

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, May 13, 2025

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

II. INVOCATION & PLEDGE OF ALLEGIANCE

Father John Bluett, Diocese of Orlando, led the Invocation. Bill Hyde, citizen, led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation proclaiming Senior Airman Patricia Murphy, United States Air Force as Seminole County's May Veteran of the Month. (Senior Airman Patricia Murphy, United States Air Force) [2025-404](#)

Motion by Commissioner Lockhart, seconded by Vice Chairman Herr, to adopt a Proclamation proclaiming Senior Airman Patricia Murphy, United States Air Force, as Seminole County's May Veteran of the Month.

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

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

County Manager Darren Gray announced he is pulling Consent Agenda Item 13, Local Mitigation and Resiliency Strategy Resolution, from the agenda to be brought back at a later date.

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 2; and County Manager's Consent Agenda Items 3 - 12 and 14 - 24.

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

Constitutional Officers – Consent Agenda (Item No. 2)

2. Expenditure Approval Lists dated April 2, 9, 16, and 23, 2025; and Payroll Approval List dated April 10, 2025. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2025-442](#)

County Manager's Consent Agenda (Items No. 3-24)**County Manager's Office**

3. Approve and authorize the Chairman to execute a Proclamation proclaiming May, 2025 as Melanoma and Skin Cancer Awareness Month in Seminole County, Florida. Countywide (Sanjana Deshmukh, Art World) [2025-432](#)

Academy)

4. Approve and authorize the Chairman to execute a Proclamation proclaiming May 18, 2025 as Head Start Day in Seminole County, Florida. Countywide (Scott Gunnerson, 4C) [2025-433](#)
5. Approve the revised Locally Funded Agreement between the State of Florida, Department of Transportation and Seminole County for the Sunshine Corridor Project Development and Environmental Study ("LFA") and authorize the Chairman to execute the LFA. Countywide (Kristian Swenson, Assistant County Manager) [2025-462](#)

Community Services

6. Approve and authorize the Chairman to execute the Seminole County Vacation Rental Registry Fee Resolution to support attainable housing initiatives by allotting a portion of the Vacation Rental Registry fees to the Seminole County General Affordable Housing Trust Fund. Countywide (Allison Thall, Community Services Director) [2025-414](#)

Resolution #2025-R-40

7. Approve and authorize the Chairman to execute the Seminole County Deed for undeveloped parcel 36-19-30-518-0300-0040 located on Marshall Avenue in Sanford, Florida to Grantee, Habitat for Humanity of Seminole County and Greater Apopka, Florida, Inc. District5 - Herr (Allison Thall, Community Services Director) [2025-416](#)
8. Approve and authorize the Chairman to execute the Resolution approving the three (3) year State Housing Initiative Partnership (SHIP) Local Housing Assistance Plan (LHAP) for program years 2025/2026, 2026/2027, 2027/2028; authorize the Chairman to execute the Certification to the Florida Housing Finance Corporation (FHFC), and authorize staff to submit the LHAP and any additional requirements to the FHFC . Countywide (Allison Thall, Community Services Director) [2025-453](#)

Resolution #2025-R-41

Development Services

9. Approve the Final Plat for the Via Foresta Subdivision containing eight (8) lots on approximately 4.3 acres zoned R-1A (Single Family Dwelling), located on the south side of Orange Boulevard, west of Amanda Kay Circle; (Frendz Circle I, LLC, Applicant) District5 - Herr (Jose Gomez, Development Services Director) [2025-412](#)
10. Approve the Final Plat for the CBK Development Subdivision containing two (2) commercial lots on approximately 22.96 acres zoned C-3 (Heavy Commercial & Very Light Industrial) and PD (Planned Development), located on the north side of Orange Boulevard, approximately ¼ mile west of Interstate 4; (Seminole County Public Works, Applicant) District5 - Herr (Jose Gomez, Development Services Director) [2025-411](#)

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11. Approve the Final Plat for the Cameron Preserve Phase 2 Subdivision containing forty-one (41) lots on 7.69 acres zoned PD (Planned Development), located on the south side of Celery Avenue, west of Cameron Avenue; (Stephen McConn, Applicant) District5 - Herr (Jose Gomez, Development Services Director) [2025-339](#)

Emergency Management

12. 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) [2025-391](#)
13. Approve and authorize the Chairman to execute a resolution to adopt the Local Mitigation and Resiliency Strategy 2025-2030. Countywide (Alan Harris, Emergency Management Director) [2025-458](#)

Pulled from the Agenda.

14. Approve and authorize the Chairman to execute the Memorandum of Agreement with the City of Casselberry for the use of Seminole County's alerting system. Countywide (Alan Harris, Emergency Management Director) [2025-449](#)
15. Approve and authorize the chairman to execute a Resolution naming an unnamed right of way to Safety Lane in Sanford, Florida 32773. District4 - Lockhart (Alan Harris, Emergency Management Director) [2025-467](#)

Resolution #2025-R-42

Environmental Services

16. Approve Supplemental Agreement No. 01 to the Joint Participation Agreement between the State of Florida, Department of Transportation and Seminole County for NPDES Permit FLS000038 and the accompanying Resolution and authorize the Chairman to execute Supplemental Agreement No. 01 and Resolution, and any potential subsequent supplemental agreements and resolutions. Countywide. (Kim Ornberg, P.E., Environmental Services Director) [2025-421](#)

Resolution #2025-R-43

Parks and Recreation

17. Approve and authorize the Chairman to execute a Resolution of the Seminole County Board of County Commissioners supporting the Lake-to-Lake Regional Multi-Use Trail. Countywide. (Rick Durr, Parks and Recreation Director) [2025-455](#)

Resolution #2025-R-44

Public Works

18. Approve and authorize the Chairman to execute a Resolution designating certain County-owned property as public right-of-way for Lavender Way. [2025-285](#)

District1 - Dallari (John Slot, Public Works Director)

Resolution #2025-R-45

19. Approve and authorize the Chairman to execute a Purchase Agreement related to Parcel #2-840 for 3,750 ± SF (0.086 ± acres) of land necessary for the Midway Drainage Improvement Project between G. Charles Wohlust as Personal Representative of the Estate of James White and Seminole County for \$37,500.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (John Slot, Public Works Director) [2025-408](#)
20. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-871 for a drainage easement necessary for the Midway Drainage Improvement Project (161.92 ± SF) between G. Charles Wohlust as Personal Representative of the Estate of Snow Ethel Jones 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 (John Slot, Public Works Director) [2025-409](#)
21. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-857 for a drainage easement necessary for the Midway Drainage Improvement Project (625.91 ± SF) between G. Charles Wohlust as Personal Representative of the Estate of Gladys G. Williams and Seminole County for \$17,650.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (John Slot, Public Works Director) [2025-410](#)
22. Approve and authorize the Chairman to execute an Amended Purchase Agreement and an Amended Holdover Agreement with KWS Investments, LLC and KBC Development, Inc., related to Parcels 154A and B, 155, 755, and the Parcel 154 Cure Property, for the Orange Boulevard Improvement Project. The agreements will increase the total compensation to \$6,160,450.00 as full and final settlement of all compensation due, update the legal descriptions upon approval and recordation of a proposed replat, and extend the possession period for KWS Investments, LLC. District5 - Herr (John Slot, Public Works Director) [2025-452](#)
23. Request Board approval to submit a grant application to the Florida Division of Emergency Management, Federal Emergency Management Agency (FEMA), through the Hazard Mitigation Grant Program (HMGP) for Hurricane Debby. The application requests \$3,579,182 in federal funding for three flood mitigation projects in Seminole County. Additionally, authorize the County Manager or designee to execute all grant documents associated with the grant application. The County will be responsible for a 25% match which will be funded through the sales tax revenue. Countywide (John Slot, Public Works Director) [2025-436](#)

Resource Management

24. Award IFB-604974-25/LAS - Term Contract for Smoke Testing and I&I Services for Seminole County Wastewater Collection System to USSI LLC, Venice, FL at an estimated annual amount of \$300,000 and authorize the Purchasing and Contracts Division to execute the Agreement. (Stephen Koontz, Deputy Resource Management Director)
Requesting Department - Utilities [2025-437](#)

V. REGULAR AGENDA

25. BAR 25-035; Approve and authorize the Chairman to execute the FY 2024/25 Midyear Budget Amendment Resolution (BAR) in the amount of \$75,406,019.93 to appropriate revenues in the recently approved 2024 Infrastructure Sales Tax Fund; and to adjust FY25 countywide beginning fund balances to match FY24 audited ending fund balances; and approve 6.0 new Code Enforcement FTEs being transferred from the Seminole County Sheriff's Office. Countywide (Timothy Jecks, Management & Budget Director) [2025-444](#)

Mr. Jecks 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 and authorize the Chairman to execute appropriate Resolution #2025-R-46 implementing the FY 2024/25 Midyear Budget Amendment Resolution (BAR) #25-035 in the amount of \$75,406,019.93 to appropriate revenues in the recently approved 2024 Infrastructure Sales Tax Fund; and to adjust FY25 countywide beginning fund balances to match FY24 audited ending fund balances; and approve 6.0 new Code Enforcement FTEs being transferred from the Seminole County Sheriff's Office.

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

26. Reduction of Lien Request - Consideration of Applicant, Krist Nikollaj's, request for a reduction of the lien of the Code Enforcement Board (Case #22-23-CEB) totaling \$140,201.69 (\$139,700.00 in accrued daily fines and \$501.69 in administrative costs) to the reduced amount of \$5,000.00. The subject property is located at *Unassigned, Chuluota, Tax Parcel ID: 21-21-32-5CF-9000-0010. District 1 - Commissioner Dallari (Alexis Valle, Code Enforcement Clerk) [2025-335](#)

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

Mr. Nikollaj addressed the Board and explained what happened with the property regarding removal of a sign. Vice Chairman Herr asked if the sign was removed or just laid down, and Mr. Nikollaj answered it was laid down. The Vice Chairman asked when that happened, and Mr. Nikollaj answered he did not know.

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

Motion by Commissioner Dallari, seconded by Commissioner Constantine, to approve the Applicant's request for a reduction of the lien of the Code Enforcement Board (Case #22-23-CEB) totaling \$140,201.69 (\$139,700.00 in accrued daily fines and \$501.69 in administrative costs) to the reduced amount of \$5,000.00; and authorize the Chairman to execute a Satisfaction of Lien upon payment of the approved reduced amount, Tax Parcel ID: 21-21-32-5CF-9000-0010; Krist Nikollaj, Applicant.

Under discussion, Chairman Zembower stated they're requesting a refund of the \$500 application fee. Commissioner Dallari advised the motion stands as is at \$5,000. Vice Chairman Herr stated she thinks they have a missing fact. She is supportive of reducing a lien; but she isn't supportive of rendering the Code absolutely useless. So if the neighbors struggled for years with what sounds like a commercial sign in their neighborhood, then somebody needs to represent for them over the years that they tolerated that. She does struggle with the idea that there's very little consequence. She struggles every time they do this because she doesn't know why they even have the Code from a business perspective, not relevant to this specific property. From a bigger perspective, how do they manage good behavior in neighborhoods that expect to have a lifestyle based on the zoning that is put in place and based on the County's ability to enforce something; part of that is what they do on the Board. Commissioner Lockhart advised she will support the motion, but she concurs with Vice Chairman Herr's comments; and she's looking forward to a new era in Code Enforcement and fresh eyes on the whole process. Hopefully, they will start to see some of those remedies taking place.

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

27. Reduction of Lien Request - Consideration of Applicant, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust's, request for a reduction of a Code Enforcement lien (Case # 18-88-CEB) to \$2,200.00. [2025-396](#)
The subject property is located at 345 Feather Place, Longwood, FL 32779, Tax Parcel ID: 04-21-29-518-0000-0150, District 3 - Lee Constantine (Alexis Valle, Code Enforcement Office Clerk)

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

Joyce Sanders, Realtor, addressed the Board and explained the issue with the fence and stated the violation was cured in 2020. Commissioner Lockhart asked if she has any evidence that the fence was in compliance on that date, and Ms. Sanders presented a print out from the County's website of the permit page for the property (received and filed).

Commissioner Constantine asked where the \$2,200 came from. Ms. Valle answered that is what the applicant requested. Commissioner Constantine asked if there is any consistency in that number. Ms. Valle explained it was just a number the applicant came up with. She noted, per the snapshot of the screen of the website, the only issue is that there wasn't communication with the code enforcement officer to do that

reinspection of the property and confirm compliance. Discussion ensued regarding the reduction amount and whether or not there is a staff recommendation. Jose Gomez, Development Services Director, addressed the Board and explained staff believes \$2,200 is appropriate.

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

Commissioner Constantine asked what percentage of people come in for a reduction of lien, because it may have been implied that everybody does. Mr. Gomez answered people typically come in for a reduction when they're going to sell or when it comes up in a title search, but he doesn't have a percentage. Ms. Valle added they don't have a percentage, but for this year alone there's been ten in total. The year prior there weren't that many, so it varies per year.

Mr. Gray stated they've hired Jon Martin as a new Code Enforcement Manager. He will be introduced to the Board soon. One of the priorities that the team will be working on with him is to go back and look at all of the high liens that they have on properties and clean a lot of them up, because they know eventually they will be before the Board. They are planning a program for that and making progress. In the midyear budget amendment, they put their code enforcement officers in there, so they will be ready to be up and running on October 1.

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to approve the applicant's request for a reduction of a Code Enforcement lien (Case # 18-88-CEB) to \$2,572.59, which is the Applicant's request of \$2,200.00, plus the administrative costs of \$372.59; subject property is located at 345 Feather Place, Longwood, FL 32779, Tax Parcel ID: 04-21-29-518-0000-0150; U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, Applicant.

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

Commissioner Lockhart asked if there is a backlog of these requests. Mr. Gray answered they are experiencing some. Commissioner Lockhart stated she noticed the date on some of them are quite some time ago. Mr. Gomez added there was a backlog initially as they were working with the County Attorney's Office to make sure they had a process down; however, now they're bringing them in as they come forward. Commissioner Lockhart confirmed with Mr. Gomez that they are completely up to date. Mr. Gray noted he will verify all of that. Commissioner Lockhart advised if they are holding any of these back for the purposes of needing to be put on an agenda, or there being a plethora of them on one agenda, she is supportive of them being loaded up and getting them done instead of letting them "drip."

28. Wekiva Island Springs & Strings Summer Kick Off Special Event Permit - [2025-415](#)
Consider a Special Event Permit for Wekiva Island Springs & Strings
Summer Kick Off on May 29, 2025, located at 1014 Miami Springs Dr.
Longwood; (Mary Sue Weinaug, Applicant) District3 - Constantine (Kathy
Hammel, Principal Planner)

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

memorandum.

The applicant's representative was present, but did not wish to speak.

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

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to approve a Special Event Permit for Wekiva Island Springs & Strings Summer Kick Off on May 29, 2025, located at 1014 Miami Springs Dr. Longwood, subject to staff's recommendations included in the attached Special Event Permit; Mary Sue Weinaug, Applicant.

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

Commissioner Constantine stated they have changed the special events permit process where folks do not have to come back for future events after the initial approval unless there is a substantial change. The development order with Wekiva Island does specify that each and every time they have a special event, they have to come back for approval because of concerns of the neighbors. He proactively spoke with both Wekiva Island and the homeowners in the Sweetwater Springs area, and both sides agreed to a change in the development order, which would then allow staff to approve it administratively. It would not have to go back to the Board if there's no substantial change. He isn't asking to do that now. What he's asking is that there is consensus to ask staff to bring that change to the Board for approval. Discussion ensued.

County Attorney Kate Latorre stated they've already approved the item, and she believes the Commisisoner is bringing up a new issue for staff to amend Wekiva Island's development order. They have a process for property owners to ask the Board to approve an amendment to the development order. It is a little unorthodox for the County to ask to amend the development order, unless it were to serve some sort of public purpose. She reiterated there is a process for the development order to be amended, if they wanted to undertake that process. Commissioner Constantine stated he believes that both sides, Wekiva Island and the neighbors, saw that they could agree; so it isn't one-sided. He worked with staff to come up with something and presented it to both sides, and they both agreed to it. He doesn't want to make it more complicated than it needs to be. He's not asking to vote on an amended development order, he's just requesting for staff to bring it back for Board approval. Discussion ensued. After hearing comments from the other Commissioners, Commissioner Constantine withdrew his request. Discussion ensued regarding the development order and possible amendment(s).

VI. WORKSESSION

29. Land Development Code Update - Work Session #2 (Jose Gomez, Development Services Director and Eliza Juliano, Kimley-Horn Consultant)

[2025-231](#)

Mr. Gomez introduced Ms. Juliano who addressed the Board and presented the LDC

Update #2 (presentation received and filed).

There were Board questions for Ms. Juliano throughout the presentation as well as discussion. Deputy County Attorney Neysa Borkert and Mr. Gomez answered the Board's questions for staff. The discussion mostly pertained to the following topics within the presentation: Affordable Housing Density Bonus and Zoning Districts within LDR.

During the Zoning Districts within LDR part of the presentation, Commissioner Lockhart stated not all impact fees address the same impacts. One of those is educational impact fees. Those are intended to address the capacity and need for increased capacity in the public school system. The School District is woefully behind on getting their study done and to the Board so they can address it. She would like to ask if there is Board consensus to give the County Manager direction to write a letter to the Superintendent on behalf of the Board asking them when the Board can expect to get their study. Educational impact fees are not intended to always go up; they are intended to be commensurate with the need of the district and the need of capacity, and right now she is being told that capacity is waning. She added they're almost six years behind. There was a brief discussion followed by consensus of the Board in support of Commissioner Lockhart's request.

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

Chairman Zembower recessed the meeting at 11:27 a.m., reconvening at 11:35 a.m.

30. Indoor Sports Facility (Rick Durr, Parks and Recreation Director) [2025-435](#)

Mr. Durr and Gui Cunha, Economic Development and Tourism Director, addressed the Board and presented the Indoor Sports Facility work session (presentation received and filed).

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

All Commissioners supported the recommendation of a subject matter expert. Commissioner Lockhart discussed the importance of focusing on local use as well as tourism needs. Commissioner Constantine agreed there needs to be flexibility in the use of the facility. Commissioner Dallari noted they need to make sure they look to the future for what those needs may be. Chairman Zembower stated he supports the direction staff has requested. Vice Chairman Herr also supports staff's request; however, the math doesn't work. She would also dispute the statement that was made that they all agreed on "go big or go home." She believes the project needs some refinement.

Recess BCC Meeting Until 1:30 P.M.

Chairman Zembower recessed the meeting at 11:53 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 Commissioner Lockhart, 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

Districts 1, 3, 4, and 5 submitted ex parte (received and filed).

Public Hearings - Quasi - Judicial

31. Nuisance Abatement Declaration - Consider adoption of a Resolution issuing an Order to: declare the existence of a Public Nuisance at 2321 Broadway, Sanford; require corrective action by June 13, 2025; and authorize necessary corrective action by the County in the event the Nuisance is not abated by the record owners. District5 - Herr (Liz Parkhurst, Project Manager) [2025-265](#)

Ms. Parkhurst 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 Constantine, to adopt appropriate Resolution #2025-R-47 issuing an Order to: declare the existence of a Public Nuisance at 2321 Broadway, Sanford; require corrective action by June 13, 2025; and authorize necessary corrective action by the County in the event the Nuisance is not abated by the record owners.

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

32. Winter Springs Dunkin PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a restaurant with a drive-through facility on approximately 0.51 acres, located on the northeast corner of Red Bug Lake Road and Dodd Road; (Z2024-019) (Brian Forster, Applicant) District 2 - Zembower (Kaitlyn Apgar, Senior Planner) [2025-380](#)

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

Brian Forster, Applicant, addressed the Board and advised he agreed with staff's recommendation.

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

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to adopt Ordinance #2025-11 enacting a Rezone from PD (Planned Development) to PD (Planned Development) for a restaurant with a drive-through facility on approximately 0.51 acres, located on the northeast corner of Red Bug Lake Road and Dodd Road; associated Development Order; and Master Development Plan; Brian Forster, Applicant; as described in the proof of publication.

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

33. 2825 Waldens Pond Cove Special Exception - Consider a Special [2025-400](#)
Exception for an assisted living facility with eight (8) residents in the A-1
zoning district on one (1) acre, located on the east side of Waldens Pond
Cove; BS2024-03 (Carol McIntyre, Applicant) District5 - Herr (Hilary
Padin, Planner)

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

Carol McIntyre, Applicant, and Chuck Bongiova, Majestic Residences CEO, addressed the Board and presented their request (presentation received and filed).

With regard to public participation, Eveline Bennett and David Bennett spoke in support.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

There were Board questions for staff and the applicant. Upon Chairman Zembower's inquiry, Ms. Borkert listed the items that are not consistent, which are found in staff's report in the agenda. Board discussion ensued.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to approve a Special Exception for an assisted living facility with eight (8) residents in the A-1 zoning district on one (1) acre, located on the east side of Waldens Pond Cove; associated Development Order; Carol McIntyre, Applicant.

There was continued Board discussion.

District 5 voted AYE.

Districts 1, 2, 3, and 4 voted NAY.

Motion fails 4 to 1.

Ms. Latorre advised the motion to approve failed so now they need a new motion.

Motion by Vice Chairman Herr, seconded by Commissioner Constantine, to deny a Special Exception for an assisted living facility with eight (8) residents in the A-1 zoning

district on one (1) acre, located on the east side of Waldens Pond Cove; associated Development Order; Carol McIntyre, Applicant; as described in the proof of publication.

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

34. Seminole Science School Expansion Small Scale Future Land Use Map Amendment and PD Rezone -This item was continued from the April 22nd meeting to the May 13th BCC meeting. Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard; (Z2024-013/06.24SS.01) (Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC, Applicant) District4 - Lockhart (Jose Gomez, Development Services Director) [2025-402](#)

Chairman Zembower announced this hearing is a continuance from the prior hearings held on February 11, 2025, and March 25, 2025.

Annie Sillaway, Senior Planner, addressed the Board and presented the proposed changes to the Development Order as outlined in the agenda memorandum.

Attorney S. Brent Spain, on behalf of the Applicant, addressed the Board and reviewed the proposed changes (documents received and filed).

With regard to public participation, Del Figueiras (video and photos received and filed) and Rich Goodwin spoke in opposition. Beck Lester-Beam submitted a Public Comment Form but chose not to speak.

Public Comment Forms were received and filed.

Mr. Spain briefly rebutted public comment.

Commissioner Lockhart stated there is one item she believes should be handled at site plan which is SREF Requirement 453.10.5 regarding playgrounds, equipment, and athletic fields shall be accessible and compatible with the educational facility served and shall comply with 453.10.5.2, direct access from the school buildings shall be provided to play areas and athletic fields without crossing public roads, on-site traffic lanes, and parking lots, because currently the plan would have students and everyone else crossing on-site traffic lanes.

Motion by Commissioner Lockhart, seconded by Vice Chairman Herr, to find the request meets the identified portions of the Comprehensive Plan based on staff's findings and the testimony and evidence received at the hearing; and to adopt Ordinance #2025-12 enacting a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development - Target Industry to Planned Development.

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

Motion by Commissioner Lockhart, seconded by Vice Chairman Herr, to find the request meets the identified portions of the Seminole County Land Development Code based on staff's findings and the testimony and evidence received at the hearing; and to adopt Ordinance #2025-13 enacting a Rezone from PD (Planned Development) to PD (Planned Development); associated Development Order; and Master Development Plan with the conditions that were identified during staff's presentation today and the amendment that SREF Requirement 453.10.5 be addressed with staff at site plan; Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC, Applicant; as described in the proof of publication.

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

35. Seminole Science Charter School Interlocal Agreement - Approve and authorize the Chairman to execute the Interlocal Agreement by and between Seminole County, and the City of Lake Mary regarding the limited transfer of development authority to the County for the purposes of developing the Seminole Science Charter School Expansion (Jose Gomez, Development Services Director) [2025-407](#)

Ms. Latorre explained this agreement goes along with Item 34 that has now been approved. There is a small portion of the site that will be serving as a retention pond that is within the jurisdiction of the City of Lake Mary; and the City has given the County limited jurisdiction over the retention pond property to permit it with the site plan process for this project. The City has already approved the agreement, and it is consistent with the Comprehensive Plan and zoning.

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

Motion by Commissioner Lockhart, seconded by Commissioner Constantine, to approve and authorize the Chairman to execute the Interlocal Agreement by and between Seminole County, and the City of Lake Mary regarding the limited transfer of development authority to the County for the purposes of developing the Seminole Science Charter School Expansion.

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

Public Hearings - Legislative

36. An Ordinance amending Chapter 95 of the Seminole County Code (Health and Sanitation) to adopt the International Property Maintenance Code with General and Technical Amendments; Providing for Codification in the Seminole County Code; Providing for Severability; And Providing an Effective Date. (Tricia Johnson, Deputy County Manager) [2025-456](#)

Ms. Johnson addressed the Board and introduced Jon Martin, the new Code Enforcement Division Manager. Ms. Johnson and Mike Rhodes, Code Enforcement Compliance Coordinator, 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 Constantine, to adopt Ordinance #2025-14, amending Chapter 95 of the Seminole County Code (Health and Sanitation) to adopt the International Property Maintenance Code with General and Technical Amendments; providing for Codification in the Seminole County Code; providing for Severability; and providing an Effective Date; as described in the proof of publication.

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

IIIX. COUNTY ATTORNEY'S REPORT

Ms. Latorre confirmed there will be a closed session on Tuesday, May 20, 2025, at approximately 11:00 a.m. or as soon as the morning session is adjourned, to discuss the River Cross Land Company, LLC vs. Seminole County federal court case.

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

37. Approve and authorize the Chairman to execute a letter to the Medical Examiner Advisory Committee Chairman, Holly Davis, regarding the proposed plan for a mutual reassignment of Lake County from the Medical Examiner District 5 to District 24. (Kristian Swenson, Assistant County Manager)

[2025-450](#)

Mr. Swenson 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.

There was brief Board discussion.

Motion by Commissioner Lockhart, seconded by Vice Chairman Herr, to approve and authorize the Chairman to execute a letter to the Medical Examiner Advisory Committee Chairman, Holly Davis, regarding the proposed plan for a mutual reassignment of Lake County from the Medical Examiner District 5 to District 24.

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

Mr. Gray announced there will be a Memorial Day ceremony on Thursday, May 23rd, at 9:00 a.m. in front of the Criminal Justice Center. He reported that the Citizen Academy has wrapped up. Mr. Gray gave kudos to Gui Cunha, Economic Development and Tourism Director, for receiving the 40 Under 40 Award from the Orlando Business Journal; and Alan Harris, Emergency Management Director, for being awarded the Leadership Legend Award by Leadership Seminole.

X. DISTRICT COMMISSIONER REPORTS

District 4 - Commissioner Lockhart

Commissioner Lockhart reported on her visit to the Medical Examiner's Office located in Leesburg and events and meetings she has attended.

The Commissioner reminded they talked about educational impact fees during Item #29, Land Development Code Update, from the morning session and there was consensus from the Board to send a letter to the School District. It was pointed out to her during the break that the School District's five-year capital improvement plan has not been updated. The County needs it in order to incorporate it into the County's documents for this upcoming cycle. She requested that also be added to the letter. No objections were voiced.

She advised Gerry Weldon, wife of Seminole State's Founding President Dr. Earl Weldon, passed away this last week.

The Commissioner stated there will be a community meeting in regards to Rosenwald at New Bethel AME Church in East Altamonte on May 19th.

District 5 - Commissioner Herr

Vice Chairman Herr gave a shout-out to Mr. Cunha and Mr. Harris for their awards.

The Vice Chairman reported on the Oviedo Centennial Celebration, State of Lake Mary, and the Habitat for Humanity Women Build award ceremony.

She advised she previously distributed to all the Commissioners the ECFRPC new County Ambassador Program for their situational awareness.

District 1 - Commissioner Dallari

Commissioner Dallari thanked Owen Reagan, Roads-Stormwater Principal Engineer, for his work in relation to Eagle Circle in Deer Run. There was some pipelining and stormwater work being done, and the contractor inadvertently did not remove a few of the plugs before the recent rain and a couple of roads flooded. Mr. Reagan and the Public Works staff was on top of it and was able to get it fixed before it caused serious issues.

Commissioner Dallari congratulated Mr. Harris on receiving his award.

The Commissioner reported on his attendance at the DOT Safety Summit and Citizens Academy events.

In regards to Item 17, resolution in support of the Lake to Lake Regional Multi-Use Trail, that was approved today, he advised that will be on the agenda for tomorrow's MetroPlan meeting. If Orange and Osceola Counties approve it, then it will be put on a long-range plan and additional new funding will be available to get the trail completed.

District 3 - Commissioner Constantine

Commissioner Constantine congratulated Mr. Harris and Mr. Cunha on their awards.

The Commissioner reported on events and meetings.

38. Approve the reappointment of Harry Ellis to the Seminole County Port Authority as the District 3 representative for a term from 1/1/2025 - 12/31/2028.

2025-466

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to reappoint Harry Ellis to the Seminole County Port Authority as the District 3 representative for a term from 1/1/2025 - 12/31/2028.

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

District 2 - Chairman Zembower

Chairman Zembower congratulated Mr. Harris and Mr. Cunha for their awards.

The Chairman reported the Orlando Sanford Airport passenger count is up, and the airport continues to have discussion with possible new airlines.

Chairman Zembower reported on meetings and events.

XI. CHAIRMAN'S REPORT

39. Approve the BCC at-large appointment of Charles Lacey to the Sanford Aviation Noise Abatement Committee fulfilling the role of Seminole County non-impacted resident. [2025-405](#)

Motion by Chairman Zembower, seconded by Commissioner Dallari, to appoint of Charles Lacey to the Sanford Aviation Noise Abatement Committee fulfilling the role of Seminole County non-impacted resident.

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

COMMUNICATIONS AND/OR REPORTS

1. Letter dated April 24, 2025, from BCC Chairman Jay Zembower, to U.S. Representative Cory Mills, re: the County's support of the COPS Community Funding request to purchase upgraded portable radios for the Sheriff's Office.
2. Letter dated April 22, 2025, from BCC Chairman Jay Zembower, to U.S. Representative Cory Mills, re: request for consideration of Seminole County's application for STAG Community Project Funding for the County's Septic Tank Remediation Program.
3. Community Meeting Notice re: Seminole Towne Center Planned Development (PD) on May 14, 2025, at 6:00 p.m. located at 320 Towne Center Circle, Sanford.
4. Letter dated April 29, 2025, from Pam Doherty, Administrative Staff Assistant, Marion County BCC, to BCC Chairman Jay Zembower, re: Districts 5 and 24 Medical Examiner Advisory Committee meeting's consideration of the addition of alternates.

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

Tom O'Hanlon spoke on driverless vehicle technology in relation to microtransit public transportation (documents received and filed). Commissioner Dallari requested staff look at this to make sure this can be addressed in some way as they move forward. No objections were voiced.

Public Comment Form received and filed.

XIII. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 3:42 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC