



SEMINOLE COUNTY, FLORIDA
Board of County Commissioners
Meeting Agenda

Tuesday, May 13, 2025

9:30 AM

BCC Chambers

Please silence all cell phones/electronic devices

I. CALL TO ORDER

Chairman Jay Zembower

II. INVOCATION & PLEDGE OF ALLEGIANCE

Father John Bluett

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](#)

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

Florida law provides that members of the public shall be given a reasonable opportunity to be heard on propositions before the Board of County Commissioners, except when the Board is acting on emergency or ministerial matters or conducting a meeting exempt from the requirements of the Sunshine Law. Individuals shall be permitted three (3) minutes each for public participation, or six (6) minutes when the individual is an official representative of a formal association or group. The Chairman may modify the maximum time for public participation, at his sole discretion, when appropriate.

Public participation on quasi-judicial or other public hearing items will occur during the Board's consideration of those items this afternoon. Public participation on pending procurement matters or on non-agenda items shall not be permitted at this time. Members of the public desiring to make public comment must fill out a speaker form and present the form to staff. Forms are available in the lobby.

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 Academy**) [2025-432](#)
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](#)

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](#)

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](#)
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](#)
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](#)

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](#)

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](#)

Public Works

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18. Approve and authorize the Chairman to execute a Resolution designating certain County-owned property as public right-of-way for Lavender Way. District1 - Dallari (**John Slot, Public Works Director**) [2025-285](#)
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](#)

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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](#)
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](#)
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. 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**) [2025-396](#)

28. **Wekiva Island Springs & Strings Summer Kick Off Special Event Permit** - 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**) [2025-415](#)

VI. WORKSESSION

29. Land Development Code Update - Work Session #2 (**Jose Gomez, Development Services Director and Eliza Juliano, Kimley-Horn Consultant**) [2025-231](#)
30. Indoor Sports Facility (**Rick Durr, Parks and Recreation Director**) [2025-435](#)

Recess BCC Meeting Until 1:30 P.M.

Reconvene Meeting at 1:30 P.M.

VII. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Ex Parte Disclosure

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](#)
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](#)

33. **2825 Waldens Pond Cove Special Exception** - Consider 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; BS2024-03 (Carol McIntyre, Applicant) District5 - Herr (**Hilary Padin, Planner**) [2025-400](#)
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](#)
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](#)

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](#)

IX. COUNTY ATTORNEY'S REPORT

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. [2025-450](#)
(Kristian Swenson, Assistant County Manager)

X. DISTRICT COMMISSIONER REPORTS

District 4 - Commissioner Lockhart

District 5 - Commissioner Herr

District 1 - Commissioner Dallari

District 3 - Commissioner Constantine

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](#)

District 2 - Chairman Zembower

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](#)

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

XIII. ADJOURN BCC MEETING

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.