

Seminole Forever Program Update

Board of County Commissioners Meeting

November 18, 2025

Outline / Agenda

1. Program Background
2. Seminole Forever Nominations
3. Property Scoring and Analysis
4. Current Status of Fund and Potential Recommendations
5. Next Steps

1. Program Background

- Ordinance/Program Approved by BCC on August 8, 2023.
- Application Review Committee (ARC) established on November 14, 2023
- Evaluation Criteria established by ARC based on adopted ordinance.
- Seminole Forever nomination cycle was open from December 2, 2024 through January 31, 2025.

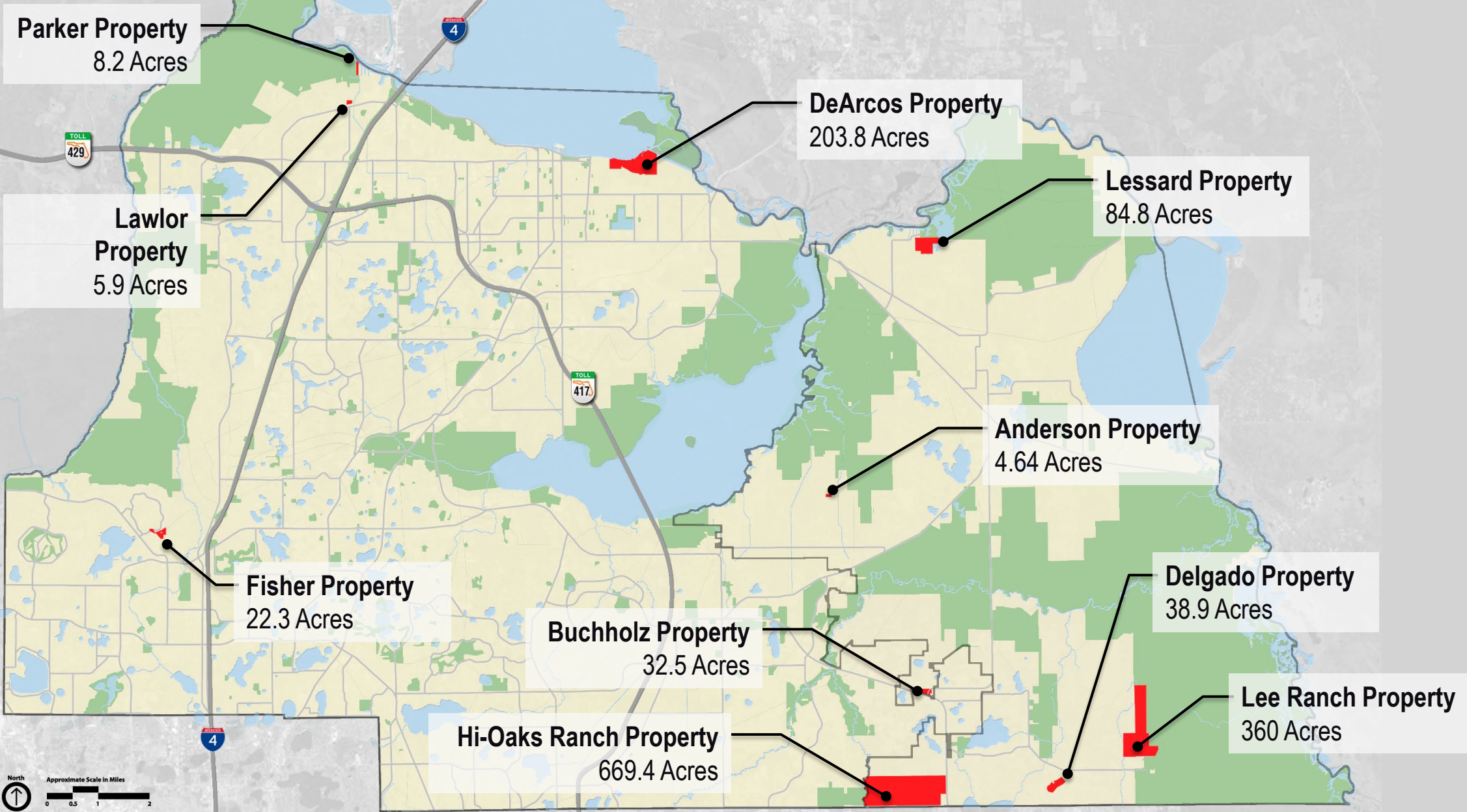
1. Program Background (continued)

- The program received nine applications plus one recent addition by the County.
- One ARC member and/or staff conducted site visits to all ten properties.
- ARC scored and finalized recommendations list.

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2. Seminole Forever Property Locations



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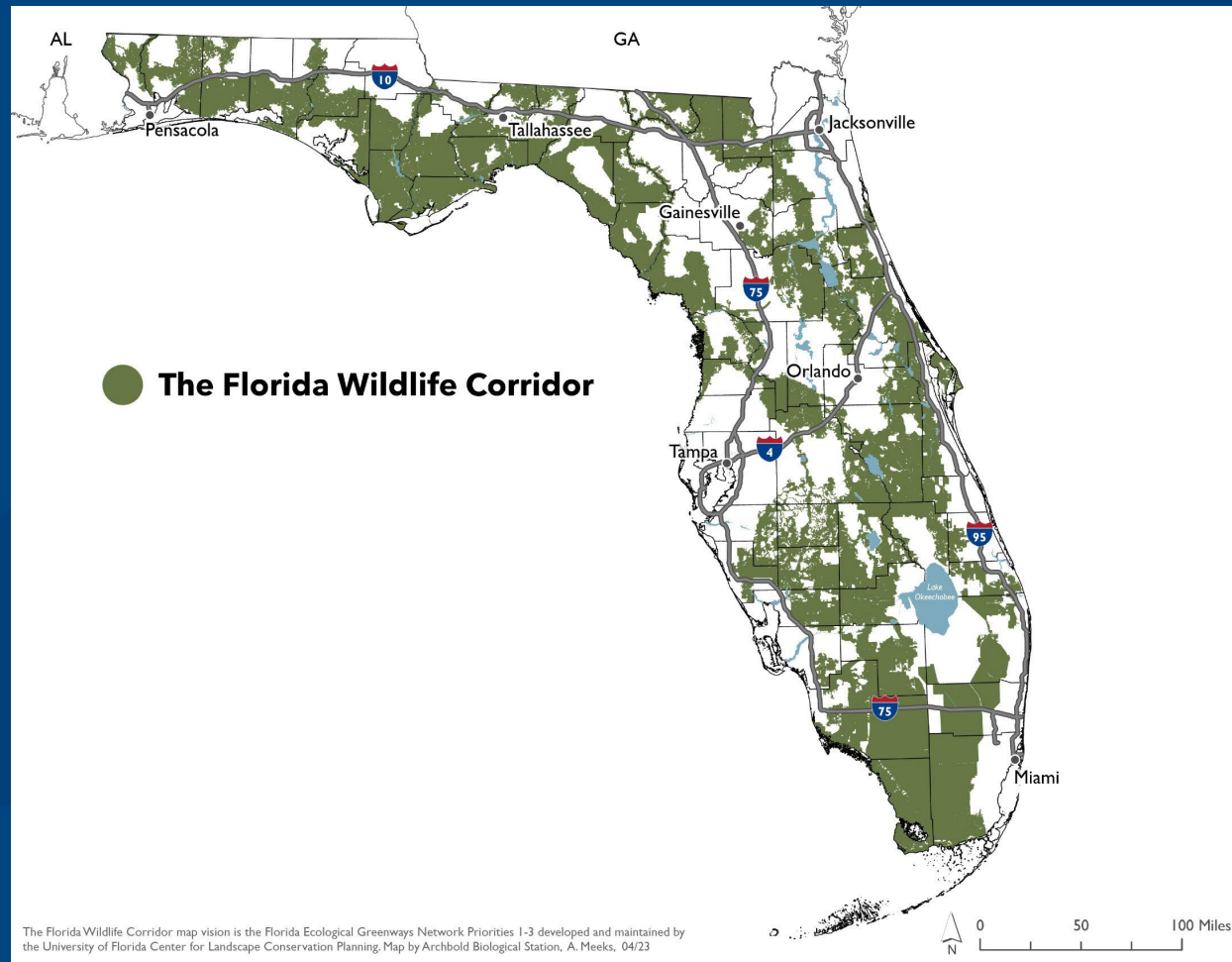
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3. Property Scoring and Analysis

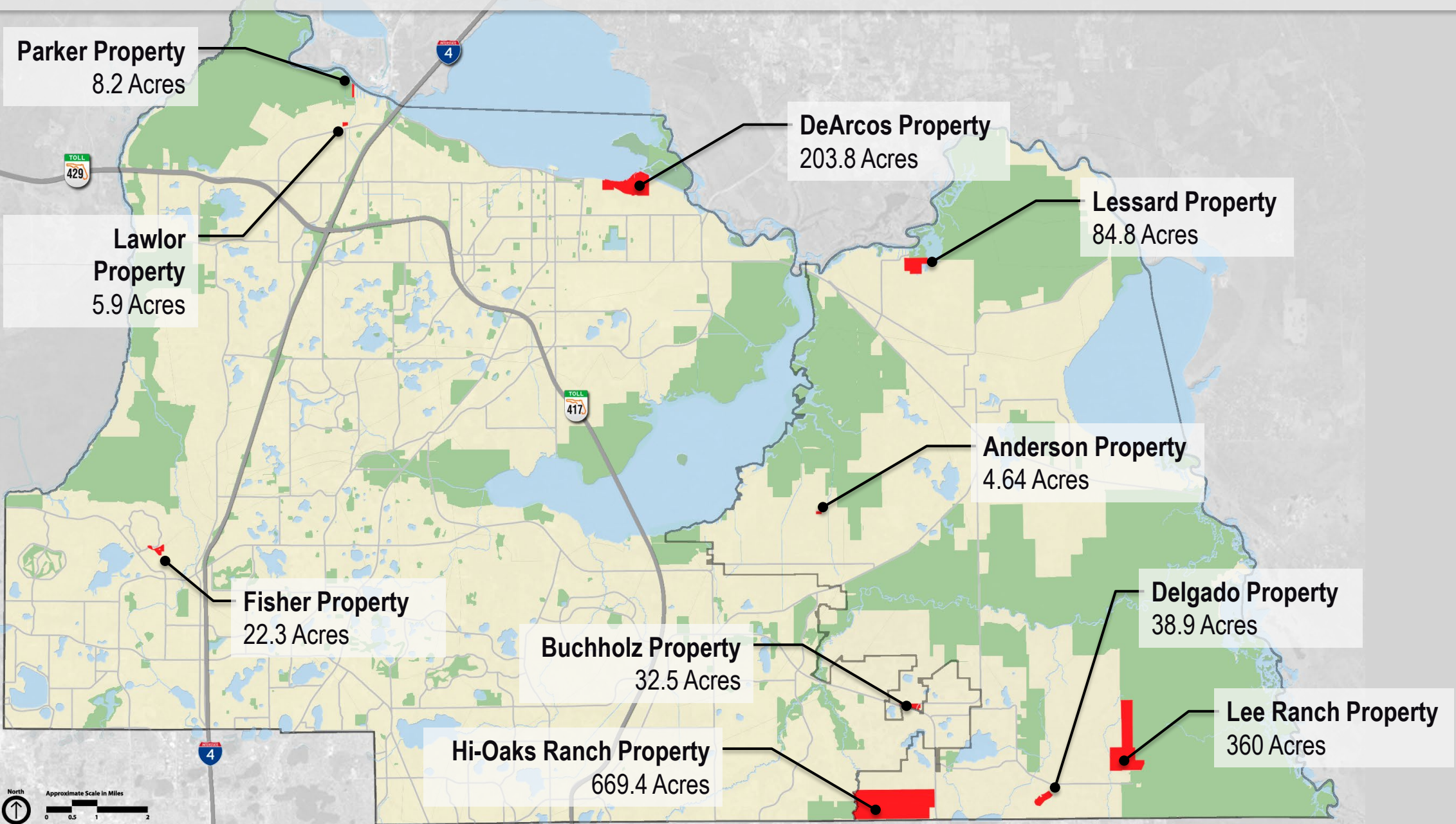
Application Scoring Criteria Outline

1. Vulnerability to Development	4 points
2. Diversity of Species and Habitat	15 points
3. Connectedness to Other Conservation Lands	6 points
4. Potential Uses for Passive Recreation or Environmental Education	10 points
5. Existence of Important Water Resources	5 points
6. Special Considerations	10 points
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Total Possible Points:	50 points

3. Property Scoring and Analysis



Seminole Forever Property Locations



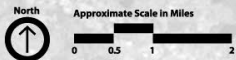
Florida Wildlife Corridor Location

Parker Property
8.2 Acres

Buchholz Property
32.5 Acres

Hi-Oaks Ranch Property
669.4 Acres

Lee Ranch Property
360 Acres

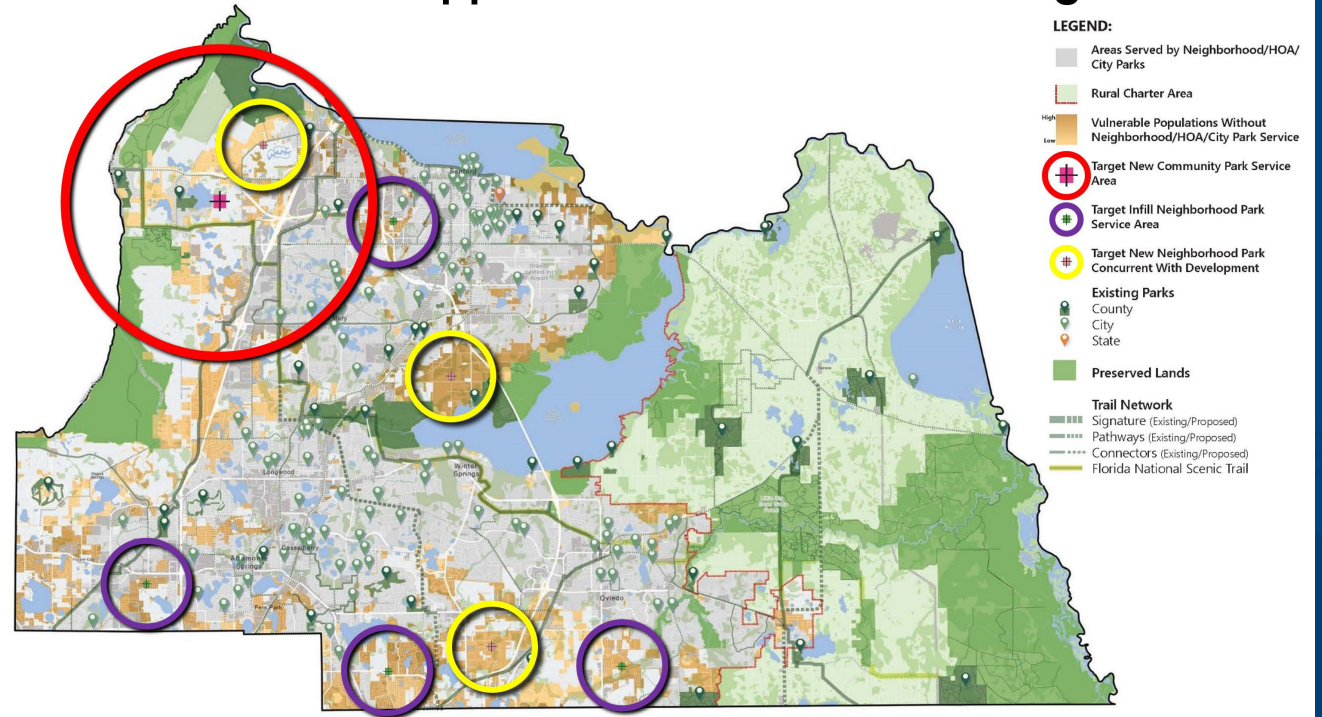


3. Property Scoring and Analysis

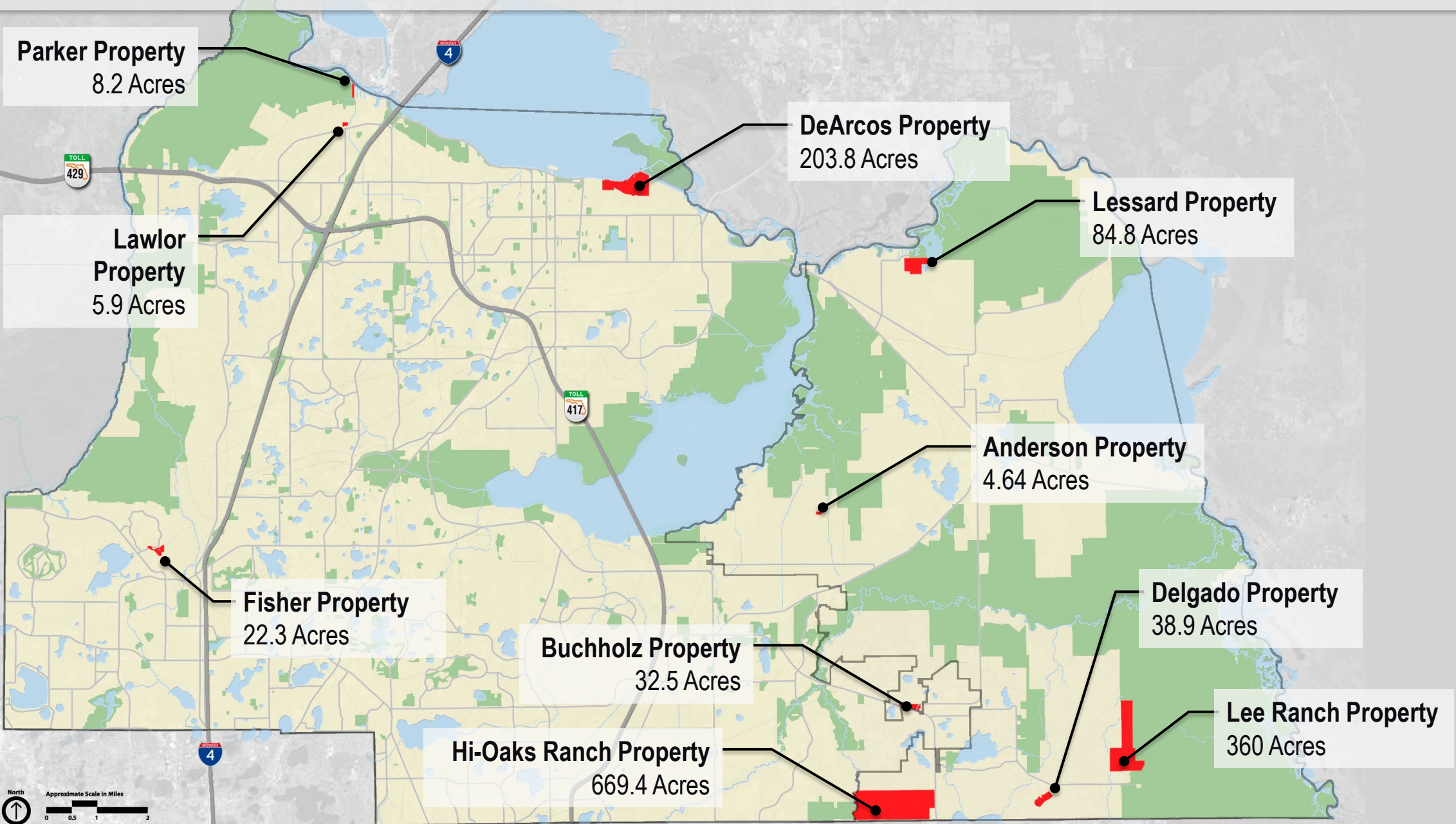
SEMINOLE COUNTY 2023 Park System Master Plan



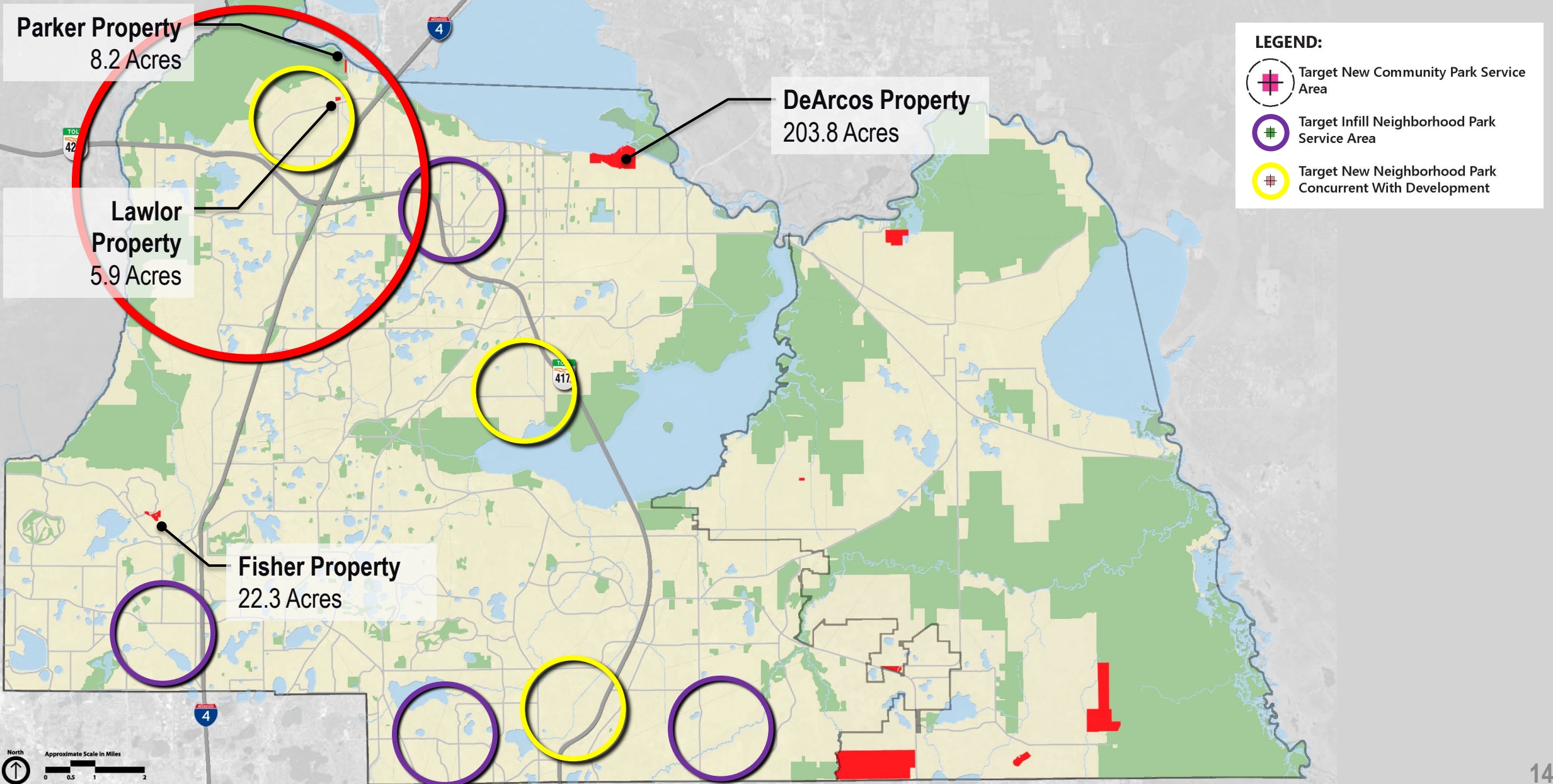
Provide Recreational Opportunities with Focus on Target Areas



Seminole Forever Property Locations



Recreation Needs – Geographic Locations



3. Property Scoring and Analysis

Final Application Score and ARC Recommendations

Hi-Oaks Ranch	44.5
Lee Ranch	36.0
Buchholz	29.5
de Arcos	23.7
Lessard	23.5
Parker	18.3
Delgado	17.8
Lawlor	14.7
Fisher	13.0
Anderson	11.7

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4. Current Status of Fund

Seminole Forever Fund Balance	
FY 24	\$ 3,832,469
FY 25	\$ 4,231,024
FY 26	\$ 4,262,127
Total Fund	\$ 12,325,620
FY 25 Natural Lands Project Allocation	\$ 1,000,000
FY 26 Natural Lands Project Allocation	\$ 611,688
Total Non-Allocated Funds	\$ 10,713,932

4. Potential Implementation Recommendations

PROPERTY	SCORE	ACRES	PROPOSED SALES PRICE*	Estimated Costs - Other	OPPORTUNITIES/ RECOMMENDATIONS
Hi-Oaks	44.5	669.4	\$35,000,000	Management: \$200,000 Due Diligence: \$100,000	Florida Forever Application for acquisition and long-term management.
Lee Ranch	36.0	360	\$8,800,000	Management: \$73,550 Due Diligence: \$100,000	Florida Forever Application for acquisition and long-term management.
Buchholz	29.5	32.5	\$4,000,000	Management: \$100,000 Due Diligence: \$100,000	Seminole Forever Acquisition Florida Forever Application for acquisition and management.
de Arcos	23.7	203.8	\$500,000	Management: \$45,000 Due Diligence: \$100,000	Seminole Forever Acquisition Seek a partnership with SJRWMD for land management
Lessard	23.5	84.8	\$3,934,052	Management: \$11,000 Due Diligence: \$100,000	Land and Water Conservation Fund (LWCF) Grant

4. Potential Implementation Recommendations

PROPERTY	SCORE	ACRES	PROPOSED SALES PRICE*	Estimated Costs - Other	OPPORTUNITIES/ RECOMMENDATIONS
Parker	18.3	8.2	\$799,000	Management: \$20,000 Due Diligence: \$100,000	Acquire using other funds for Stormwater management
Delgado	17.8	38.9	\$4,500,000	Management: \$200,000 Due Diligence: \$100,000	Remain on list for future consideration
Lawlor	13.0	5.89	\$1,700,000	Management: \$200,000 Due Diligence: \$100,000	Seminole Forever Acquisition
Fisher	13.0	22.3	unknown	Management: \$200,000 Due Diligence: \$100,000	Remain on list for future consideration
Anderson	11.7	4.64	unknown	Management: \$11,000 Due Diligence: \$100,000	Remain on list for future consideration

Potential Seminole Forever Acquisitions

Total Non-Allocated Funds	\$10,713,932
Potential Purchase Buchholz	\$4,000,000
Potential Purchase de Arcos	\$500,000
Potential Purchase Lawlor	\$1,700,000
Estimated Due Diligence and First Year Management Costs	\$856,000
Total Estimated Acquisition Costs	\$7,056,000
Total Estimated Remaining Funds	\$3,657,932

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5. Next Steps

- Submit funding request applications for all qualifying BCC approved nominations to specific agency programs.
- Direct staff to begin due diligence on selected projects.
- Report back to the Board with a status report and update in six months or other time to be determined.
- Revisit the application submittal period in late 2026.