

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, July 23, 2024

9:30 AM

BCC Chambers

Board of County Commissioners

I. CALL TO ORDER

Present: Chairman Jay Zembower
Vice Chairman Andria Herr
Commissioner Bob Dallari
Commissioner Lee Constantine
Commissioner Amy Lockhart

Additional Attendees: County Attorney Kate Latorre, County Manager Darren Gray, Clerk of Court & Comptroller Grant Maloy, and Deputy Clerk Kyla Farrell.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Robert Bradley, Bread of Life Christian Church, Sanford, gave the invocation. Johnny Edwards, Environmental Services Deputy Director, led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - Proclaiming Sergeant Laurence Kayne, United States Air Force as Seminole County's July Veteran of the Month. (Sergeant Laurence Kayne, United States Air Force) [2024-0934](#)

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to adopt a proclamation proclaiming Sergeant Laurence Kayne, United States Air Force, as Seminole County's July Veteran of the Month.

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

2. Resolution - Recognizing Undersheriff Louis Tomeo for his years of service to Seminole County Government and its citizens. (Louis Tomeo, Seminole County Sheriff's Office) [2024-0994](#)

Resolution #2024-R-75

Motion by Chairman Zembower, seconded by Vice Chairman Herr, to adopt appropriate Resolution #2024-R-75 recognizing Undersheriff Louis Tomeo for his years of service to Seminole County Government and its citizens.

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

7. Resolution - Honoring the life and legacy of Bishop Dr. Preston Rolle Sr. Countywide (Meloney Koontz, Assistant County Manager) [2024-0996](#)

Resolution #2024-R-77

Motion by Commissioner Lockhart, seconded by Commissioner Dallari, to adopt appropriate Resolution #2024-R-77 honoring the life and legacy of Bishop Dr. Preston Rolle Sr.

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

3. County Investment Advisor Report (Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) [2024-0993](#)

Mr. McIntyre addressed the Board and presented the report.

Motion by Commissioner Dallari, seconded by Vice Chairman Herr, to implement recommendations of the Board's financial advisor based on the report submitted today and recommend the Clerk implement said Board recommendations.

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

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

County Manager Darren Gray announced there are no changes to the Consent Agenda. However, Regular Agenda Item #56, reduction of lien request for Case #20-18-CEB, has been pulled from the agenda. It will be brought back at a later date.

With regard to public participation, Marilyn Crotty addressed the Board to speak to Agenda Item #6, resolution authorizing placement of two proposed Charter amendments on the general election ballot. No one else spoke, and public input was closed.

Public Comment Form was received and filed.

Motion by Vice Chairman Herr, seconded by Commissioner Constantine, to approve the Constitutional Officer's Agenda Item #4; and Consent Agenda Items #5 - #53, minus Item #7, which was previously voted on under Awards, Presentations and Proclamations.

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

Constitutional Officers – Consent Agenda (Item No. 4)

4. Expenditure Approval Lists dated June 12, 19, 26, and July 3, 2024; Payroll Approval Lists dated June 20, and July 3, 2024; 2024 BCC Records Destruction; and BCC Official Minutes dated June 11, 2024. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)

[2024-1001](#)

County Manager's Consent Agenda (Items No. 5 - 53)

County Attorney's Office

5. Request for authorization for the County Attorney's Office to file a code enforcement lien foreclosure case for property located on Granby Street in Sanford, Florida 32771 and having a Tax Identification Number of 32-19-31-513-0000-1060 and to authorize the County to pay the Seminole County Tax Collector an amount not to exceed \$3,000.00 for the outstanding tax certificates and other costs. District5 - Herr (Kate Latorre, County Attorney)

[2024-1023](#)

County Manager's Office

6. Approve and authorize the Chairman to execute a resolution authorizing the placement of two proposed charter amendments submitted by the Seminole County Charter Review Commission on the general election ballot. Countywide (Meloney Koontz, Assistant County Manager)

[2024-0992](#)

Resolution #2024-R-76

-
8. Approve and authorize the Chairman to execute a letter confirming Metroplan Orlando Technical Advisory Committee and Transportation Systems Management & Operations Committee Appointments [2024-1022](#)

Community Services

9. Approve and authorize the Chairman to execute the Seminole County Habitat for Humanity Community Services Funding Agreement in the amount of \$375,000 for project and construction costs to develop affordable housing on five donated parcels of land located in the City of Sanford. District5 - Herr (Allison Thall, Community Services Director) [2024-0557](#)
10. Approve and authorize the Chairman to execute the First Amendment and Restated Federally Funded Subgrant Umbrella Agreement between The Florida Department of Commerce and Seminole County in the amount of \$310,725 to benefit a range of services in areas of poverty in Seminole County. Countywide (Allison Thall, Community Services Director) [2024-0933](#)
11. Approve and accept the HOME and NSP monthly report for June 2024 pursuant to Seminole County Resolution No 2015-R-51, and No 2013-R-61. Approve the Seminole County General Housing Trust Fund quarterly report, pursuant to Ordinance No 2021-14 for the 3rd quarter. Countywide (Allison Thall, Community Services Director).end [2024-0935](#)
12. Approve and authorize the Chairman to execute the Agreement between Seminole County and Second Harvest Food Bank of Central Florida, Inc, and any subsequent amendments or documents, for CDBG CV-3 Funding in the amount of \$350,000 to provide food services to income-restricted Seminole County residents. Countywide (Allison Thall, Community Services Director) [2024-0939](#)
13. Approve and authorize the Chairman to execute the Seminole County 2024-2025 One-Year Action Plan with required documents to submit to HUD for approval. Countywide (Allison Thall, Community Services Director) [2024-0942](#)
14. Approve and authorize the Chairman to execute any Agreements that are valued greater than \$100,000, in connection to the strategies set forth in the current and future SHIP Local Housing Assistance Plans (LHAP), and any subsequent amendments or documents. Countywide (Allison Thall, Community Services Director) [2024-0978](#)

Development Services

15. Approve and authorize the Chairman to execute a Satisfaction of Lien in the amount of \$2,195.20, to satisfy and release a Certificate of Costs of Abatement lien, associated with property located at 508 Oakhurst Street, Altamonte Springs, FL; Legion Real Estate LLC, Cardiff Howell, Registered Agent; District4 - Lockhart (Rebecca Hammock, Development Services Director) [2024-0798](#)

-
16. Approve the Final Plat for the West Orange Subdivision containing one (1) lot on 0.25 acres zoned R-1A (Single Family Dwelling), located on the north side of W Orange Street, approximately 200 feet west of Laura Avenue; (JRSK Holdings LLC, Applicant). District3 - Constantine (Rebecca Hammock, Development Services Director) [2024-0817](#)
17. Approve and authorize the Chairman to execute a Release of Lien in the amount of \$13,216.31 associated with the property located at 1067 Williams Street, Altamonte Springs; filed against Horis Mack (previous owner), Morgan Voke and Deborah R. Longstaff (current owners). District4 - Lockhart (Rebecca Hammock, Development Services Director) [2024-0828](#)

Emergency Management

18. Approve and authorize the Chairman to execute the Memorandum of Understanding between Seminole County and Northland Church for emergency shelter and family reunification. Countywide (Alan Harris, Director- Emergency Management) [2024-0886](#)
19. Approve and authorize the Chairman to execute the Memorandum of Understanding with YMCA of Central Florida, J. Douglas Center - Lake Mary, for emergency sheltering and support during disasters. Countywide (Alan Harris, Director - Emergency Management Director) [2024-0887](#)
20. Approve and authorize the Chairman to execute the Memorandum of Agreement with Seminole State College for use as a Logistical Staging and Command Area for Debris Management. Countywide (Alan Harris, Emergency Management Director) [2024-0910](#)

Management and Budget

21. Approve and authorize the Chairman to execute a Resolution implementing the Budget Amendment Request (BAR) 24-067 through the SHIP Grant Fund in the amount of \$3,688,898 to establish funding for the FY24/25 SHIP allocation grant. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Community Services [2024-0951](#)
- Resolution #2024-R-78**
22. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) 24-068 in the amount of \$310,725 through the Community Services Block Grant (CSBG) Fund to appropriate grant funding from the State of Florida Department of Commerce (Florida Commerce) CSBG grant allocation. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Community Services [2024-0952](#)
- Resolution #2024-R-79**
23. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #24-069 in the General Fund in the net amount of \$635,464 from reserves to cover operating [2024-0975](#)

costs related to the new Court Annex Building; and to transfer existing project budgets in the Facilities Maintenance Fund for HVAC and facilities maintenance. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Fleet & Facilities

Resolution #2024-R-80

Public Works

24. Request for authorization to make binding written offers to property owners and request to adopt and authorize the Chairman to execute a Resolution of Necessity for the Orange Boulevard Safety Improvement Project, Parcels 108, 109, 136, 736A and B, 836, 145, 745, 147, 159, 171, and 172. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0931](#)

Resolution #2024-R-81

25. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-802 for a drainage easement necessary for the Midway Drainage Improvement Project (1,358± SF) between Walter Watkins and Mary H. Watkins and Seminole County for \$25,900.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0884](#)
26. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-866 for a drainage easement necessary for the Midway Drainage Improvement Project (187.36± SF) between Donna Hutchinson and Seminole County for \$10,020.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0919](#)
27. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2-801 for a drainage easement necessary for the Midway Drainage Improvement Project (828± SF) between Danus Utilities, Inc. and Seminole County for \$35,510.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0920](#)
28. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2-832 for a drainage easement necessary for the Midway Drainage Improvement Project (310± SF) between Neitra White, Trustee of the Neitra White Revocable Trust dated January 4, 2024 and Seminole County for \$6,450.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0921](#)
29. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2-833 for a drainage easement necessary for [2024-0922](#)

-
- the Midway Drainage Improvement Project (1,465± SF) between Neitra White, Trustee of the Neitra White Revocable Trust dated January 4, 2024 and Seminole County for \$23,380.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director)
30. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-808 for a drainage easement necessary for the Midway Drainage Improvement Project (993± SF) between Hager Mae Wilmot and Seminole County for \$17,300.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0923](#)
31. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-858 for a drainage easement necessary for the Midway Drainage Improvement Project (588.95± SF) between Henry Colyer and Seminole County for \$83,150.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0924](#)
32. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-863 for a drainage easement necessary for the Midway Drainage Improvement Project (732.63± SF) between Ogun Keyede Aakhu Men Ab and Seminole County for \$33,620.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0946](#)
33. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2-848 for a drainage easement necessary for the Midway Drainage Improvement Project (4,053± SF) between John and Robin Heinz LLC and Seminole County for \$81,370.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0960](#)
34. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2-842 for a warranty deed necessary for the Midway Drainage Improvement Project (3,660.58± SF) between Islen M. Barriga Ponce and Seminole County for \$55,000.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0965](#)
35. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-873 for a drainage easement necessary for the Midway Drainage Improvement Project (161.92± SF) between [2024-0976](#)
-

Rosemary Hampton and Seminole County for \$5,260.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director)

36. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2-830 for a drainage easement necessary for the Midway Drainage Improvement Project (133.86± SF) between Donald W. Fossitt and Harriett B. Fossitt and Seminole County for \$3,830.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P.E., Public Works Director) [2024-0977](#)

Resource Management

37. Award RFP-604701-24/MHH - IT Contracted Staffing Services to 3Di Inc., Brea, CA, California Creative Solutions Inc., Poway, CA, Cambay Consulting LLC, Katy, TX, Compu-Vision Consulting Inc., North Brunswick, NJ, Crystal Data LLC, Marlton, NJ, Eight Eleven Group, Indianapolis, IN, Innovative Systems Group of Florida, Orlando, Kavaliro, Orlando, Kforce Inc., Tampa, Lumen Solutions Group Inc., Parkland, Moten Tate Inc., Orlando, MoxieIT Solutions Inc., Ashburn, VA, Visium Resources Inc., Maitland, and SGS Technologie, Jacksonville, for the estimated annual amount of \$200,000.00, and authorize the Purchasing and Contracts Division to execute the Agreements. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Information Technology [2024-0677](#)
38. Award RFP-604727-24/TLR - Appraisal Services for Public Works, Engineering Division to American Acquisition, Tampa, BBG, Inc., Dallas, TX, Bullard, Hall & Adams, Inc., Daytona Beach, CBRE, Inc., Tampa, Edwin R. Barfield, LLC, Orlando, Pinel & Carpenter, Inc., Maitland, Property Valuation & Consulting, Inc., Winter Garden, and The Appraisal Group of Central Florida, Inc., Altamonte Springs, at an estimated annual cost of \$500,000.00, and authorize the Purchasing and Contracts Division to execute the Agreements. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Department - Public Works [2024-0712](#)
39. Award IFB-604723-24/TLR - Purchase and Delivery of Liquid Oxygen and Maintenance of LOX System to Linde Inc., Danbury, CT, at the estimated annual amount of \$280,000.00, and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Utilities [2024-0783](#)
40. Approve Award CC-5836-24/MAG - Willow Avenue and Alhambra Drainage Improvements Project to Carr & Collier, Inc; of Leesburg, FL, in the amount of \$3,887,700 and authorize the Purchasing and Contracts Division to execute the Agreement. District 3 - Constantine (Lorie Bailey Brown, CFO/Resource Management Director) Requesting [2024-0833](#)

Department/Division - Public Works/Engineering

41. Award IFB-604803-24/MHH - Residential Plumbing Services to Ackerman Plumbing, Inc., Sarasota, M & J Enterprises International, Inc., Winter Park, and Pat Lynch Construction, LLC, Orlando, for the estimated annual amount of \$150,000.00, and authorize the Purchasing and Contracts Division to execute the Agreements. Countywide (Lorie Bailey Brown, CFO/ Resource Management Director) Requesting Department - Community Services [2024-0845](#)
42. Award IFB-604804-24/MHH - Residential Electrical Services to Base 3, LLC d/b/a Gibson Electric, Ocala, Yang Inc d/b/a Semco Electric Company, Orlando, The Price is Right Electrical Services LLC, Apopka, and T North Enterprise LLC d/b/a Aurora Electric, Sorrento, for the estimated annual amount of \$75,000.00, and authorize the Purchasing and Contracts Division to execute the agreements. Countywide (Lorie Bailey Brown, CFO/ Resource Management Director) Requesting Department - Community Services [2024-0846](#)
43. Approve Amendment #2 to PS-3047-20/RTB Engineering Services Agreement State Road (SR) 434 Roundabouts from West of Jetta Point to South of Artesia Street with AECOM Technical Services, Inc., Orlando, in the amount of \$442,942.37 and authorize the Purchasing & Contracts Division to execute the Amendment. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Public Works [2024-0866](#)
44. Approve the proposed mediated settlement of the workers' compensation claim of a Solid Waste heavy equipment operator stemming from a 2021 workplace injury (Claim #1053205) for the total amount of \$249,000, inclusive of attorney's fees and costs. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) [2024-0873](#)
45. Approve the ranking and authorize staff to negotiate in accordance with Section 287.055, Florida State Statutes, the Consultants Competitive Negotiation Act, and authorize the Purchasing and Contracts Division to execute one (1) Master Services Agreement (MSA) for PS-5742-24/GCM - CEI Services for Oxford Road Drainage and Sidewalk Project. The estimated term usage for the MSA is \$986,153. District 4 - Lockhart (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Public Works [2024-0941](#)
46. Approve and authorize the Chairman to execute a grant agreement from the State of Florida, Division of Emergency Management in acceptance of \$105,806 for the Emergency Management Preparedness and Assistance (EMPA) grant award. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Emergency Management [2024-0953](#)
47. Approve Award of CC-5764-24/TAD Greenwood Lakes Water Reclamation Facility Rehabilitation & Replacement to L7 Construction, Inc. in the amount of \$3,128,700.00 and authorize the Purchasing and [2024-0954](#)

Contracts Division to execute the agreement. Countywide (Lorie Bailey Brown, CFO, Resource Management Director) Department - Utilities Department

48. Request Board ratification for the submitted grant application to the U.S. Department of Transportation for the Active Transportation Infrastructure Investment Program requesting up to \$12,000,000 for the Orange Boulevard Improvement project; and authorize the County Manager or designee to execute the grant application and supporting documents as required for the grant. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Public Works [2024-0962](#)
49. Request Board approval to submit a grant application to the Environmental Protection Agency's (EPA) Environmental and Climate Justice Community Change Grant (CCG) requesting up to \$20,000,000 and authorize the County Manager or designee to execute the grant application and supporting documents as required for the grant. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Innovation and Strategic Initiatives [2024-0966](#)
50. Approve Change Order #2 to CC-5051-23/MAG - Construction of Fire Training Center Shower and Restroom Building Addition, with Orange Avenue Enterprises, LLC. and authorize the Purchasing and Contracts Division to execute this Change Order. District 2 - Zembower (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Fleet and Facilities [2024-0972](#)
51. Award IFB-604816-24/MHH - Utility Bill Printing Services to Matrix Imaging Solutions, LLC dba DataProse, LLC, Coppell, Texas, for the estimated annual amount of \$55,622.00, and authorize the Purchasing and Contracts Division to execute the agreement. Countywide (Lorie Bailey Brown, CFO/ Resource Management Director) Requesting Department - Utilities [2024-0973](#)

Utilities

52. Approve and Authorize the Chairman to execute the Resolution for the Exchange of Certain Properties Between Seminole County and Lake Sylvan Oaks Homeowners' Association, Inc., a County Deed, and the Agreement with Lake Sylvan Oaks Homeowners Association, Inc. for the Construction, and Installation of Wastewater Infrastructure. District5 - Herr (William (Johnny) Edwards, Interim Utilities Director) [2024-0986](#)
- Resolution #2024-R-82**
53. Approve and Authorize the Chairman to execute the Interlocal Agreement with the City of Sanford Regarding De Minimus Service Area Boundary Changes - Districts 2, 4 and 5 - Zembower, Lockhart, Herr (Johnny Edwards, Interim Utilities Director) [2024-1012](#)

V. REGULAR AGENDA

54. Millage Rates for TRIM Notification - Establish the Fiscal Year 2024/25 proposed millage rates and set the date, time, and place for the First Public Hearing to tentatively adopt the Fiscal Year 2024/25 County Budget. Countywide (Timothy Jecks, Management & Budget Director) [2024-0927](#)

Mr. Jecks addressed the Board and presented the item as outlined in the agenda backup.

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

Motion by Commissioner Lockhart, seconded by Commissioner Constantine, to establish the Fiscal Year 2024/25 proposed millage rates and authorize staff to schedule the first public hearing to adopt the tentative millage rates and budget for FY 2024/2025 on September 11, 2024, at 5:30 p.m., and the second public hearing on September 24, 2024, at 5:30 p.m.

Under discussion, Commissioner Dallari stated there is potentially an additional work session in August, and he's hoping at that time they will talk about projections for next year so they can understand what's going on. Mr. Gray advised he can bring that information. Commissioner Lockhart confirmed with Commissioner Dallari that he's talking about the following year after next year.

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

55. Resolution to Opt-Out of Missing Middle Property Tax Exemption - Consider a resolution to "opt out" of certain multi-family affordable housing ad valorem property taxation exemption; Countywide (Rebecca Hammock, Development Services Director) [2024-1010](#)

Resolution #2024-R-83

Ms. Hammock addressed the Board and presented the item as outlined in the agenda memorandum. Property Appraiser David Johnson addressed the Board and detailed some slides to explain the potential impact of tax exemption.

The Commissioners asked few questions to Mr. Johnson.

Ms. Hammock advised the resolution must be approved by a two-thirds vote of the Board.

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

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to adopt appropriate Resolution #2024-R-83 opting out of certain multi-family affordable housing ad valorem property taxation exemption.

Under discussion, Chairman Zembower stated the reality is this is another case where Seminole County has been caught up in the overall net for the entire state because

there are jurisdictions throughout the state that are not doing some of the things this County has been doing to foster this kind of housing. They fall into the category of, "what's good for one, is good for all," when necessarily that's not the case. When that revenue stream does not come to the County, those are services that are going to be picked up by the rest of the taxpayers, and it's going to fall on their shoulders. It may not seem like a lot of money initially; but as this continues to grow, it will be a huge impact which then affects the County's ability to do the things that they are already doing for attainable and middle housing as well as affordable housing.

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

56. Reduction of Lien Request - Consider the request for a reduction of the Code Enforcement Board lien of \$56,400.00 to \$5,000.00, under Case # [2024-0897](#) 20-18-CEB, on the property located at Leonard Street, Altamonte Springs, FL 32701, Tax Parcel ID: 18-21-30-509-0000-0270, (Joshua L. Moses, Applicant as Executor to the Estate of Chester A. Vander Pyl, III); District4 - Lockhart (Alexis Brignoni, Clerk to the Code Enforcement Board)

Pulled from the agenda.

VI. WORKSESSION

57. Purchasing Policy Update (Lorie Bailey Brown, CFO/Resource Management Director) [2024-0999](#)

Ms. Bailey Brown and Steven Koontz, Purchasing and Contracts Manager, addressed the Board and presented the item as detailed in the agenda backup.

Discussion ensued regarding additional clarifications of the presentation. The Commissioners shared their comments on the proposed policy update. The Chairman stated it seems they have consensus on everything except for the evaluation committee. Mr. Gray advised he has committed to enhancing the communication with this board, especially on priority projects. They've offered quarterly briefings on capital projects because it's very important for the commissioners to know where they are at any particular time in a project. He agrees with the Board's comments and noted staff did not make the proposed changes out on a whim; they looked at best practices. They researched it and also thought about what's best for this county. They can tweak it for what's unique for Seminole County. Regarding change orders, if the proposed 5% on all change orders would have to come to the Board, staff can provide a report on all change orders to keep the Board up to speed and up to date on all of them. He wasn't with the County for the change orders regarding the Annex, but he will make sure the Board gets all of that information as they close that out. Mr. Gray pointed out the physical impact statement is required by the Charter as well as by statute, so that will be coming in the ordinance. If they want it ahead of time, he has no problem providing it; they're already working on it. So with that, he could make a couple of adjustments and bring it back for the final ordinance next month. He will brief the Board to confirm staff has made the appropriate changes. Mr. Gray discussed the evaluation committee.

Vice Chairman Herr noted with regard to Five Points and the change orders, there's a document that was put together by Jean Jreij, Public Works Director, that walks

through all the change orders by the requestor.

Recess BCC Meeting Until 1:30 P.M.

The Chairman recessed the meeting at 11:24 a.m.

Reconvene Meeting at 1:30 P.M.

The Chairman reconvened the meeting at 1:30 p.m., with all Commissioners and other Officials, with the exception of Clerk Maloy, who were present at the opening session.

Presentation

58. Presentation - Employee Service and Retirement Recognition (Christina Brandolini, Human Resources Director) [2024-1000](#)

Ms. Brandolini addressed the Board and presented the 3rd Quarter Employee Years of Service Recognition and Retirements as outlined in the agenda backup.

VII. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Motion by Commissioner Dallari, seconded by Vice Chairman Herr, to authorize the filing of the proof of publication for this meeting's scheduled public hearing into the Official Record.

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

Ex Parte Disclosure

Chairman Zembower submitted his ex parte communication.

Public Hearings - Quasi - Judicial

59. Mission Road Rezone - Consider a Rezone from A-1 (Agriculture) to R-1AAA (Single Family Dwelling) for a single-family residential home on approximately 0.45 acres, located on the west side of Mission Road, approximately ¼ mile north of Chapel Street; (Z2024-03) (Shea Smith, Applicant) District2 - Zembower (Annie Sillaway, Project Manager) [2024-0694](#)

Ordinance #2024-20

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

Applicant Shea Smith addressed the Board and advised he supports staff's recommendation.

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

Motion by Chairman Zembower, seconded by Commissioner Dallari, to adopt Ordinance #2024-20 enacting a Rezone from A-1 (Agriculture) to R-1AAA (Single Family Dwelling) for a single-family residential home on approximately 0.45 acres, located on the west side of Mission Road, approximately ¼ mile north of Chapel Street; Shea Smith, Applicant; as described in the proof of publication.

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

Public Hearings - Legislative

60. Land Development Code Amendment: Second Reading - Consider an Ordinance amending Chapter 2 Definitions, Chapter 30 - Zoning, Chapter 35 - Subdivisions, Chapter 60 - Arbor, and Chapter 90 - Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (Maya Athanas, Project Manager) [2024-0803](#)

Ordinance #2024-21

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

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

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to adopt Ordinance #2024-21 amending Chapter 2 Definitions, Chapter 30 - Zoning, Chapter 35 - Subdivisions, Chapter 60 - Arbor, and Chapter 90 - Uniform Building Numbering System of the Seminole County Land Development Code; as described in the proof of publication.

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

61. Chapter 258 (Urban Bear Management), Seminole County Code of Ordinances - Consider a proposed Ordinance amending Section 258.2, Seminole County Code of Ordinances, to require Bear Awareness residential signage. Countywide (Rebecca Hammock, Development Services Director). [2024-0865](#)

Ordinance #2024-22

Ms. Hammock presented the item as outlined in the agenda memorandum. She advised she received an email in support of the item from Linda Radun and read it into the record.

With regard to public participation, Linda Radun spoke in support. No one else spoke, and public input was closed.

Public Comment Form was received and filed.

Written Comment Form from Lisa Zitani was received and filed.

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to adopt Ordinance #2024-22 amending Section 258.2, Seminole County Code of Ordinances, to require Bear Awareness residential signage; as described in the proof of publication.

Under discussion, Commissioner Constantine stated he is in full support of the item. During a conversation he had with staff, he suggested having bear-proof containers for each home when new developments come in. He would like staff to at least talk about

his suggestion for the next round with the Land Development Code. The County's program has been so successful, but many of those cans are now years old and deteriorating. Many people are looking to buy another one and looking for help from the FWC or the County. One of the things that would be very nice and wouldn't add practically anything to the mortgage, is that the developers, as they build the homes, put in an urban-bear trash can that would be given to each home.

Commissioner Lockhart stated there is a possibility that trash is not being disposed of properly in complexes that have bear-proof dumpsters. So another thing for staff to add to the next round of potential updates is the opportunity to have the responsibility not just on the original developer, but also on the residents who are there, particularly for rental communities, because there's a lot of trash that is being generated that could be bear attractants.

Chairman Zembower pointed out there are actually more alligator encounters than there are bear encounters in Seminole County. There's been more alligator and coyote encounters in the last five years in Seminole County than there has been bear encounters, with the exception of the year 2022. He doesn't know that they may not want to consider having staff adopt alligator signs, coyote signs, bobcat signs, any other signs. They've focused on bears for a number of reasons, and he agrees with that; but the question is, what about the reality that there's more encounters by other wildlife than there is from bears.

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

62. Code of Ordinances Amendment to Chapter 20 (Animals and Fowl)-
Consider an Ordinance repealing Ordinances 2016-22 and 2018-20 and
Deleting Part 4 (Backyard Chicken Program) in its entirety, Chapter 20
(Animals and Fowl) of the Seminole County Code. Countywide (Rebecca
Hammock, Development Services Director)

[2024-0882](#)

Ordinance #2024-23

Ms. Hammock presented the item as outlined in the agenda memorandum.

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

Motion by Commissioner Lockhart, seconded by Commissioner Dallari, to adopt Ordinance #2024-23 repealing Ordinances #2016-22 and #2018-20, and deleting Part 4 (Backyard Chicken Program) in its entirety, Chapter 20 (Animals and Fowl) of the Seminole County Code; as described in the proof of publication.

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

63. Adopt an Ordinance to create the Twin Lakes Lake Management
Municipal Services Benefit Unit [MSBU]; Adopt the associated initial
variable rate assessment roll required for funding the requested public
services and approve the Interlocal Agreement with the City of Longwood.
District 3 - Constantine (Michael A. Eason Jr., MSBU Program Manager)

[2024-0943](#)

Ordinance #2024-24

Mr. Eason addressed the Board and presented the item as outlined in the agenda memorandum.

With regard to public participation, Pamela Hendricks spoke in support. No one else spoke, and public input was closed.

Public Comment Form was received and filed.

Written Comment Form from Traci Amyx was received and filed.

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to adopt Ordinance #2024-24 creating the Twin Lakes Lake Management Municipal Services Benefit Unit (MSBU); adopt the associated initial variable rate assessment roll required for funding the requested public services; and approve the Interlocal Agreement with the City of Longwood; as described in the proof of publication.

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

IIIX. COUNTY ATTORNEY'S REPORT

County Attorney Kate Lattore advised she has two matters she needs to briefly address. First, relating to the PFAS class action lawsuit, the Board may recall that the County is party to a multi-district litigation that consolidated thousands of cases against the manufacturers of PFAS-laden aqueous film-forming foam. Federal Court approved settlements against DuPont and 3M several months ago totaling billions of dollars of funds to be allocated amongst various public water systems, including the County. The County is a qualifying settlement class member, and its phase 1 public water systems settlement claim was due to be filed on July 12 against 3M and DuPont. After many months of the County gathering data on its water supply with the Utilities department and in conjunction with outside counsel, they did submit that claim on July 12. She signed the claim on behalf of the County given the meeting schedule of the Board. There was no Board meeting prior to doing that. She asked for a motion ratifying the County's submittal of that claim.

Motion by Commissioner Dallari, seconded by Commissioner Constantine, to ratify the County's submittal of the claim.

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

Ms. Latorre noted she will keep the Board advised on the outcome.

Ms. Latorre stated the second issue is related to a discussion that has come up a few times over the past few meetings in public comment in the afternoon. Yesterday she circulated a memorandum to the Board addressing questions that the Commissioners had asked at the conclusion of the last BCC meeting relating to alleged election or voter fraud irregularities. The Board also asked her to look into whether the Board could be the entity that identifies these sorts of irregularities to the Supervisor of Elections and also whether the Board could allocate funding to the Supervisor of Elections for the purpose of investigating this sort of

fraudulent registration or possible illegal voting activities. In short, the statutes do provide for the Board to be able to provide this funding to the Supervisor of Elections as part of its budget process, specifically for the Supervisor to conduct investigations into fraudulent investigations and illegal voting. However, this Board does not have independent investigatory authority in and of itself. The majority of the responsibilities for investigating these sort of activities in Florida fall to the Department of State and the Supervisor of Elections in each county. So if they were to receive that sort of information from the constituents, her recommendation would be to pass it along, and those entities are the ones charged with the authority to conduct investigations. In fact, in 2022, the Department of State created a new office of Election Crimes and Security. That entity maintains a voter fraud hotline and they also accept written complaint forms related to voter fraud or voter registration irregularities. If they have any questions about that information, she is available to discuss it further.

Commissioner Lockhart stated the feedback that came to her office when she was Chairman, and she believes the feedback that the current Chairman has received, has been forwarded to the Secretary of State and the Division of Elections. From that perspective, they've done what they thought was the appropriate thing to do when there were concerns. Chairman Zembower stated that is correct.

Chairman Zembower advised last week they received notice of a lawsuit filed against Seminole County as well as the Supervisor of Elections. He asked if Ms. Latorre could provide any information on where the County is in that. His struggle is that it is a separate entity as a Constitutional Officer, and the allegations that have been alleged are against that individual, but yet the County has been named in the lawsuit. He asked where that places the County and what they should or shouldn't be doing. Ms. Latorre answered they received that lawsuit late last week, so it's still being evaluated. She doesn't want to get into too many details about the lawsuit. The County was named as a defendant just the same as the Supervisor of Elections. It's being evaluated, and staff will respond accordingly. Unfortunately, they can't prevent lawsuits or being named in lawsuits for things they don't think they should be named for. But it's still pretty new so they have a few weeks left to get a response out. Vice Chairman Herr stated if that has not been shared with Risk Management, it needs to be. Ms. Latorre responded absolutely, it was.

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

Mr. Gray announced he has no report.

X. DISTRICT COMMISSIONER REPORTS

District 4 - Commissioner Lockhart

Commissioner Lockhart discussed meetings and events she's attended and announced those upcoming.

District 5 - Commissioner Herr

Vice Chairman Herr announced the local Teen Challenge Men's Center has requested the Commissioners come in for a tour, and she highly encouraged the Board to attend.

District 1 - Commissioner Dallari

Commissioner Dallari advised he spent some time with the Watershed Management team on Bear Gully Lake, Lake Burkett, and Deep Lake. A couple of those lakes are shared with

Orange County, and there's a significant difference once you cross that line. He thanked staff for doing such hard work and staying on top of it.

District 3 - Commissioner Constantine

Commissioner Constantine discussed past and future meetings and events.

District 2 - Chairman Zembower

Chairman Zembower stated he would forgo any report on the Chairman's side and in his district.

XI. CHAIRMAN'S REPORT

No report.

COMMUNICATIONS AND/OR REPORTS

1. Letter dated June 5, 2024, from Angela Apperson, Altamonte Springs City Clerk, to BCC Chairman Jay Zembower, re: Notice of Public Hearing to consider City Ordinance #1818-24 to annex property containing two commercial buildings (currently a restaurant) located at 1370 E. Altamonte Drive. cc: Darren Gray, County Manager
2. Letter dated June 21, 2024, from City of Oviedo, to Property Owner, re: Notice of Public Hearing to consider Ordinance No. 1746 amending the FLU Map of approximately 0.56 acres located on the south side of Geneva Drive and on the west side of Reed Avenue, from Seminole County low density residential to City of Oviedo medium density residential.
3. Letter dated July 9, 2024, from Dr. Kyra Lucas, Bureau of Historic Preservation, to BCC Chairman Jay Zembower, re: The National Park Service officially listing Nils Schweizer House, 213 Wood Lake Drive, Maitland, in the National Register of Historic Places.
4. Notice dated June 30, 2024, from the City of Altamonte Springs, re: Public Hearing to consider a proposed Ordinance #1827-24 amending the City's Land Development Code to establish an East Town Special Plan Zoning Overlay.

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

Tanna Harris submitted a Public Comment Form (received and filed), but when her name was called it was determined she was no longer present.

Dennis Schoeppner addressed the Board and discussed legal registration and voting violations (handout received and filed).

Public Comment Form was received and filed.

Chairman Zembower asked, in light of what Ms. Latorre has disclosed today, if the Board is comfortable with the County Attorney taking the video of what was just presented along with the documents presented and sending those to the appropriate entities that were identified in the analysis of the election laws and the individuals and departments that are supposed to oversee that. Commissioner Dallari advised he would like to include the data that was received at the last BCC meetings. Vice Chairman Herr agreed. Chairman Zembower asked

if there is consensus to forward to the appropriate entities what has been presented today and the previous documentation that has been given to the Board at previous BCC meetings. As far as the canvassing board, he will be sitting on that board as the chairman; and they also have canvassing board attorneys that will be accompanying him to help oversee and ensure that things are being followed accordingly. Vice Chairman Herr asked if it would be appropriate to also forward the information to the canvassing board individually. Ms. Latorre answered she doesn't know that the canvassing board has the authority to act on the information; she believes it would be informational only. Vice Chairman Herr advised if she was sitting on the canvassing board and not know all of this was happening, she thinks she would be at a deficit. So from an informational perspective, they should have the information. Ms. Latorre replied if that is the direction of the Board, she's happy to do that.

Commissioner Lockhart stated she would like to add to the packet they're compiling the previous communication that was sent to the Secretary of State from the last election because when she served on the canvassing board as chairman during the last election, there were some concerns and observations that she had that she shared with the Secretary, with the Division of Elections, and with the Board; and she feels like that should be included so they have the complete picture if that's appropriate. Chairman Zembower advised he thinks that's appropriate and reiterated they should include the video from these public meetings as well as the speakers' names and addresses of the constituents that have come and made these statements so those entities are able to reach those folks if they need further interaction or further information. Commissioner Dallari confirmed with Ms. Latorre staff is going to send it to the Supervisor of Elections and the State of Florida, Secretary of State. Ms. Latorre clarified she will probably direct it to the Secretary of State's office in the Division of Elections Office specifically; and if she can find a contact for the Office of Elections Security and Crimes, then she will send it there as well and copy everyone. Vice Chairman Herr stated she thinks with regard to the package that is being sent, she would appreciate it if it would be reviewed by both Chairman Zembower and Commissioner Lockhart, having been the previous Chairman, before it is sent so all of the onus doesn't fall on the County Attorney who hasn't been here through all of it. Chairman Zembower asked if the Board is comfortable with Commissioner Lockhart and himself reviewing what the County Attorney puts together prior to it going out, and there was consensus.

Commissioner Lockhart discussed the canvassing board and accepting the Board's responsibility on that board. The statute is very clear about who is to be on the canvassing board and what happens when someone is ineligible to serve. There is an expectation that there would not always be a County Commissioner serving on the canvassing board; that's how the statute was written with that understanding. With that being said, there was a time many months ago when she suggested that as a part of the Administrative Code, they address how the Board wants to handle serving on the canvassing board. They don't have anything in the Administrative Code that acknowledges that the Board acknowledges that there is a role for the commissioners on the canvassing board and that it is the county's canvassing board. After the Chairman's time serving in the next round, he'll have a really good grasp of some specific things that could be included. One of the tensions that they had with the community that was very concerned that there was no county commissioner serving on the canvassing board in the past, was that they really don't have a formative document that says, "this is what we acknowledge, this is how we will do it; and when one of us can't, this is what we're going to do." It's not spelled out, so when there is a vacuum, people fill it with their

own thoughts; and they're not always accurate. She suggested that after this election cycle, they could pick that up and look at that as something they could add. Chairman Zembower stated he's asked the County Attorney in that vein to look at some details about the county's canvassing board. He discussed some of the roles a commissioner has on the canvassing board. He has also asked the County Attorney to get with the County Manager to look at the capability of SGTV being present to video the process as it takes place.

XIII. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 2:43 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC