

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, April 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 Clerks Kyla Farrell and Chariti Guevara.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Reverend John Pierce Ethnos360, Sanford, gave the invocation. Tony Nelson, Deputy Public Works Director and County Engineer, led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - Proclaiming Specialist Daniel Alendal, United States Army as Seminole County's April Veteran of the Month. (Specialist Daniel Alendal, United States Army) [2024-0425](#)

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

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

2. County Investment Advisor Report (Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) [2024-0481](#)

Mr. McIntyre addressed the Board and presented the County Investment Advisor 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.

3. Annual Comprehensive Financial Report (ACFR) (Grant Maloy, Clerk of the Circuit Court and Comptroller, Dan O'Keefe, CPA, CFE, MBA, Audit Partner, and Jenny Spencer, CPA, MAcc, CGFO, CFE, Comptroller's Office Director) [2024-0483](#)

Mr. O'Keefe addressed the Board to present the item as detailed in the agenda backup.

There were few questions and comments from the Board.

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

County Manager Darren Gray announced there are no changes to the agenda.

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

Motion by Commissioner Constantine, seconded by Vice Chairman Herr, to approve Constitutional Officer's Consent Agenda Item 4, and County Manager's Consent Agenda Items 5 - 35.

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

Constitutional Officers – Consent Agenda (Item No. 4)

4. Expenditure Approval Lists dated March 27 and April 3, 2024; Payroll Approval List dated March 28, 2024; and BCC Official Minutes dated February 27 and March 12, 2024. (Jenny Spencer, CPA, CGFO, and CFE, Director - Comptroller's Office) [2024-0469](#)

County Manager's Consent Agenda (Items No.5 - 35)

County Attorney's Office

5. 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 issuance by the Orange County Industrial Development Authority of industrial development revenue and refunding bonds (Central Florida YMCA Project) Series 2024 in an aggregate principal amount not exceeding \$18,000,000, in one or more series, for the purpose of providing funds to the Young Men's Christian Association, Inc. to refinance such entity's obligations with respect to the Authority's Industrial Development revenue and refunding bonds, Series 2014 for the acquisition, construction, renovation and equipping of social service facilities, including social service center facilities located in Seminole County at 665 Longwood-Lake Mary Road, Lake Mary, and 7900 Red Bug Lake Road, Oviedo, further described in the Resolution; and providing an effective date. Countywide (Kate Latorre, County Attorney) [2024-0531](#)
- Resolution #2024-R-53***

County Manager's Office

6. Approve and authorize the Chairman to execute a Proclamation proclaiming May 6 - 10, 2024 as Economic Development Week in Seminole County, FL. Countywide (Gui Cunha, Economic Development and Tourism Administrator) [2024-0484](#)
7. Approve and authorize the Chairman to execute a Proclamation proclaiming May 5 - 11, 2024 as Public Service Recognition Week in Seminole County, FL. Countywide (Christina Brandolini, Human Resources Director) [2024-0486](#)

Community Services

8. Approve and accept the HOME and NSP monthly report for March 2024 pursuant to Seminole County Resolution No 2015-R-51, and No [2024-0427](#)

2013-R-61. Approve the Seminole County General Housing Trust Fund quarterly report, pursuant to Ordinance No 2021-14 for the 2nd quarter. Countywide (Allison Thall, Community Services Director).end

9. Approve a substantial amendment to the 2023/2024 Annual Action Plan and authorize the Chairman to execute all corresponding documents and signature pages, Standard HUD Forms, HUD certifications, HUD Assurances, Subrecipient Agreements, and subsequent Grant Agreements with HUD, and authorize Community Services Department staff to submit amendments to HUD for approval. Countywide (Allison Thall, Community Services Director) [2024-0428](#)
10. Approve and authorize the Chairman to execute the Purchase Agreement between Central Florida Cares Health System and Seminole County to oversee the implementation of the Florida's Coordinated Opioid Recovery (CORE) Network of Addiction Care Program. Countywide (Allison Thall, Community Services Director) [2024-0437](#)
11. Approve and authorize the Chairman to execute the Special Funding agreements with KidsHouse, SafeHouse of Seminole, and the Youth Advocate Program for the provision of diversion, coordinated care, and behavioral health services in the amount of \$98,000. Countywide (Allison Thall, Community Services Director) [2024-0459](#)
12. Approve and authorize the Chairman to execute the Affordable Housing Development Agreement between Seminole County and Habitat for Humanity of Seminole County and Greater Apopka relating to American Rescue Plan Act (ARPA) funding and subsequent funding agreements. District5- Herr (Allison Thall, Community Services Director) [2024-0470](#)

Emergency Management

13. Approve and authorize the Chairman to execute a Memorandum of Understanding (MOU) between Seminole Community Church and Seminole County to act as an emergency shelter during a state or local emergency. Countywide (Alan Harris, Emergency Management Director) [2024-0458](#)
14. Approve and authorize the Chairman to execute the Memorandum of Agreement for the Urban Area Security Initiative (UASI) Grant Program. Countywide (Alan Harris, Emergency Management Director) [2024-0522](#)

Fire Department/EMS

15. Approve and authorize the Chairman to execute the Memorandum of Agreement (MOA) between Seminole County and the Bargaining Unit Local 3254 for Article 18 - Leave Scheduling in the A Unit Collective Bargaining Agreement. Countywide (Matt Kinley, Fire Chief) [2024-0445](#)
16. Approve and authorize the Chairman to execute the Memorandum of Agreement (MOA) between Seminole County and the Florida Division of Emergency Management. Countywide (Matt Kinley, Fire Chief) [2024-0454](#)

17. Approve and authorize the Chairman to execute the First Amendment to the Non-Exclusive Ambulance Franchise Agreements for Affordable Transport, Inc., Lifefleet Southeast, Inc. d/b/a American Medical Response, First 2 Aid EMS, Inc. d/b/a Trident EMS, National Health Transport, Inc., RG Ambulance Service, Inc. d/b/a American Ambulance and Rocky Mountain Holdings, L.L.C. d/ba Air Care. Countywide (Matt Kinley, Fire Chief) [2024-0524](#)

Innovation and Strategic Initiatives

18. Approve and authorize the Chairman to execute the Resolution amending Section 22.10 of the Seminole County Administrative Code by providing for inclusion of Traffic Calming Devices as a type of construction MSBU and Delegation of Authority to Administratively Approve Satisfactions of MSBU Liens. County Wide (Lorie Bailey Brown, Resource Management Director on behalf of Andrea Wesser-Brawner, Chief Innovation and Strategic Initiatives Officer) [2024-0168](#)

Resolution #2024-R-54

19. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising the criteria by which Traffic Calming Devices are designed and installed on County roadways in Section 34.35 (Traffic Calming Devices). Countywide (Jean Jreji, Director of Public Works on behalf of Andrea Wesser-Brawner Chief Innovation and Strategic Initiatives Officer) [2024-0254](#)

Resolution #2024-R-55

Management and Budget

20. BAR 24-055; Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #24-055 in the Facilities Maintenance Fund to transfer \$403,040 of existing budget for the Jail Boiler Replacement Project. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Fleet & Facilities [2024-0479](#)

Resolution #2024-R-56

BAR #24-055

Public Works

21. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No.1-804 for a drainage easement necessary for the Midway Drainage Improvement Project (300± SF) between Micah Young and Seminole County for \$6,280.00, 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 Jreji, P.E., Public Works Director) [2024-0426](#)
22. Approve and authorize the Chairman to execute a Resolution, Local Agency Program (LAP) Agreement, Locally Funded Agreement (LFA), [2024-0471](#)

and a Three-Party Escrow Agreement between The State of Florida Department of Transportation (FDOT) and Seminole County in the amount of \$3,502,639.00 for the construction and \$337,625.00 for CEI services for the Lake Monroe Loop Trail Project (also known as Celery/Mellonville Trail) (FPN 444628-1-58-01), and approve and authorize the Chairman to execute a Resolution implementing the Budget Amendment Request (BAR) No. 24-054 in the Public Works Grants Fund to appropriate funding in the amount of \$3,502,639 for the Celery/Mellonville Trail Loop. District5 - Herr (Jean Jreij, P.E., Public Works Director)

Resolution #2024-R-57

Resolution #2024-R-58

BAR #24-054

23. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 2 for right-of-way and a License Agreement necessary for the Wekiva Springs Road Turn Lane Project (7,258± SF) between the Seminole County School Board and Seminole County for \$10.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-0515](#)
24. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 3 for a right-of-way and a License Agreement necessary for the Sand Lake Road Turn Lane Project (700± SF) between the Seminole County School Board and Seminole County for \$10.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Jean Jreij, P.E., Public Works Director) [2024-0513](#)
25. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-811 and 1-829 for drainage easements necessary for the Midway Drainage Improvement Project (965± SF & 628.14± SF, respectively) between Alton L. Glenn and Lajuliette S. Glenn and Seminole County for \$31,600.00, 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) [2024-0498](#)
26. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-841 for a drainage easement necessary for the Midway Drainage Improvement Project (120.78± SF) between KJB1914, LLC and Seminole County for \$7,570.00, 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) [2024-0499](#)
27. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-856 for a drainage easement necessary for the Midway Drainage Improvement Project (338± SF) between Nathlie [2024-0500](#)

Jones And Ivan Williams, also known as Ivin Williams and Seminole County for \$6,960.00, 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)

28. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-870 for a drainage easement necessary for the Midway Drainage Improvement Project (325.43± SF) between Constance D. Lane and Seminole County for \$12,300.00, 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) [2024-0502](#)

Resource Management

29. 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-5497-23/GCM - CEI Services for 5 Points Central Boulevard Phase 1A and all Subsequent Phases. District4 Lockhart (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Public Works [2024-0412](#)
30. Award RFP-604655-23/MHH - Learning Management System Replacement to Governmentjobs.com Inc., DBA NEOGOV, El Segundo, CA, and authorize the Purchasing and Contracts Division to execute the Agreement. The total annual amount of these services is \$72,784.00. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Human Resources [2024-0447](#)
31. Award RFP-604733-24/TLR - Term Contract for Household Hazardous Waste (HHW) Program to Clean Harbors Environmental Services, Inc., Norwell, MA, and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Department - Environmental Services [2024-0457](#)
32. Approve the ranking and authorize staff to negotiate rates in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act (CCNA), and authorize the Purchasing and Contracts Division to execute one (1) Agreement for PS-5660-24/MAG - Master Services Agreement (MSA) for CEI Services for Willow Avenue and Alhambra Avenue Drainage Improvements. Estimated Term Usage: \$500,000.00 Requesting Department/Division: Public Works/Engineering. District 3 - Constantine (Lorie Bailey Brown, CFO/Resource Management Director) [2024-0442](#)
33. Waive the procurement process and approve Sole Source Procurement SS-604783-24/LAS- Arrow EZ-IO System and accessories for Intraosseous Infusion System with Battery Operated Drill with Teleflex [2024-0452](#)

LLC, Morrisville, NC, and authorize the Purchasing and Contracts Division to issue Purchase Orders. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Fire

34. Request Board approval to submit a grant application to the U.S. Department of Justice Office of Justice Programs Bureau of Justice Assistance FY 2024 Adult Treatment Court Site-Based Grant requesting up to \$1,000,000 to support Seminole County Adult Drug Court program; and authorize the County Manager or designee to execute the grant application and supporting documents as required, including Notice of Award if awarded. Countywide (Lorie Bailey Brown, CFO/ Resource Management Director) Requesting Department - Resource Management [2024-0480](#)
35. Request Board approval to submit a grant application to the U.S. Department of Transportation FY24 Safe Streets and Roads for All grant requesting up to \$4,000,000 for a Demonstration grant proposal in conjunction with the University of Central Florida and the County to improve safety projects to build upon Vision Zero Action Plan; 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 [2024-0494](#)

V. REGULAR AGENDA

36. Wekiva Island Summer Kick-Off Special Event Permit - Consider a Special Event Permit for Wekiva Island Summer Kick-Off on May 23, 2024, located at 1014 Miami Springs Dr. (Mary Weinaug, Applicant) District3 - Constantine (Rebecca Hammock, Development Services Director) Presented by - Mary Robinson, Project Manager [2024-0429](#)

Ms. Robinson addressed the Board and presented the item as outlined in the agenda memorandum. Chairman Zembower read an email from Sweetwater Springs HOA stating they had no objections to the Special Event Permit (received and filed).

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

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to approve the Special Event Permit for Wekiva Island Summer Kick-Off on May 23, 2024, located at 1014 Miami Springs Dr.; Mary Weinaug, Applicant.

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

VI. WORKSESSION

37. Presentation - Community Service Agencies Criteria Update (Allison Thall, Community Services Director) Presented by Carrie Longworth, Community Assistance Division Manager [2024-0438](#)

Ms. Longworth addressed the Board and presented the item as outlined in the agenda backup.

The Board shared their comments and asked few questions. Mr. Gray advised today the Board is being asked to approve the program recommendations that are laid out in the presentation. They will have their budget worksessions in June, and the Board will hear a piece of this presentation again when Ms. Thall presents her budget. At that time, they can comment on the budgetary piece. And then they will have their final budget public hearings in September before any of the funds are allocated in October. Discussion ensued.

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

Motion by Vice Chairman Herr, seconded by Commissioner Constantine, to approve the requested action plan subject to the consistent point system being implemented, which was talked about and agreed to but not mentioned, the budget approval, and the appeal process being reviewed and approved by the Board.

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

Chairman Zembower confirmed with Ms. Longworth that she has the direction she needs and the entire motion is clear.

38. Rosenwald (Andrea Wesser-Brawner, Chief Innovation and Strategic Initiatives Officer and Chad Wilsky, Fleet and Facilities Director) [2024-0482](#)

Ms. Wesser-Brawner and Mr. Wilsky addressed the Board and presented the item as outlined in the agenda backup. The Board shared their comments and asked questions. Rick Durr, Parks and Recreation Director, addressed the Board to help answer questions and discuss the cost of operations and management if they decide to build a community center.

Commissioner Lockhart briefly discussed the history of this item. She reminded that the direction the Board gave almost two years ago was to save certain buildings based on the Renaissance report. At some point in time, through some course of events, action was taken by a contractor that was hired by the County to start demolition on at least one of the buildings that the Board said needed to be saved. The roof was removed, and the building was destroyed. She wants to know how that happened and whether or not they can go back to that contractor for some type of recourse, unless they were directed to do it and there was some miscommunication; but she will leave that with the County Manager to try and go back to figure out. She wants to make sure that everyone who has touched the project has some accountability because the Board is now in a position to have to go back since the original direction they gave is no longer possible. She asked if they were any closer to figuring out where they are at with the contractor. Mr. Gray answered staff is looking into it, and he has engaged the County Attorney's Office at this point. After hearing multiple stories of what happened and what didn't happen out there, the project just got lost with direction; and staff owns that. They know how important the project is to the Board. They are putting the plan together with the Board's consideration, and then he would like to go back to look at the mishaps and work with the County Attorney to see if there's any follow-up that needs to be done. Discussion ensued.

Vice Chairman Herr announced when it's time for public participation, she would like to hear some thoughts with regard to affordable housing and selling a piece of the asset to put that money into a reserve that could potentially generate revenue to fund the maintenance. It is their responsibility to go back and figure out whether there's anything out there that should be recovered as a result of whatever happened, but she'd like to spend their time today looking forward and not looking back. Chairman Zembower had asked staff to look at the contract when they purchased the property from the School Board to ensure there was not a buyback clause in that contract which would impact some of this conversation or decision-making moving forward, and Ms. Wesser-Brawner advised she did not see that language. The Chairman asked the County Manager to review the contract and make sure there is no such language. Commissioner Dallari stated it may not be in the contract, but he'd like for staff to look at the meeting to see if the Board requested it because he knows that they have talked about it.

With regard to public participation, Cora Snead, Morgan Voke, Frank Wells, and Paul Snead spoke in regard to the work session presentation. No one else spoke, and public input was closed.

Public Comment Forms were received and filed.

Staff discussed some of the comments made during public participation, and Board discussion ensued. Chairman Zembower confirmed with Ms. Wesser-Brawner that she needs direction from the Board on one of the options outlined in the presentation on the Considerations for Use of Property Plan slide.

Commissioner Lockhart stated her recommendation would be to move forward with the demolition of the buildings that are on site and that they plan for a minimum of a 6,000-square-foot community center. She would not yet be in support of selling off a piece of the property until and unless something comes forward and they have a plan for it in place, but she would not decide ahead of time that they are going to sell an asset when they don't know what it may be for. She added that open space is okay; not everything has to have a structure on it.

Motion by Commissioner Lockhart, seconded by Vice Chairman Herr, to recommend Option D on the Considerations for Use of Property Plan which is to build a community center and retain property to consider other plans at a future date.

Under discussion, Commissioner Dallari advised he agrees and thinks there needs to be a commitment to build the community center and a commitment to when it is going to open; anywhere from 13 to 16 months is more than appropriate. They need to do Construction Manager at Risk (CMAR) and have community input. They need to get this done as soon as possible. He discussed why aging in place is extremely critical. Commissioner Constantine stated they need to be committed to this, and the community center is a good start. If they're going to tear down the buildings, they should make sure that in the architecture, the design is of the historical nature of Rosenwald; he wants that to be very clear when they're talking about that, that the facade and nature of it should be within the context of the way it was presented so the

community feels a touch of the history and culture. There will be some excess space there that he thinks they should hold. He agrees with the motion but believes as they're developing it, they need to see what areas they may not need, whether it's sold or leased, so they can take some money from it and put it back into that space. They need to look long-term at the opportunities.

Chairman Zembower asked staff if they believe they have consensus. He requested Commissioner Lockhart to repeat the motion.

Motion by Commissioner Lockhart to demolish the three buildings that are on site; build a community center without getting into the method of procurement or build; retain the property in its entirety, in its current form, until and unless there is some overwhelming need or plan that makes better use of it staying open space; approve a minimum of 6,000 square feet for the community center; keep the historic Rosenwald architecture/aesthetic in mind, specifically clapboard; and not limit the cost to \$2.6M.

Vice Chairman Herr, as the seconder, agreed to Commissioner Lockhart's reiteration of the motion.

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

Vice Chairman Herr brought up the four responses to the RFQ on the P3 Requests for Qualifications slide of the presentation. She stated she would like to understand where that is in process; whether or not it is closed out. Ms. Wesser-Brawner answered it was closed out April 11, 2023; and all four of the entities were told by mid-May. It was just a request for qualifications so it would be the Board's decision as to what happens next or to do something new. Chairman Zembower advised the action the Board just took "kills" that anyway. Mr. Gray advised the Board will see an update on this item during the June budget worksession meetings.

Recess BCC Meeting Until 1:30 P.M.

Chairman Zembower recessed the meeting at 11:42 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.

VII. PUBLIC HEARING AGENDA

Accept Proofs of Publication

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

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

Ex Parte Disclosure

No ex parte.

Public Hearings - Quasi - Judicial

39. Public Nuisance - Consider adoption of a Resolution issuing an Order to: [2024-0135](#)
declare the existence of a Public Nuisance at 4280 Tangerine Avenue, Sanford; require corrective action by May 23, 2024; and authorize necessary corrective action by the County in the event the Nuisance is not abated by the record owner. District5 - Herr (Rebecca Hammock, Development Services Director) Presented by - Liz Parkhurst, Program Manager I

Resolution #2025-R-59

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

There were no questions from the Board.

The record property owner was not present.

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-59 issuing an Order to declare the existence of a Public Nuisance at 4280 Tangerine Avenue, Sanford; require corrective action by May 23, 2024; and authorize necessary corrective action by the County in the event the Nuisance is not abated by the record owner as described in the proof of publication.

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

Commissioner Lockhart inquired what the process is if the property owner did not abate the nuisance. Deputy County Attorney Neysa Borkert explained the property will be surveyed and staked to show where the actual nuisance was called for on the property and will be the area where the demolition will occur. Development Services Director Rebecca Hammock added this abatement would include the structure, the swimming pool, and removal of the tires but would not include removal of the vehicles, which would have to be done through a separate process.

Ms. Hammock noted the property owner just entered chambers. Ms. Latorre advised the public hearing was concluded, the motion was made, seconded, and voted on so it would be at the discretion of the Board if they wanted to hear from the owners at this time. Chairman Zembower inquired if the property owner wanted to address the Board. Mark Britton, on behalf of his mother Evelyn Britton, addressed the Board and advised he has already started the process of removing things out of the house so it can be demolished.

Upon the Chairman's request, Ms. Parkhurst reviewed the history of the code enforcement case. Chairman Zembower inquired if Vice Chairman Herr, the district commissioner, if she wanted any reconsideration or further discussion. Vice Chairman

Herr responded due to the history, she did not and clarified for the Brittons what action took place today. Chairman Zembower requested staff assist the Brittons on any further information they may need.

40. Orange Blvd Rezone - Consider a Rezone from A-1 (Agriculture), and PD (Planned Development) to C-3 (General Commercial & Wholesale) on approximately 5.14 acres, located on the south side of Orange Blvd, approximately 0.25 mile west of Interstate 4; (Seminole County - Public Works, Applicant) District5 - Herr (Rebecca Hammock, Development Services Director on behalf of Jean Jreij, Public Works Director) Presented by - Annie Sillaway, Project Manager [2024-0237](#)

Ordinance #2024-9

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

With regard to public participation, Eunice Brown addressed concerns of Bookertown residents regarding the buffer, traffic, and the nearby proposed truck parking facility on I-4. Vice Chairman Herr advised the truck parking facility is an FDOT project, and she will go with the citizens and lobby for them and their concerns. There was Board comment and staff clarification regarding buffers.

Arthur Jackson addressed concerns of future zoning uses of the property if La Mesa were to leave and also spoke of noise concerns and stated they need a buffer wall. Upon the Chairman's request, Ms. Hammock reviewed future land use and permitted zoning for the property and buffers. She added at site plan, they could require an additional hedge inside of the wall in order to buffer headlights. Vice Chairman Herr stated they need to keep the Bookertown HOA involved at that point to ensure those needs are still being met.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

There was Board discussion regarding the buffer wall height.

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to adopt Ordinance #2024-9 enacting a Rezone from A-1 (Agriculture), and PD (Planned Development) to C-3 (General Commercial & Wholesale) on approximately 5.14 acres, located on the south side of Orange Blvd, approximately 0.25 mile west of Interstate 4; Seminole County - Public Works, Applicant; as described in the proof of publication.

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

41. IOA Properties PD Rezone - Consider the first reading of an Ordinance Rezoning a property from C-1 (Retail Commercial) to PD (Planned Development) on approximately 13.66 acres, located on the north side of W SR 434, east of Interstate 4; (IOA Properties, LLC, Applicant) District3 - [2024-0409](#)

Constantine (Rebecca Hammock, Development Services Director)
Presented by - Annie Sillaway, Project Manager

First Reading

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

Jeff Summit, Summitt Engineering on behalf of applicant, was present to answer any questions.

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

Motion by Commissioner Constantine, seconded by Vice Chairman Herr, to adopt upon first reading of an Ordinance rezoning a property from C-1 (Retail Commercial) to PD (Planned Development); approve the associated Development Order and Master Development Plan on approximately 13.66 acres, located on the north side of West State Road 434, east of Interstate 4; and hold a second reading of the Ordinance on May 14, 2024, starting at 1:30 p.m. in accordance with Florida Statutes Section 125.66, which states that, "the Board of County Commissioners shall hold two advertised public hearings on the proposed ordinance or resolution. At least one hearing shall be held after 5:00 p.m. on a weekday; IOA Properties, LLC, Applicant, as described in the proof of publication.

Ms. Borkert clarified the statute says they can hold the meeting before 5:00 p.m. if the Board, by a majority vote plus one, approves it, so the motion is sufficient as stands because it is time certain at 1:30 p.m.

Upon request of Commissioner Constantine, Ms. Latorre explained certain land use hearings require two hearings. Since this is over ten acres, it requires two hearings. Even though the wording of the motion is confusing, the motion stands as is and is fine.

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

IX. COUNTY ATTORNEY'S REPORT

No report.

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

No report.

X. DISTRICT COMMISSIONER REPORTS

District 4 - Commissioner Lockhart

Commissioner Lockhart reported on Brews around the Zoo, plans to host a County meeting at Rosenwald, City of Longwood's Walk for Autism event, Lake Mary's State of the City event, Seminole State's spring commencement, and Seminole State hosting a law enforcement memorial event for a graduate who passed away in the line of duty.

The Commissioner advised she has spoken to the County Manager and staff about briefing

the Commissioners on the SunRail Lynx Transition. There is a lot conversation about Lynx's southern operation center and the funding and financing of that. Chairman Zembower requested staff consider other options in the briefing.

District 5 - Commissioner Herr

Vice Chairman Herr reported on Somerset Landings, which is part of Sanford Housing Authority; meeting with Sunshine Waters Services new CEO; meeting with Amber Padrick, Guardian ad Litem Program; Brews Around the Zoo; Oviedo Women's Club Philanthropic Ceremony; Veterans Appreciation Luncheon; Boy Scouts Eagle Fundraiser; Lake Mary State of the City; and 417 Extension.

District 1 - Commissioner Dallari

Commissioner Dallari reported on the Veterans Appreciation Luncheon, Boy Scout Eagle Fundraiser, Wekiva Island Earth Day event, Community Alliance meeting, and Kids House Gala.

District 3 - Commissioner Constantine

Commissioner Constantine reported on MPO Alliance meeting, Brews Around the Zoo, Regional Planning Council board retreat, Earth Day events, Sanford Airport air show, CareerSource retreat, Bob Graham lying in state at the old historic capitol, CALNO meeting, Runway for Hope Gala, meeting with Sunshine Utilities CEO, and National Book Day.

District 2 - Chairman Zembower

Chairman Zembower reported on Legislative Washington DC trip, Wharton-Smith's 40th Anniversary Celebration, tour of JST Power Equipment, Inc., Central Florida Hoteliers and Lodging Association Luncheon, Veterans Appreciation Luncheon, Boy Scouts Eagle Fundraiser, and Sanford Airport air show.

The Chairman advised he has had a request from the Central Florida Boy Scouts of America who would like to come to a meeting in the morning and visit with the Commissioners and shadow them to observe what they do. He requested any Commissioner that is interested and available let staff know so it can be coordinated.

XI. CHAIRMAN'S REPORT

COMMUNICATIONS AND/OR REPORTS

1. Letter dated April 8, 2024 from Shani Beach, Sanford Airport Authority, to BCC Chairman Jay Zembower re: Request new appointment to SNAC (Sanford Aviation Noise Abatement Committee) to fill vacancy created by D.J. Staub.
2. Letter dated April 10, 2024 from Angela Apperson, Altamonte Springs City Clerk, to BCC Chairman Jay Zembower re: Notice of Public Hearing in connection with a request for a voluntary annexation of 176 Vagabond Way and 180 Vagabond Way. cc: County Manager Darren Gray
3. Letter dated April 11, 2024, from Traci Houchin, Sanford City Clerk, to BCC re: Notice of Public Hearing to consider City Ordinance #2024-4775 to annex 9.36 acres between SR 46 and Moores Station Road, and between St. Johns River and E. Lake Mary Boulevard.

4. Letter dated April 11, 2024 from Lynn Porter-Carlton, Deputy County Attorney, to Andrea Pleimling Smith, Goldstein, Buckley Cechman, Rice & Purtz, P.A., re: Advising Claimant Lacey McMorrough that her slip-and-fall claim at Sanford Marina falls under the jurisdiction of the City of Sanford. cc: BCC members, County Attorney Kate Latorre, Risk Manager William Telkamp

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

Attorney Casey Clouchete spoke regarding 120 South Crystal View, which the Board recently voted on April 9, 2023, to abate if corrective action is not taken. He represents a prospective buyer of the property. He is requesting this be put on a future agenda so his client can have a conversation with the Board about what he would like to do with this property. Chairman Zembower recommended that Mr. Clouchete engage with staff and the County Attorney's Office regarding this. Commissioner Lockhart advised staff and the County Attorney's Office has already been in contact with Mr. Clouchete.

The following spoke in support of a Bill of Rights Sanctuary County Ordinance: Julie Anne Rechner, Sheri Johnson, Lane Johnson, and Robert Manieri.

The following Written Comment Forms were submitted in support of a Bill of Rights Sanctuary County Ordinance: Dawn Renda (document received and filed), Janette Keeling (documents received and filed), Debra Hedstrom, Natalie Lachner, Don Epps, Jack Smythers, Betty Smythers, Nina Sandberg, Julie Anne Rechner, Dawn Townsend, Kristie Macaluso, Mike Brady, Deidre Barnecott, Judy Rainey, Santiago Rodriguez, Tammy Rodriguez, Vicky Parker Cherry, Art Ally, Ryan Allen, Kelly Critz, Dale Reichel, Katherine McGinnis, Allison Taylor, Beverly Krier, Monte Krier, Eveline Bennett, Gary Davids, Alexis Henley, Richard Dickison, Robert King, Pat Mckechnie, Gerald Martin, Frances Bergman, Geraldine Lense, Lisa Huston, Rosemary LaFollette, Dennis Schoeppner, Jeffrey Mueller, M.D., Dana Stevens Tyszko, Debra Clarke, Lora Currie, Doreen Kreuer, Monique Rogers, Leon Colf, Brenda Colf, Heather Machia, Jonathan Reichel, Cathy Reichel, Roger Williams, and Linda Williams.

Public Comment was followed by Board discussion. The Chairman suggested the Commissioners be briefed by the County Attorney regarding this issue.

XIII. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 3:25 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC