



# 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.

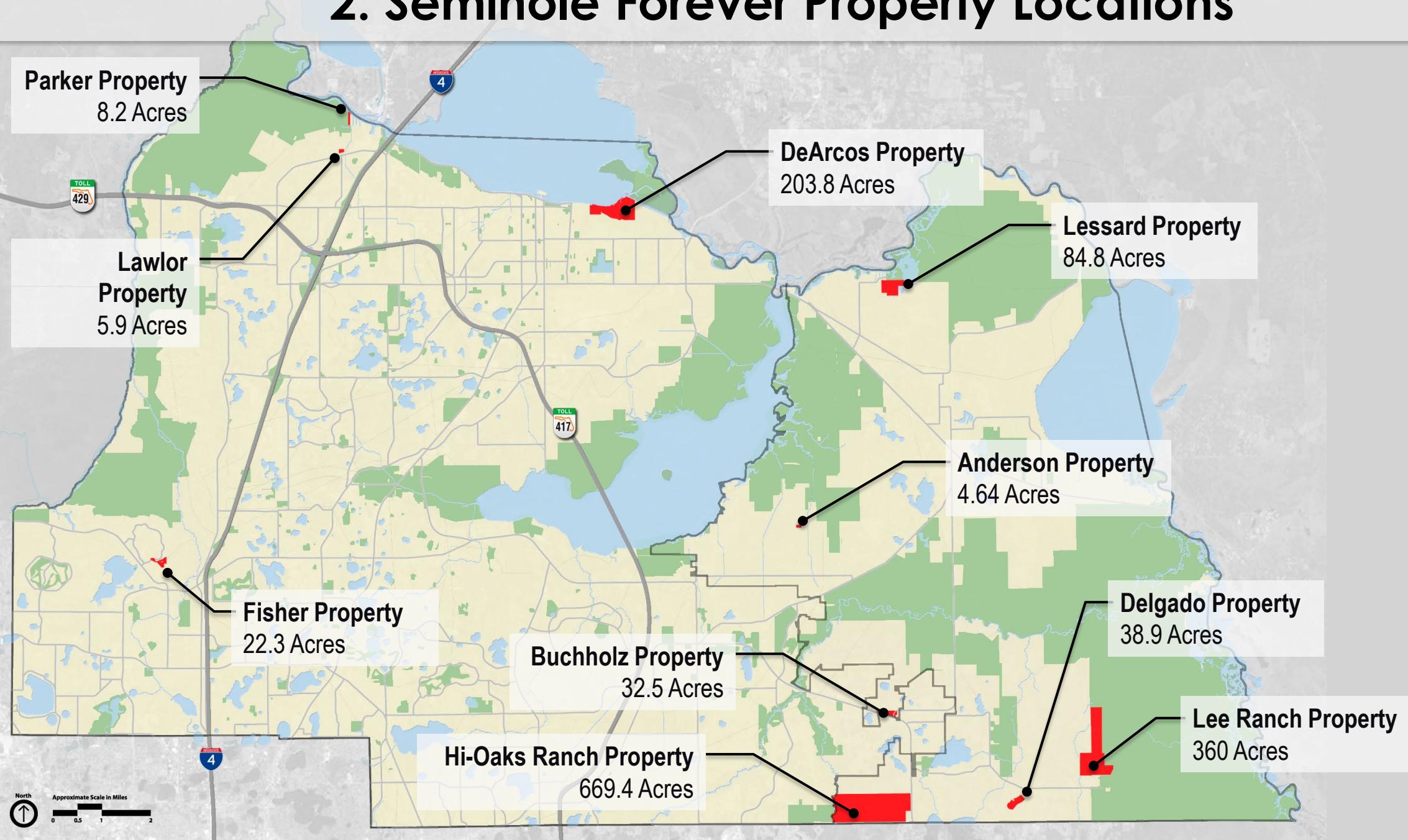
# 1. Program Background (continued)

- 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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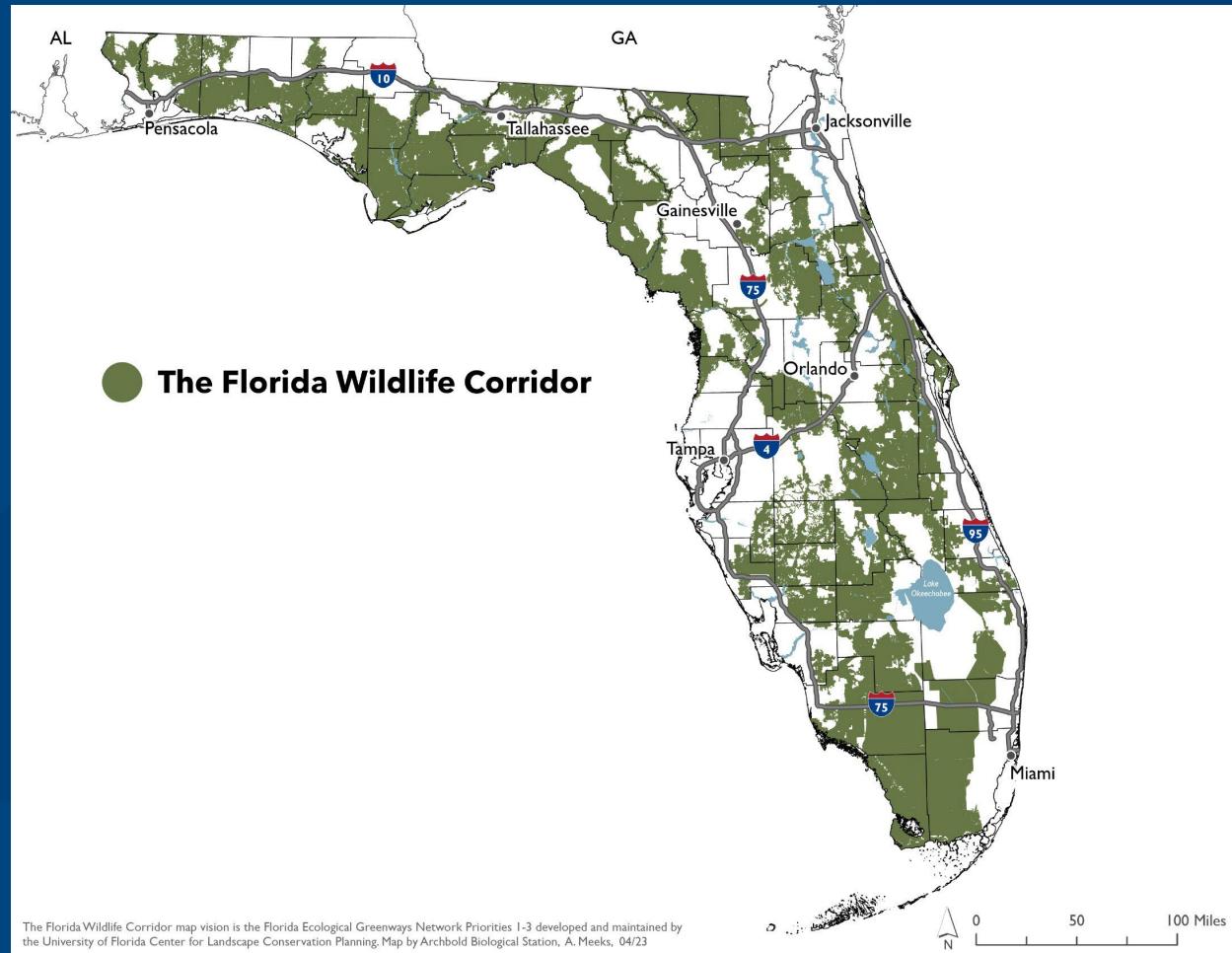
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# 3. Property Scoring and Analysis

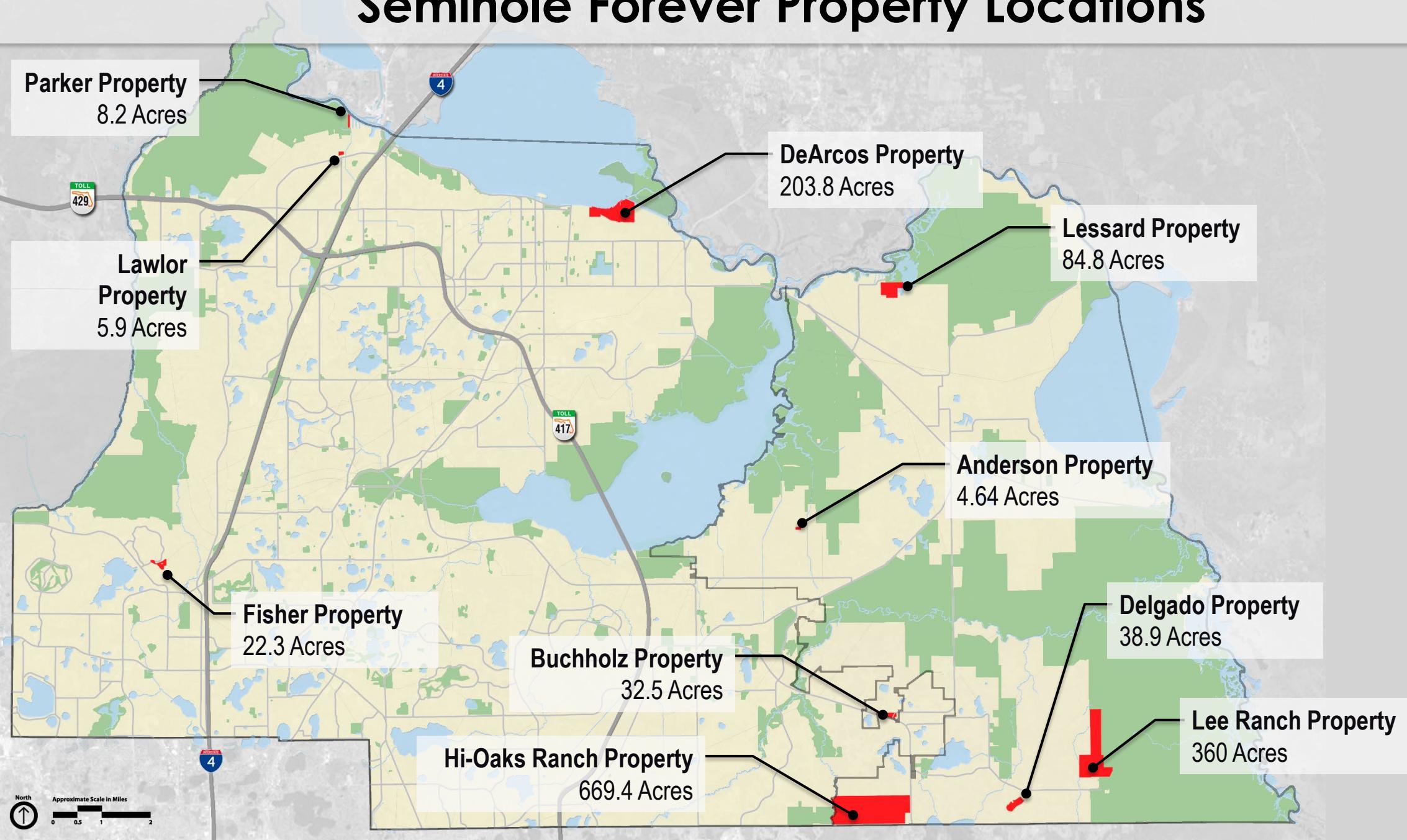
## Application Scoring Criteria Outline

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

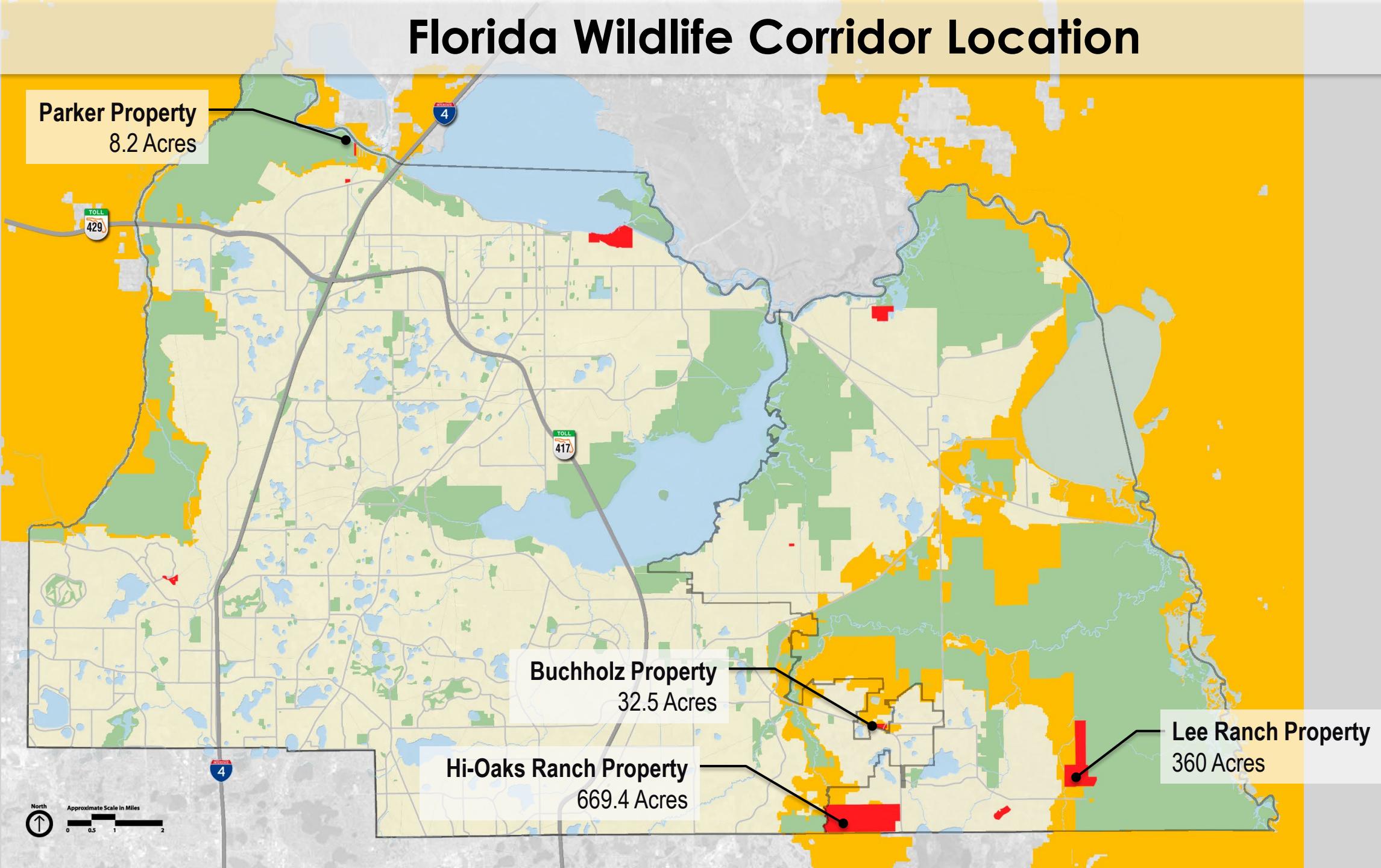
# 3. Property Scoring and Analysis



# Seminole Forever Property Locations

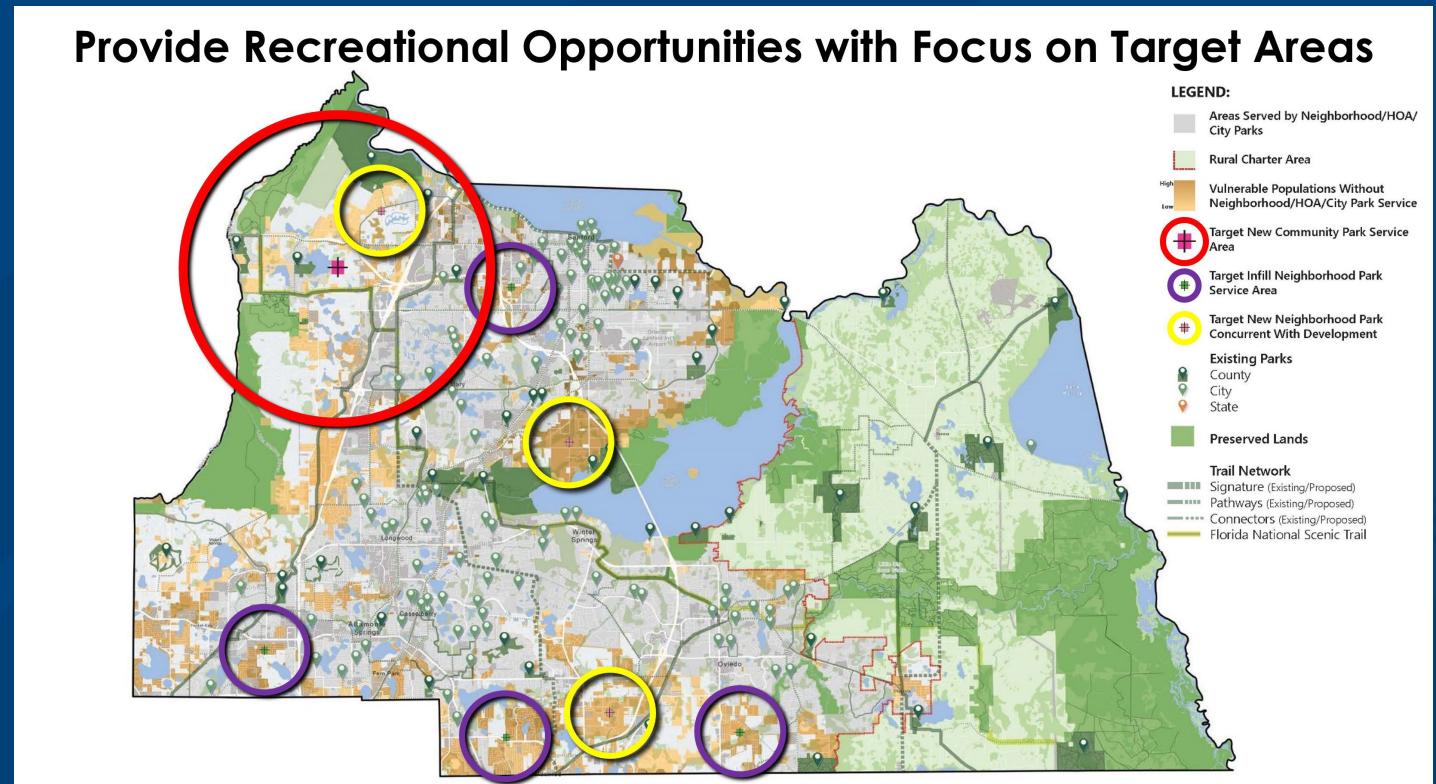


# Florida Wildlife Corridor Location

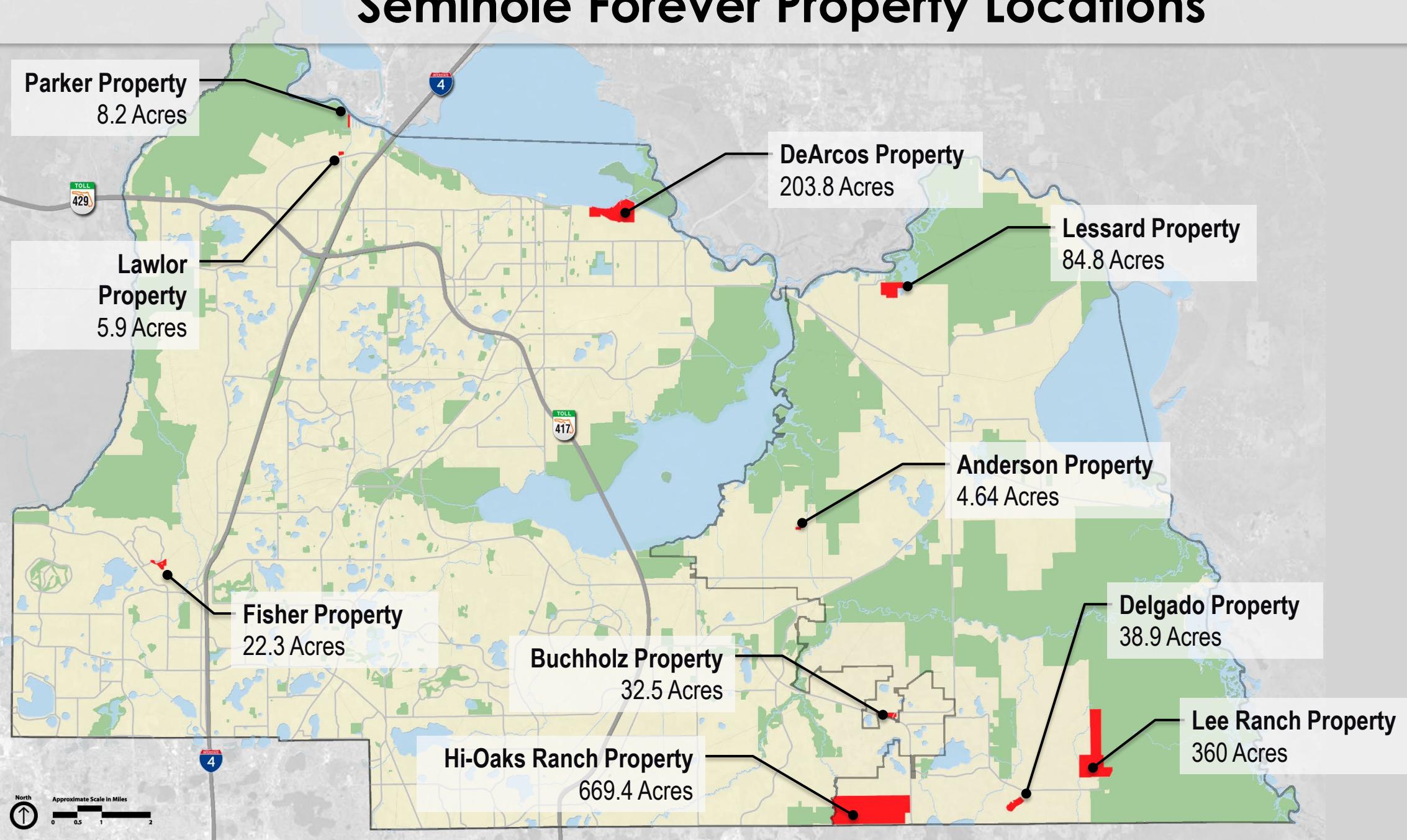


Approximate Scale in Miles  
0 0.5 1 2

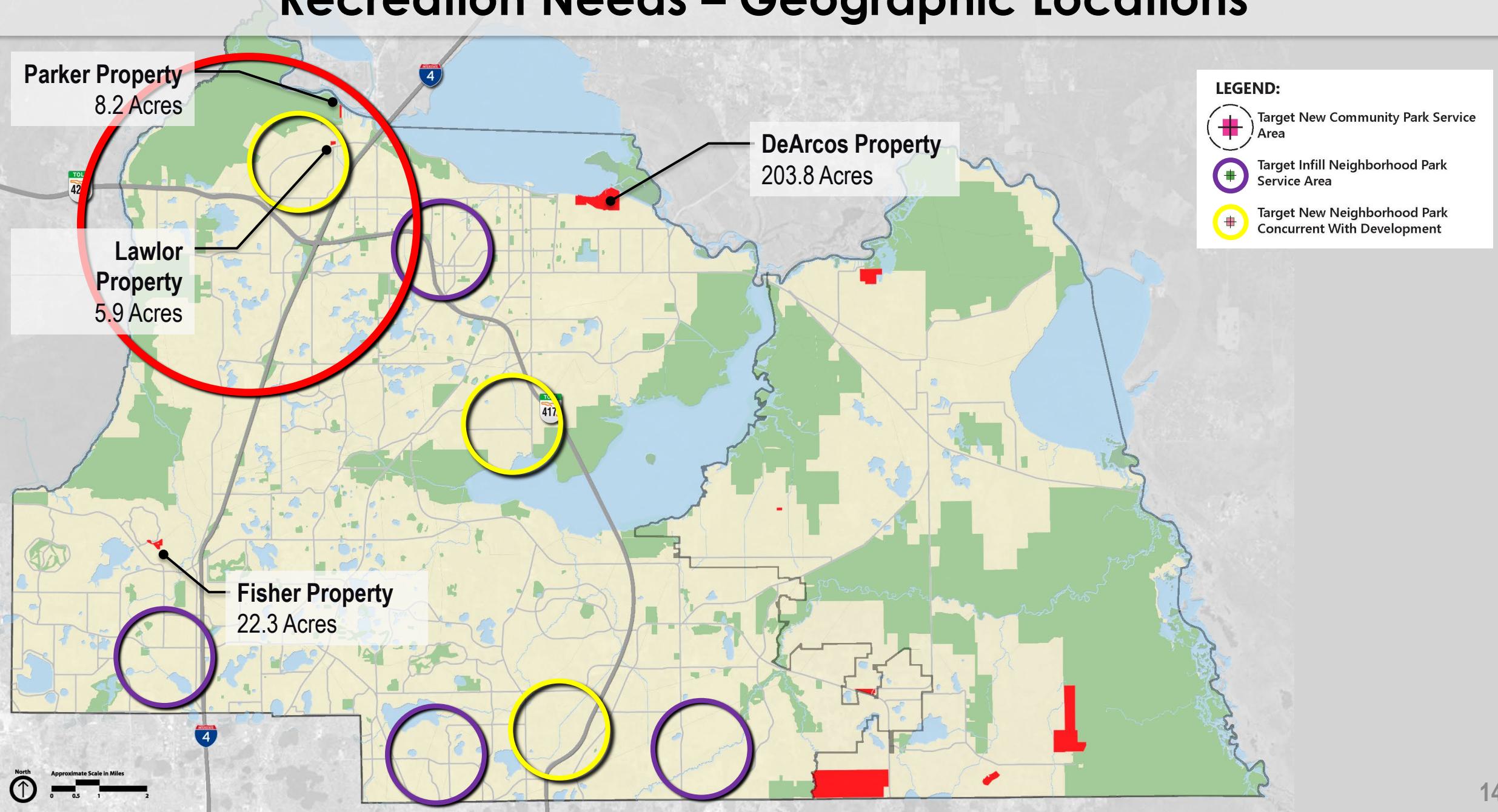
# 3. Property Scoring and Analysis



# 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

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

## 4. Potential Implementation Recommendations

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

## 4. Potential Implementation Recommendations

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

# Potential Seminole Forever Acquisitions

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

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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.