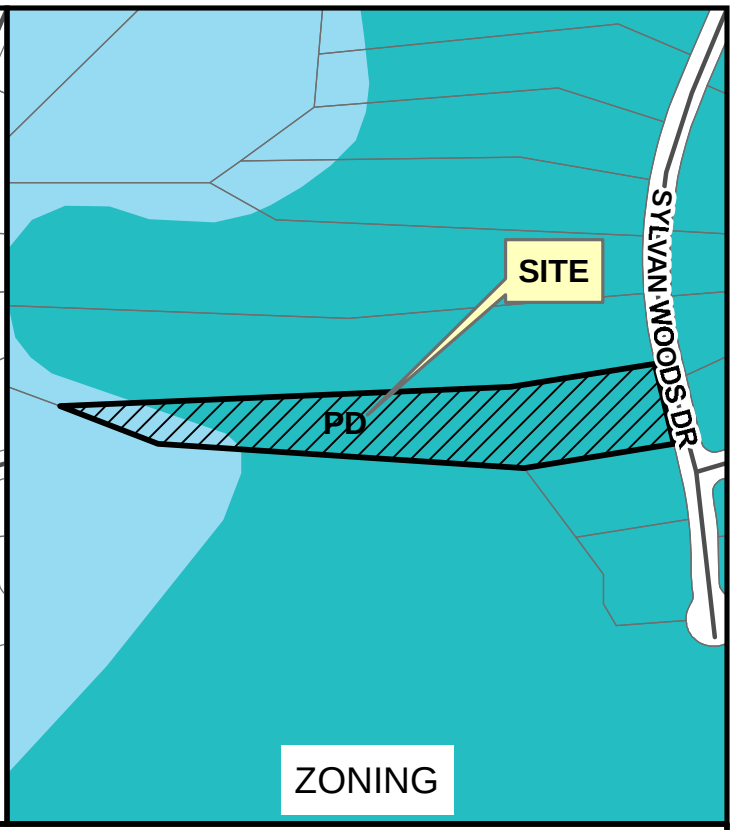
Requested Action:

Staff requests the Board approve the request for a 3,372 square foot boat dock/house including the walkway, on the west side of Sylvan Woods Dr. approximately 3,255 feet

east of Orange Blvd, more particularly known as 6657 Sylvan Woods Dr.



LOCATION



ZONING

MIKE CARTER
6657 SYLVAN WOODS DR
SANFORD, FL 32771

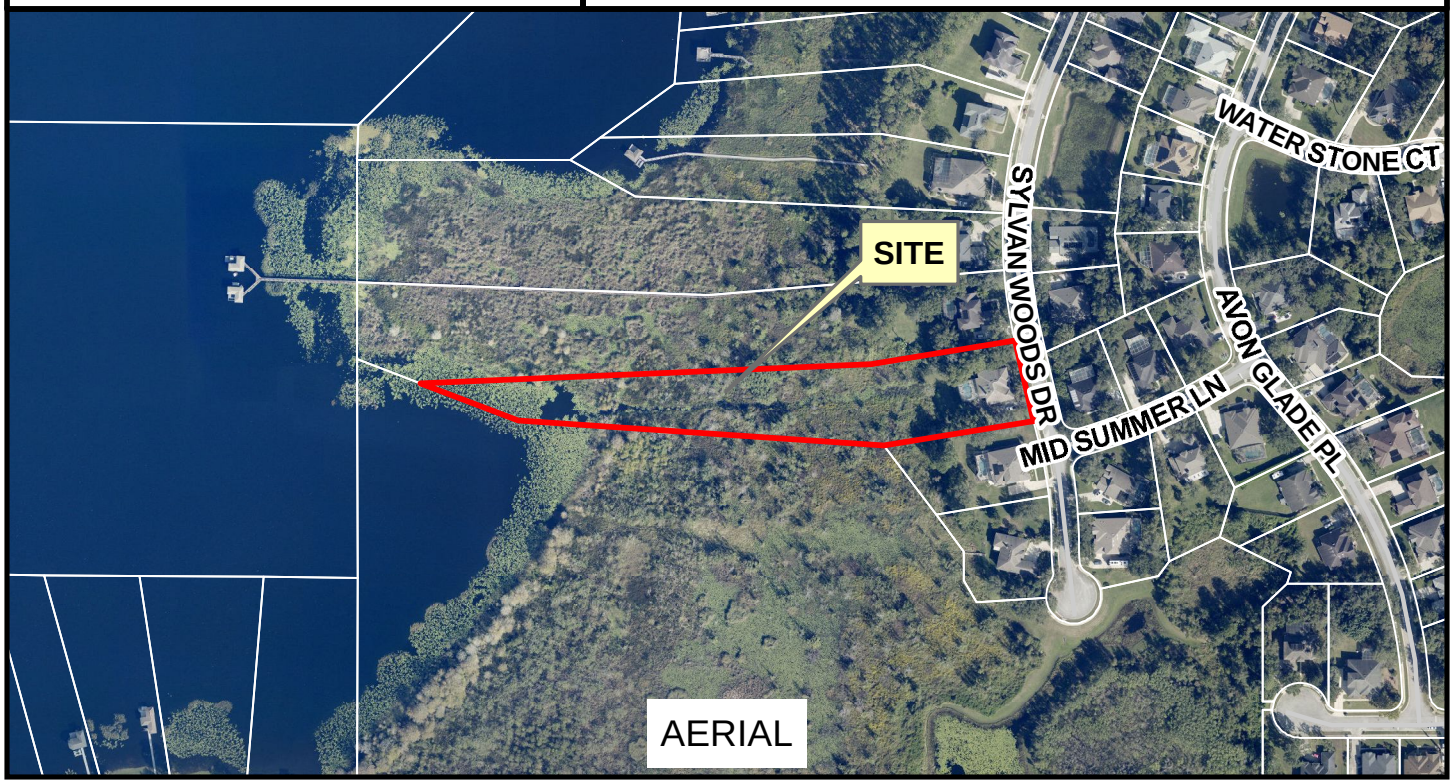
SEMINOLE COUNTY
BOARD OF COUNTY COMMISSIONERS
AUGUST 26, 2025

PARCEL #25-19-29-502-0000-1570

LEGEND

PD

N



AERIAL

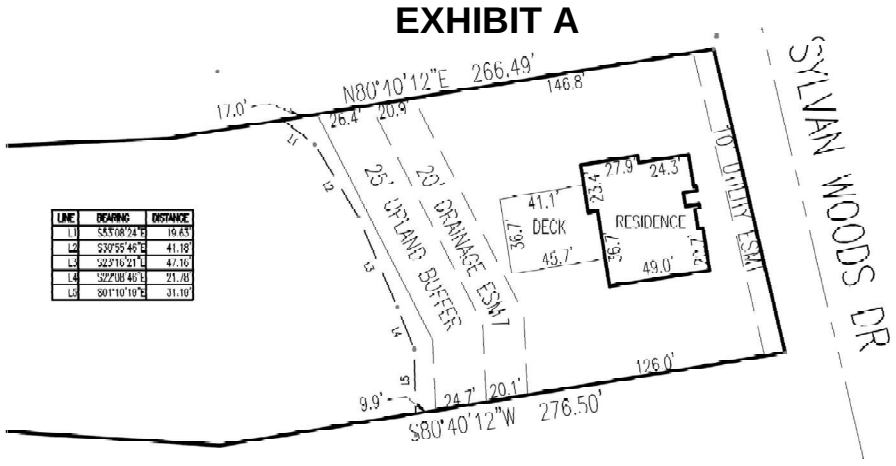
DETAIL SCALE 1" = 60'

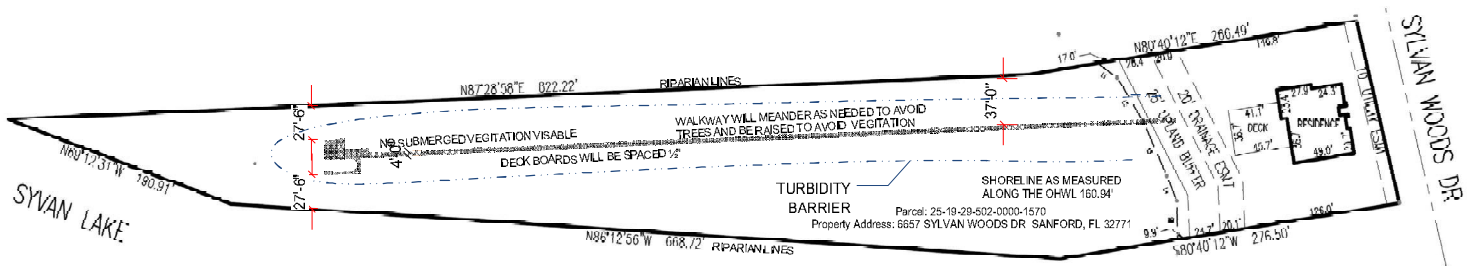
EXHIBIT A

GRAPHIC SCALE 1"=100'

0 100 200 300

LINE	BEARING	DISTANCE
L1	S55°08'24"E	19.43'
L2	S39°55'46"E	41.18'
L3	S22°10'21"E	47.10'
L4	S22°08'46"E	21.78'
L5	S01°10'10"E	31.10'





AREA TABULATION	
TERMINAL PLATFORM = 664 SQ.FT.	
STAIRS =	39 SQ.FT.
ROOF O.H. =	69 SQ.FT.
WALKWAY =	2,520 SQ.FT.
TOTAL OVER WATER =	3,292 SQ.FT.
UPLAND WALKWAY =	80 SQ.FT.
TOTAL =	3,372 SQ.FT.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE CO-ORDINATES FLORIDA EAST ZONE.
2. ALL DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS NOTED.
3. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.
4. THE PURPOSE OF THIS AS-BUILT IS TO SHOW LOCATION OF THE OHWL

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

edward mizo Digitally signed by edward mizo Date: 2024.11.11 10:49:16 -05'00'

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

11/7/2024

3RD AVE SE/GRADE

SPECIAL PURPOSE SURVEY
ORDINARY HIGH WATER LINE LOCATION
6557 SYLVAN WOODS DR
SANFORD, FL 32771

EDWARD MIZO PLS
PROFESSIONAL LAND SURVEYOR
511 HERON POINT WAY
DELAND, FL 32713
321-436-8391

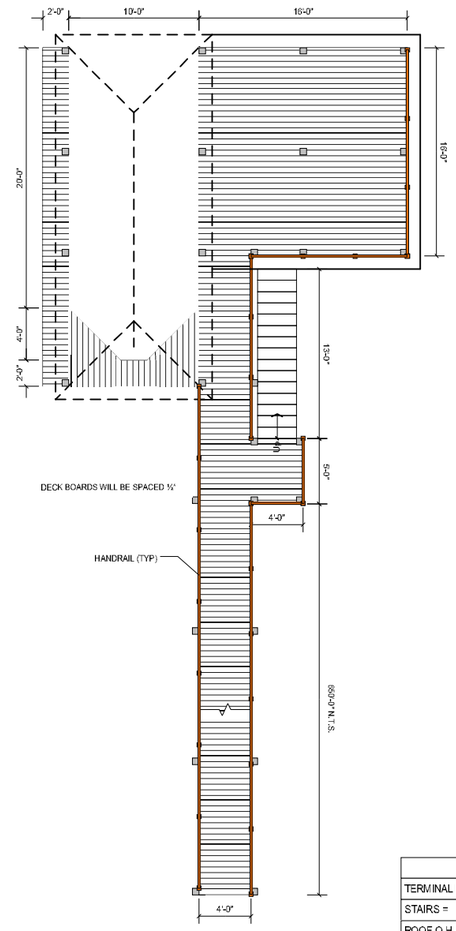
NOTES:
ALL LUMBER TO BE SYP #2 OR AS CALLED OUT ON PLANS
ALL HARDWARE TO GALV. STEEL OR STAINLESS STEEL
ALL WOOD / PLASTIC COMPONETS TO MEET ASTMD7032 - BUILDER OR OWNER TO TURN IN SPECS.

DESIGN REQUIREMENTS:
1. LIVE LOAD FOR FLOORS & DECKS IS 60 P.S.F.
2. LIVE LOAD FOR ROOF IS 20 P.S.F.
3. LIVE LOAD FOR HANDRAILS & GUARDRAILS IS 200 P.S.F
4. GUARDRAILS IN-FILL COMPONENTS 50 P.S.F.
5. LIVE LOAD FOR STAIRS IS 40 P.S.F
6. DEAD LOAD FOR FLOORS & DECKS IS 10 P.S.F.
7. DEAD LOAD FOR ROOF IS 10 P.S.F.

EXHIBIT B

NOTE: ANY PART OF DOCK EXCEEDING 30" ABOVE GRADE ABOVE THE NHWE WILL REQUIRE GUARDRAILS FBC R312 MIN. 36" HIGH RAILING WITH LESS THAN 4" OPENING

C&M Carpenter Construction Co., Inc.



AREA TABULATION	
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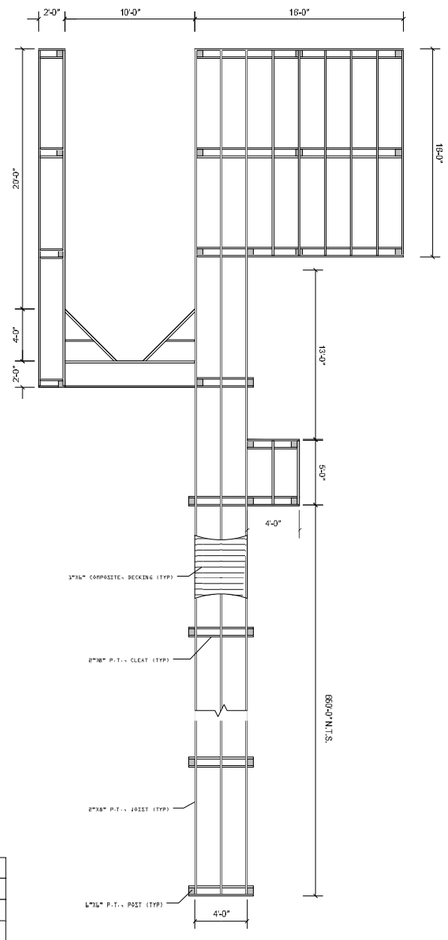
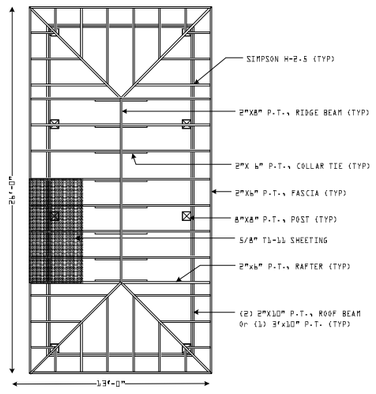
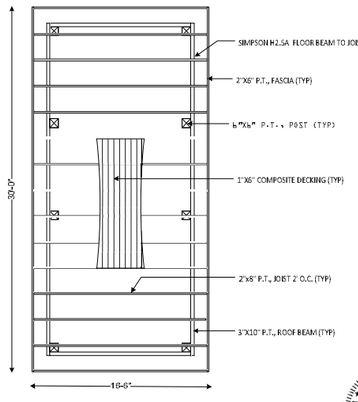
UPLAND WALKWAY =	80 SQ.FT.
TOTAL =	3,372 SQ.FT.



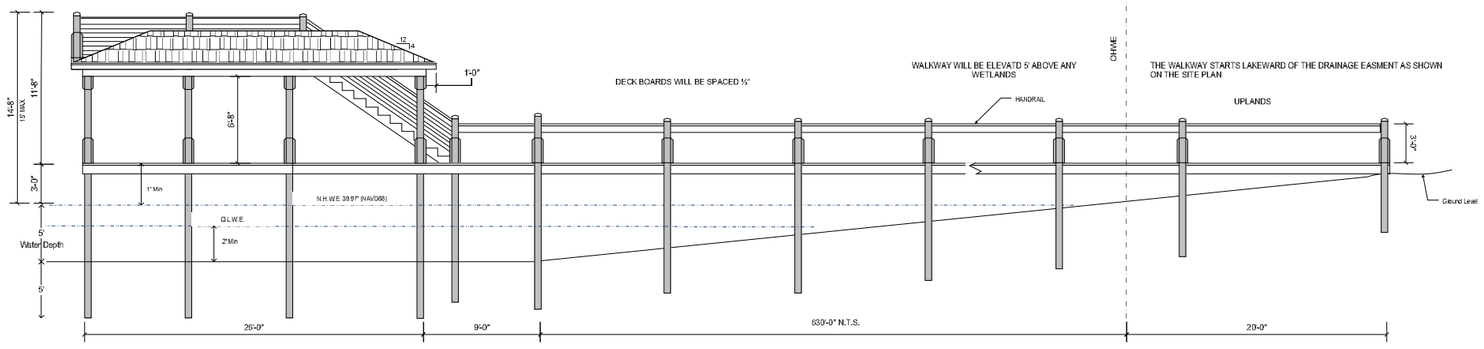
1ST FLOOR FRAMING PLAN



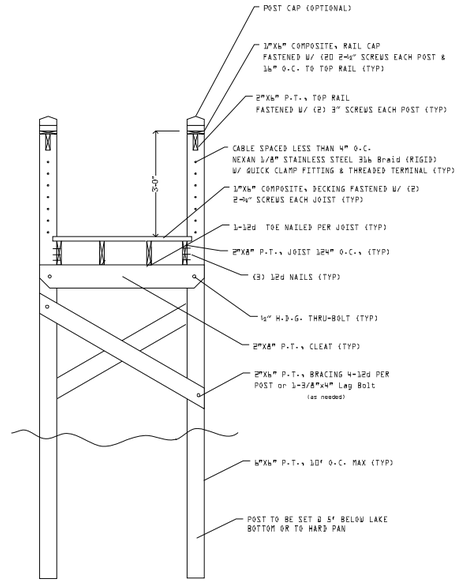
ROOF PLAN



2nd FLOOR FRAMING PLAN



Boat Dock Elevation



FRAMING DETAIL WALKWAY N.T.S.

REVISIONS	BY

T.S. CHEHAL
LICENSED PROFESSIONAL Engineer
624 Executive Park Court
Apopka, FL 32703
407-521-5557
PE0004748

DESIGNED FOR:
Mark Carter

LOCATION:
6457 Sylvan Woods Drive
Sanford, FL 32771

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE 8TH EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-22.
1. WIND SPEED - 139 MPH ULTIMATE WIND SPEED (Ault) AND 108 MPH (Vasd)
2. RISK CATEGORY 2 CONSTRUCTION TYPE- SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE - CATEGORY D

LICENSE No. 40748 STATE OF FLORIDA PROFESSIONAL ENGINEER
T.S. CHEHAL
This item has been electronically signed and sealed by T.S. Chehal, P.E. using a digital signature. Printed copies of this document are not considered sign & sealed and the signature must be verified on any electronic copy.
Tirlochan S Chehal
serialNumber=A01410D000001902090EA65000288AB, 2.5.4.97=NTRUS+FL-G13000056850, o=T.S. Chehal P.E., cn=Tirlochan S Chehal, sn=Chehal, givenName=Tirlochan, email=raj7065@aol.com, c=US
I attest to the accuracy and integrity of this document
2024.10.14 06:01:34 -04'00'

DRAWN	MRC
CHECKED	
DATE	06/19/2024
SCALE	3/16"= 1'
JOB NO.	052224.106
SHEET	A1
OF	2 SHEETS

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

March 07, 2025

Mark Carter
6657 Sylvan Woods Dr
Sanford, FL 32771-6448

SUBJECT: 22460-6
Carter Boathouse - 6657 Sylvan Woods Dr.

Dear Sir/Madam:

Enclosed is your consolidated Environmental Resource Permit (ERP) and written authorization to Use State Owned Sovereign Submerged Lands (SSL) issued by the St. Johns River Water Management District on March 07, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under

GOVERNING BOARD

Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Cole Oliver, TREASURER MERRITT ISLAND
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Ron Howse COCOA
Janet Price FERNANDINA BEACH

"Miscellaneous" services menu. The associated compliance forms to comply with your permit conditions are available at https://www.sjrwmd.com/documents/permitting/ .

Transferring Your Permit:
Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at https://www.sjrwmd.com/documents/permitting/. You can apply for a permit transfer on our the District's ePermit portal at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, Fl 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Consultant:
C&M Carpenter Construction Inc,
Mcarpe3122@aol.com

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 22460-6 **DATE ISSUED:** March 07, 2025
PROJECT NAME: Carter Boathouse - 6657 Sylvan Woods Dr.

AN ENVIRONMENTAL RESOURCE PERMIT (ERP) AUTHORIZING:
Minor Modification of Permit No. 22460-1 for Carter Boathouse - 6657 Sylvan Woods Dr to include the construction of a 3,372 square foot dock with 3,292 square feet over wetlands and surface waters as per plans received by the District on February 28, 2025.

AUTHORIZATION TO USE SOVEREIGN SUBMERGED LANDS (SSL):
Authorization to use Sovereign Submerged Lands in the form of a Letter of Consent for a preemptive area of 2,292 square feet for a project known as Carter Boathouse - 6657 Sylvan Woods Dr. in accordance with the plans received by the District on February 28, 2025.

LOCATION:
Section(s): 26 Township(s): 19S Range(s): 29E
Seminole County

ISSUED TO:
Mark Carter
6657 Sylvan Woods Dr
Sanford, FL 32771-6448

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

ENVIRONMENTAL RESOURCE PERMIT AND SOVEREIGN SUBMERGED LANDS AUTHORIZATION IS CONDITIONED UPON:
See conditions on attached "Exhibit A", dated March 07, 2025

AUTHORIZED BY: St. Johns River Water Management District

By: Nicole Martin

Nicole Martin
Supervising Regulatory Scientist

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 22460-6
Carter Boathouse - 6657 Sylvan Woods Dr.
DATED March 07, 2025

REGULATORY CONDITIONS – ENVIRONMENTAL RESOURCE PERMIT (ERP):

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

21. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

PROPRIETARY CONDITIONS - SOVEREIGN SUBMERGED LANDS (SSL):

22. Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

23. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

24. Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

25. Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

26. Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.

27. Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

28. Structures or activities shall not create a navigational hazard.

29. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

30. Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

31. During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by 18-21.004(3)(b), Florida Administrative Code. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

32. This permit authorizes the construction of a 3,372-square-foot dock with 3,292 square feet over water and wetlands in accordance with the plans received by the District on February 28, 2025.

33. Construction of the boardwalk will avoid trees and be elevated 5 feet over wetlands and any aquatic vegetation.

34. Deck boards will be spaced at 1/2 inch after shrinkage.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within fourteen (14) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within fourteen (14) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within fourteen (14) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency

Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 6.18.18

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 14-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. Please submit a scanned copy of the affidavit by emailing *compliancesupport@sjrwmd.com* (preferred method) or send the original affidavit of publication to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within fourteen (14) days of the District depositing the notice of intended District decision in the mail (for those persons to whom the District mails actual notice), within fourteen (14) days of the District emailing notice of intended District decision (for those persons to whom the District emails actual notice), or within fourteen (14) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/noticeofrights/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's intended decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386) 329-4570.

NEWSPAPER ADVERTISING

ALACHUA
The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 32063
904-259-2400/ fax 904-259-6502

BRAFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 9, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 157
GLADES ON SYLVAN LAKE PH 2
PB 52 PGS 65 THRU 69

(The above-described legal description has been provided to Seminole County by the owners of the above-described property.)

A. FINDINGS OF FACT

Property Owners: Mark and Anja Carter
6657 Slyvan Woods
Dr. Sanford, FL 32771

Project Name: Sylvan Woods (6657)

Requested Development Approval:

Consider approval of a 3,372 square foot boat dock/house on the west side of Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Dr**.**

B. CONCLUSIONS OF LAW

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent and in compliance with applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Mary Robinson Planner/Code Enforcement Officer
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED.**

(2) All development will fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this Development Approval and the commitments made as to this Development Approval, all of which have been accepted by and agreed to by the Property Owners of the property, are as follows:

The approval granted shall apply to a 3,372 square foot boat dock/house on the west side of Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Dr**.** and in accordance with Chapter 70 Dredging and Filling, Sections 70.4, 70.6, and 70.7 of the Seminole County Land Development Code. See attached Exhibit A Site Plan.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Order shall perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal, then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

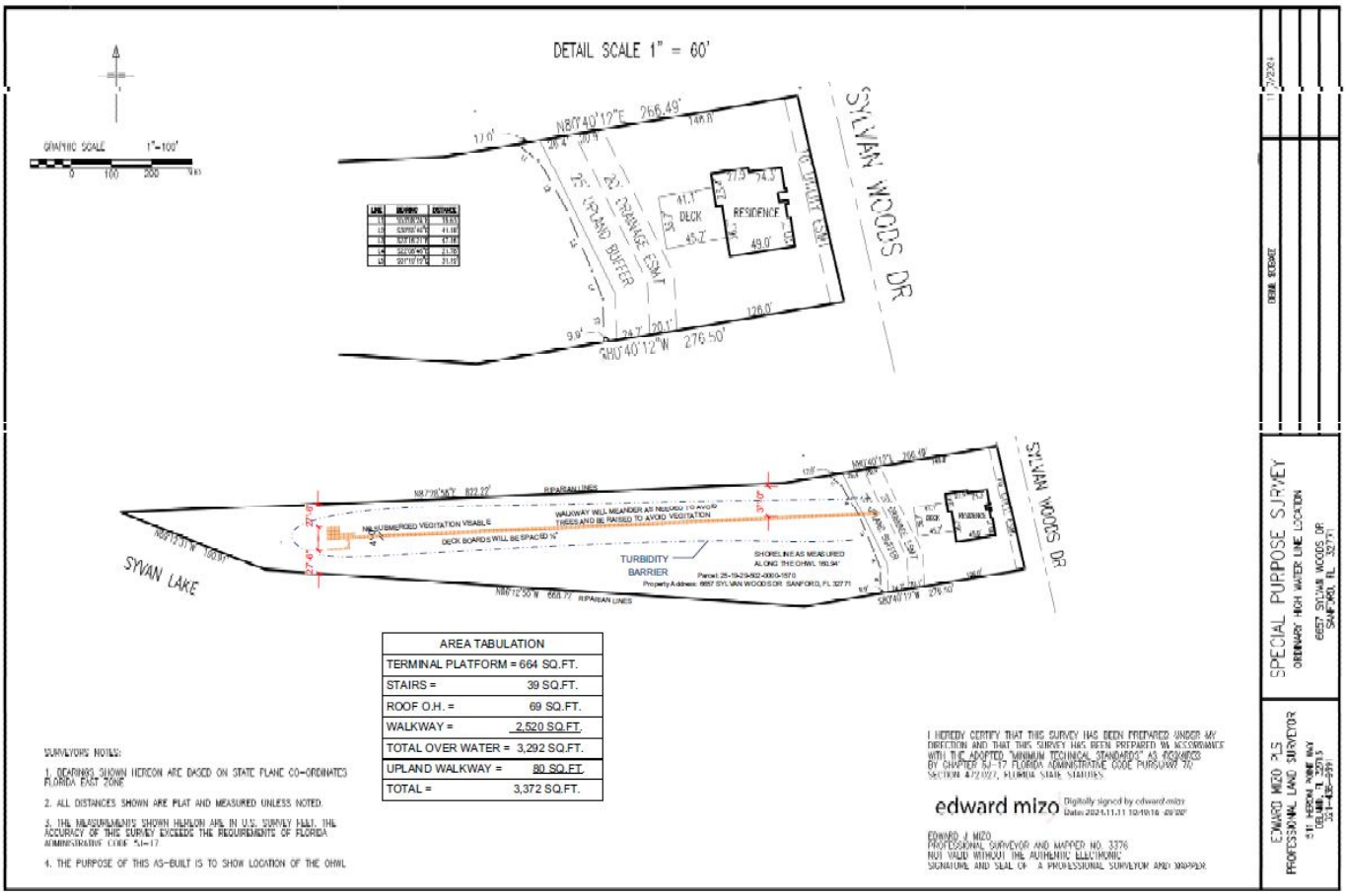
(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owners to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owners fails to obtain requisite approvals or fulfill the obligations

imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Jay Zembower
Chairman

EXHIBIT A
SITE PLAN



AREA TABULATION	
TERMINAL PLATFORM =	664 SQ.FT.
STAIRS =	39 SQ.FT.
ROOF O.H. =	69 SQ.FT.
WALKWAY =	2,520 SQ.FT.
TOTAL OVER WATER =	3,292 SQ.FT.
UPLAND WALKWAY =	80 SQ.FT.
TOTAL =	3,372 SQ.FT.