

# **SEMINOLE COUNTY, FLORIDA**

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



## **Meeting Minutes**

**Tuesday, October 22, 2024**

**9:30 AM**

**BCC Chambers**

**Board of County Commissioners**

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**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 and Comptroller Grant Maloy, and Deputy Clerks Kyla Farrell and Chariti Guevara.

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

Pastor Andy Searles, Church Together, Casselberry, gave the Invocation. Public Works Director Jean Jreij led the Pledge of Allegiance.

**III. AWARDS, PRESENTATIONS AND PROCLAMATIONS****Hurricane Milton Update**

Emergency Management Director Alan Harris addressed the Board and provided an update on Hurricane Milton aftermath.

Mr. Harris announced Seminole County is one of only two counties to have no findings in their accreditation on-site review in the entire country.

1. Proclamation proclaiming Specialist Dennis Woodcum, United States Army as Seminole County's October Veteran of the Month. (Specialist Dennis Woodcum, United States Army) [2024-1387](#)

Motion by Commissioner Lockhart, seconded by Commissioner Dallari, to adopt a Proclamation proclaiming Specialist Dennis Woodcum, United States Army, as Seminole County's October Veteran of the Month.

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

2. Proclamation proclaiming November 11, 2024 as Veteran's Day in Seminole County, FL. Countywide (Kenneth Boggs, Veterans Services Manager) [2024-1403](#)

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to adopt a Proclamation proclaiming November 11, 2024, as Veteran's Day in Seminole County, Florida.

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) [2024-1404](#)

Mr. McIntyre addressed the Board and reviewed the report.

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

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

#### **IV. CONSENT AGENDA – PUBLIC PARTICIPATION**

County Manager Darren Gray announced Agenda Item 10, Low Income Pool Letter of Agreement for FY2024-25, will be pulled from the agenda and brought back at a later date.

Commissioner Dallari requested Agenda Item 13, Orlando Economic Partnership Master Services Agreement, be pulled for a separate discussion/vote.

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

A Written-Public Comment Form was received and filed from Nancy Harmon.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to approve the Constitutional Officers' Consent Agenda Items 4 - 5; and the County Manager's Consent Agenda Items 6 - 9, 10a, 11 - 12, and 14 -22.

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

#### **Constitutional Officers – Consent Agenda (Items No. 4 - 5)**

4. Expenditure Approval Lists dated September 25 and October 2, 2024; and Payroll Approval List dated September 25, 2024. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2024-1416](#)
5. Approve and authorize the Chairman to execute a Resolution implementing the Budget Amendment Request (BAR) #25-001 in the General Fund to appropriate funding in the amount of \$6,262,000 for aviation insurance proceeds for the replacement of a helicopter for the Seminole County Sheriff's Office. Countywide (Lisa Spriggs, Chief of Administrative Services, SCSO) [2024-1393](#)

***Resolution #2024-R-110***  
***BAR #25-001***

#### **County Manager's Consent Agenda (Items No. 6 - 22)**

##### **County Attorney's Office**

6. Approve and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Seminole County, Florida, approving, solely for the limited purposes of Section 147(f) of the Internal Revenue Code, the expenditure of the proceeds of the Volusia County Housing Finance Authority ("VCHFA") not to exceed \$13,450,000 of its Multifamily Housing Revenue Bond Series (Riverbend Landings Apartment Project) for the purpose of providing funds to finance a multifamily residential rental project (89 residential units) located in Seminole County at 3750 E. S.R. 46, Sanford, Florida 32771, as further described in the Resolution; and providing an effective date. Countywide (Kate Latorre, County Attorney) [2024-1388](#)

***Resolution #2024-R-111***

7. Approve and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Seminole County, Florida, approving, solely for the limited purposes of Section 147(f) of the Internal Revenue Code, the expenditure of the proceeds of the Volusia County Housing Finance Authority not to exceed \$7,500,000 of its Multifamily Housing Revenue Bond Series (Riverbend Landings Apartment Project Phase II) for the purpose of providing funds to finance a multifamily residential rental project (50 residential units) located in Seminole County at 3750 E. S.R. 46, Sanford, Florida 32771, as further described in the Resolution; and providing an effective date. Countywide (Kate Latorre, County Attorney) [2024-1389](#)
- Resolution #2024-R-112**
8. Approve and authorize the Chairman to execute the Interlocal Agreement between Osceola County Housing Finance Authority ("OCHFA") and Seminole County for the San Jose Apartments Project, a multifamily affordable housing project located in Winter Park, Seminole County, Florida. Countywide (Kate Latorre, County Attorney) [2024-1396](#)

### Community Services

9. Approve and authorize the Chairman to execute the Contract between Seminole County and the State of Florida Department of Health for operations of the Seminole County Health Department Contract Year 2024-25 in the amount not to exceed \$807,970. Countywide (Allison Thall, Community Services Director) [2024-1380](#)
10. Approve and authorize the Chairman to execute the Low Income Pool (LIP) Letter of Agreement (LOA) for FY2024-25, which will provide matching funds up to \$298,359.00 to offset the cost of uncompensated care provided by True Health. Countywide (Allison Thall, Director, Community Services) [2024-1391](#)
- Pulled from the agenda.***

### Development Services

- 10a. Approve and authorize the Chairman to execute a Resolution temporarily waiving building permit fees and plan review permit fees for structures damaged by Hurricane Milton. Countywide (Rebecca Hammock Development Services Director) [2024-1431](#)
- Resolution #2024-R-113**

### Emergency Management

11. Approve and authorize the Chairman to execute the Memorandum of Agreement with the City of Altamonte Springs for the use of the Alert Seminole program. Countywide (Alan Harris, Emergency Management Director) [2024-1381](#)

12. Approve and authorize the Chairman to execute a Resolution naming an Unnamed Right of Way to Sandy Fern Way in Altamonte Springs, Florida 32701. District4- Lockhart (Alan Harris, Emergency Management Director) [2024-1395](#)
- Resolution #2024-R-114***

### **Innovation and Strategic Initiatives**

13. Approve and authorize the Chairman to execute the Seminole County Government - Orlando Economic Partnership Master Services Agreement in the amount of \$406,490 for the purpose of providing economic development services in Seminole County, Florida. Countywide (Andrea Wesser-Brawner, Chief Innovation & Strategy Officer) [2024-1424](#)
- Pulled for separate discussion/vote.***

### **Human Resources**

14. Approve two (2) additional Cigna programs; Pathwell Specialty and Pathwell Bone and Joint. These programs will provide a cost saving for the employees and the County claims. Countywide (Christina Brandolini, Human Resources Director) [2024-1421](#)

### **Public Works**

15. Approve and authorize the Chairman to execute a Resolution and a Landscape Construction and Maintenance Memorandum of Agreement with the Florida Department of Transportation, which consists solely of 10 feet shared path within the right of way of SR434, as a part of the Rolling Hills Roadways Improvement Phase I from 400-ft West of Raymond Avenue to Raymond Avenue in Seminole County. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-1402](#)
- Resolution #2024-R-115***
16. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2-846 for a drainage easement necessary for the Midway Drainage Improvement Project (23,373.51± SF) between Central Florida Family Health Center, Inc., d/b/a True Health and Seminole County for \$160,000.00, as full settlement and for 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) [2024-1400](#)

### **Resource Management**

17. Award RFP-604680-23/MHH - Internet Services Replacement to Charter Communications Operating, LLC, Maitland, and Cogent Communications of Florida LHC, Inc., Washington, D.C., for the total 5 year cost of 2GB service of \$146,940 for Location 1 (Charter) and \$124,680 for Location 2 (Cogent) and authorize the Purchasing and Contracts Division to execute the Agreements. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Information Technology [2024-0633](#)

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18. Award CC-6021-24/HSM- Force Main Air Relief Valve Renewal and Replacement to R & M Service Solutions, LLC at 11820 Uradco Place, Suite #103, San Antonio, FL, in the amount of \$620,375.00 and authorize Purchasing and Contract Division to execute the Agreement. Countywide. (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Utilities [2024-1370](#)
19. Approve the proposed mediated settlement of an auto liability/bodily injury lawsuit (Mychaela Helen Carmen Ronnie v. Seminole County, Case No. 2021-CA-002775) related to an automobile crash that occurred on September 4, 2020, for the total amount of \$95,000, inclusive of attorney's fees. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) [2024-1378](#)
20. Award RFP-604747-24/MHH - Website Redesign to SGS Technologie, LLC, Jacksonville, for a total cost of \$396,840.00 and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Information Technology [2024-1379](#)
21. Award RFP-604788-24/TLR - Grant Consultant Services to Colliers Engineering & Design, Inc., Tampa; Hale Innovations, LLC, Maitland; and iParametrics, LLC, Alpharetta, GA for an annual estimate of \$80,000 and authorize the Purchasing and Contracts Division to execute the agreements. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Department - Resource Management [2024-1390](#)
22. Request Board of County Commissioners acceptance of a grant award from the U.S. Department of Justice Office of Justice Programs Bureau of Justice Assistance FY2024 Adult Treatment Court grant in the amount of \$999,926 for a term of four years; and approve one grant-funded position for the 18th Circuit Court Problem Solving Courts program. Countywide (Lorie Bailey Brown, CFO/ Resource Management Director) Requesting Department - Resource Management [2024-1398](#)

**Pulled for Separate Discussion/Vote**

13. Approve and authorize the Chairman to execute the Seminole County Government - Orlando Economic Partnership Master Services Agreement in the amount of \$406,490 for the purpose of providing economic development services in Seminole County, Florida. Countywide (Andrea Wesser-Brawner, Chief Innovation & Strategy Officer) [2024-1424](#)
- Commissioner Dallari stated this item commits the County to paying a little over \$400,000. Looking at the performance reports, there are some discrepancies. There is a work session coming up on economic development, and he'd like to have that conversation about where and what they're going to be doing for economic development next year before they commit to spending this money for OEP. If they wait, they can make sure they have the right performance levels in place so it can be tracked. Vice Chairman Herr stated the notion of a work session is important, but she

does not believe postponing this is connected to the work session. She believes they can pass this item and still do the work they need to do. Commissioner Lockhart noted she's had a meeting with OEP about benchmarks that was very positive, and there are some OEP members present. She suggested maybe those members could have an opportunity to address some of the comments. Chairman Zembower responded if Commissioner Dallari needs an additional briefing, he is sure OEP would be happy to do that. He explained why he would be supporting the item. Commissioner Constantine also commented on why he is in support.

Motion by Commissioner Constantine, seconded by Vice Chairman Herr, to approve and authorize the Chairman to execute the Seminole County Government and Orlando Economic Partnership Master Services Agreement in the amount of \$406,490 for the purpose of providing economic development services in Seminole County, Florida.

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

District 1 voted NAY.

Motion passes 4 to 1.

#### **Request to Address Written-Public Comment Form**

Chairman Zembower stated he is going to have the County Attorney address a written-public comment the Board received regarding a few items on the Consent Agenda. Ms. Latorre stated a comment was presented asking for the Board to explain the benefit to Seminole County of allowing bonds to be fronted by Volusia and Osceola Counties. She explained Seminole County does not have its own housing finance authority. Any county can create one by ordinance, and Volusia and Osceola Counties have done so. Those housing authorities of the other counties are authorized to operate within Seminole County. Since Seminole doesn't have its own housing finance authority, under statute and federal tax law, the Seminole County BCC has to consent to bond financing by those other county housing finance authorities because the projects that they're financing are going to be constructed within the jurisdictional boundaries of Seminole County. So the benefit is that the housing finance authorities promote more affordable housing projects to be constructed within the county. The debt that is being issued is being issued to non-profit organizations of affordable housing developers. The County is not taking on any debt when they approve these items. It's very much a perfunctory approval to allow these bonds to be issued for these projects that are being constructed in the county; but the County isn't taking on debt, and the County has no liability should these developers default on their obligations. Allison Thall, Community Services Director, noted it is very beneficial to the whole affordable/attainable housing program. Staff supports the developers who are able to bring these tax credit units into the county.

#### **V. PRESENTATIONS**

23. Public Sleeping and Camping Update (Tricia Johnson, Deputy County Manager) [2024-1418](#)

Ms. Johnson addressed the Board and presented the update regarding HB 1365 as presented in the agenda backup. She advised staff's recommendation is for the Board to allow staff to move forward with amending the Seminole County Code of Ordinances



to expressly prohibit public camping and sleeping on County property and rights-of-way consistent with the requirements of new legislation.

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

There was Board consensus and direction for staff to move forward.

24. Rescue Outreach Mission Update (Chris Ham, Executive Director) [2024-1419](#)

Mr. Ham addressed the Board and presented the annual report as outlined in the agenda backup.

Commissioner Lockhart and Vice Chairman Herr shared their comments. Commissioner Dallari asked the County Manager if he believes he has the proper information to prepare and move forward on whatever decisions the County needs to make holistically or financially. Mr. Gray answered he meets monthly with Mr. Ham, and they work to see how everything will play out as it moves forward. If he needs to bring something back to the Board for consideration, he will do that. Commissioner Lockhart asked whether or not the Board is giving direction to meet the request of \$600,000 additional funds. Mr. Gray answered no and clarified at the last meeting, the Board gave \$200,000 to shelters through the community assistance grant. The \$600,000 is something recently that Mr. Ham and himself have discussed. It wasn't brought up through the County's budget process. He is not asking for consideration on that at this time.

Chairman Zembower briefly provided his experience with ROM and explained why he is concerned that they are still \$600,000 short after the County has already provided \$200,000. Discussion ensued.

Commissioner Lockhart asked what the timeline is for the draft public sleeping and camping ordinance. Ms. Latorre answered it would be before the Board before the end of the calendar year, because it goes in effect January 1, 2025. Discussion ensued.

Commissioner Dallari stated when ROM ran into financial issues, the Board was told at the 12th hour that they were out of money. He wants to make sure that doesn't happen again, and that the Board has ample time to understand what's going on. Mr. Gray advised the Board would be kept up to date.

## **VI. REGULAR AGENDA**

25. Fall Fest (Church of the Nativity) Special Event Permit - Consider a Special Event Permit for Nativity Catholic Church Fall Fest on October 25, 2024, through October 27, 2024, located at 3255 N. Ronald Reagan Blvd. Longwood; Victoria Wulff, Applicant) District4 - Lockhart (Mary Robinson, Project Manager) [2024-1320](#)

Rebecca Hammock, Development Services Director, on behalf of Ms. Robinson, 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 Lockhart, seconded by Commissioner Constantine, to approve the Special Event Permit for Nativity Catholic Church Fall Fest on October 25, 2024, through October 27, 2024, located at 3255 N. Ronald Reagan Blvd. Longwood; Victoria Wulff, Applicant.

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

26. Naming of Seminole County Asset to Lake Wildwood Park - Consider a [2024-1414](#) proposal to name Seminole County asset to Lake Wildwood Park, located at 770 Baywood Circle, Sanford, FL 32773. Countywide (Rick Durr, Parks and Recreation Director)

Mr. Durr 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 Chairman Zembower, seconded by Vice Chairman Herr, to approve the proposal to name Seminole County asset to Lake Wildwood Park, located at 770 Baywood Circle, Sanford, Florida 32773.

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

## **VII. WORKSESSION**

27. Rural Enclaves Small Areas Study (Rebecca Hammock, Development [2024-1401](#) Services Director)

Ms. Hammock presented the item as outlined in the agenda memorandum. Eliza Harris Juliano, Kimley-Horn, presented the PowerPoint presentation as outlined in the agenda backup.

The Board shared their comments.

With regard to public participation, the following spoke: Gary Patrick (documents received and filed), Philip Holman (documents received and filed), Nancy Harmon, Tom Daily, Cindy Haller, and Scott Richards. No one else spoke, and public input was closed.

Minimal discussion ensued and there was a general consensus that staff is moving in the right direction.

## **Recess BCC Meeting Until 1:30 P.M.**

Chairman Zembower recessed the meeting at 11:52 a.m.

## **Reconvene Meeting at 1:30 P.M.**

Chairman Zembower reconvened the meeting at 1:30 p.m., with all Commissioners and other Officials, with the exception of Clerk Maloy and Deputy Clerk Kyla Farrell who was replaced by Deputy Clerk Chariti Guevara, who were present at the opening session.

28. Employee Service Recognition (Meloney Koontz, Assistant County Manager) [2024-1397](#)

Ms. Koontz addressed the Board and presented the Fourth Quarter Employee Years of Service Recognition and Retirements as outlined in the agenda memorandum.

## **IX. PUBLIC HEARING AGENDA**

### **Accept Proofs of Publication**

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, to authorize the filing of the proof of publication for this meeting's scheduled quasi-judicial public hearing into the Official Record.

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

### **Ex Parte Disclosure**

None.

### **Public Hearings - Quasi - Judicial**

29. Oak Manor Right-of-Way Vacate - Adopt the Resolution vacating and abandoning a portion of an uncut, unnamed right-of-way in the Oak Manor Plat, as recorded in Plat Book 11, Page 32 of the Public Records of Seminole County, Florida, for properties known as 2340 Pine Street, and 2337 Palm Way, Oviedo; (Terry & Dina Lewis, Jaime Crooke, and Lydia Cordero, Applicants) District1 - Dallari (Joy Giles, Principal Planner) [2024-1304](#)

#### **Resolution #2024-R-116**

Ms. Giles 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 Dallari, seconded by Commissioner Lockhart, to adopt appropriate Resolution #2024-R-116 vacating and abandoning a portion of an uncut, unnamed right-of-way in the Oak Manor Plat, as recorded in Plat Book 11, Page 32 of the Public Records of Seminole County, Florida, for properties known as 2340 Pine Street and 2337 Palm Way, Oviedo; Terry & Dina Lewis, Jaime Crooke, and Lydia Cordero, Applicants; as described in the proof of publication.

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

### **Public Hearings - Legislative**

30. Disposition of County Property for Affordable Housing - Approve and authorize the Chairman to execute a Resolution for the current Affordable Housing Property List for disposition or use in conjunction with affordable housing purposes pursuant to section 125.379, Florida Statutes and approve the County Manager to execute all [2024-1326](#)

forthcoming Donation Agreements under this Resolution. Countywide  
(Allison Thall, Community Services Director)

**Resolution #2024-R-117**

Ms. Thall 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 Vice Chairman Herr, seconded by Commissioner Lockhart, to adopt appropriate Resolution #2024-R-117 for the current Affordable Housing Property List for disposition or use in conjunction with affordable housing purposes pursuant to Section 125.379, Florida Statutes; and approve the County Manager to execute all forthcoming Donation Agreements under this Resolution.

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

**IX. COUNTY ATTORNEY'S REPORT**

Ms. Latorre provided a brief update on the litigation related to the Bear Warriors and Geneva Citizen Association appeal to the site plan approval for the Yarborough property. Since that property was purchased by the State, they have filed a joint order of dismissal, so that case has come to a close.

**X. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS**

Mr. Gray provided an update on the Animal Services Department review. The outside reviewer has interviewed all employees and is now interviewing the volunteers and some partners.

Mr. Gray announced Parks and Recreation has received CAPRA reaccreditation.

**XI. DISTRICT COMMISSIONER REPORTS**

**District 5 - Commissioner Herr**

Vice Chairman Herr reported ten (10) Starlink Satellites were donated by Congressman Mills to the County for Emergency Management. The Vice Chairman reported on the Rescue Outreach Mission luncheon fundraiser, Seminole County Regional Chamber Mayor's Update, and she gave a "shout out" to the entire team for their work during Hurricane Milton.

**District 1 - Commissioner Dallari**

Commissioner Dallari thanked all the employees for their work during Hurricane Milton. The Commissioner congratulated Longwood City Commissioner Matt Morgan for receiving U.S. Representative Cory Mills' Hometown Hero Award.

Commissioner Dallari reported on drainage issues across the county (packet received and filed).

**District 3 - Commissioner Constantine**

Commissioner Constantine thanked the County Manager and all the employees for their work during Hurricane Milton. The Commissioner commented on upcoming meetings and events.

**District 4 - Commissioner Lockhart**

Commissioner Lockhart thanked everyone for their work during Hurricanes Helene and Milton.

**District 2 - Chairman Zembower**

Chairman Zembower reported on Hurricane Milton.

The Chairman stated in regards to the Board of Adjustment policy and procedures, there is currently a case that he has asked the County Manager to look at for the availability to fast-track it to the BCC. He believes this is based on an arbitrary situation that should not have occurred. He would like the County Manager to get with the Commissioners individually and have that discussion. He thinks they need to revisit that policy and how they discern that.

Vice Chairman Herr revisited the drainage packet Commissioner Dallari distributed and stated there are HOAs not doing what they need to do with regard to management of retention ponds. She wonders if there needs to be a more proactive approach with the HOAs to educate them to make sure they understand what they are supposed to be doing. Discussion ensued regarding flooding issues in the county.

**XIII. PUBLIC COMMENT (Items not Related to the Agenda)**

None.

**XIV. ADJOURN BCC MEETING**

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 2:26 p.m., this same date.

**APPROVED by the BCC:**

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Chairman

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Date**ATTEST:**

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Clerk of Court and Comptroller  
AS Clerk to the BCC