



**SEMINOLE COUNTY, FLORIDA**  
**Board of County Commissioners**  
**Meeting Agenda**

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**Tuesday, August 12, 2025**

**9:30 AM**

**BCC Chambers**

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**Please silence all cell phones/electronic devices**

**I. CALL TO ORDER**

Chairman Jay Zembower

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

Shane Kohout, Metro Life Church

**III. AWARDS, PRESENTATIONS AND PROCLAMATIONS**

1. Presentation - Legislative Update (**Oscar Anderson and Kaley Slattery, Southern Group**) [2025-762](#)

**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 July 2, 9, 16, and 23, 2025; and Payroll Approval Lists dated July 3 and 17, 2025. (**Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office**) [2025-761](#)

**County Manager's Consent Agenda (Items No. 3 - 19)****County Attorney's Office**

3. Request the Board delegate signature authority to the County Manager to sign documents and agreements in the litigation between Seminole County and Benchmark Construction Co., Inc. and Liberty Mutual Insurance Company retroactive to August 1, 2025. (**Kate Latorre - County Attorney's Office**) [2025-774](#)

**County Manager's Office**

4. Request Board ratification of a tender agreement between Seminole County, Merchants Bonding Company (Mutual), Ovation Construction Company, Inc., and L7 Construction, Inc. for the Yankee Lake Water Reclamation Facility Renewal and Replacement - Phase II project. (**Kristian Swenson - County Manager's Office**) [2025-773](#)

**Community Services**

5. Approve and authorize the Chairman to execute a Resolution adopting the Florida Department of Health in Seminole County (FDOH-Seminole) Fee Schedule update to the Administrative Code and approve and authorize the Chairman to execute the Contract between Seminole County and the State of Florida Department of Health for Operation of the Seminole County Health Department Contract Year 2025-2026 in the amount not to exceed \$807,970. Countywide (**Allison Thall, Community Services Director**) [2025-725](#)

6. Accept the grant award for FY 2024 Continuum of Care Grant Renewal from the U.S. Department of Housing and Urban Development (HUD) for the Continuum of Care (CoC) /Shelter Plus Care Grant Program in the amount of \$916,047 and authorize the Chairman to sign and execute the agreement on behalf of the County in accordance with Administrative Code Sections 1.10 and 22.20 D (1) d. Countywide. **(Allison Thall, Community Services Director)** [2025-728](#)
7. Approve and authorize Romano Law Group to cast a ballot on behalf of Seminole County to accept the Plan outlined in the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue Pharma L.P. and its associated debtors. Countywide **(Allison Thall, Community Services Director)** [2025-737](#)

#### Management and Budget

8. Approve and authorize the Chairman to execute a Resolution implementing the Budget Amendment Request (BAR) #25-050 in the Water & Sewer Refunding Bond, Series 2025A Fund to appropriate funding in the amount of \$668,114.30 for the Bond Issuance Costs and Underwriter's Discount. Countywide **(Timothy Jecks, Management & Budget Director) - Requesting Department - Resource Management** [2025-768](#)

#### Public Works

9. Approve and authorize the Chairman to execute the Seminole County/MetroPlan Orlando (Orlando Urban Area Metropolitan Planning Organization) - Federal Discretionary Grant (SS4A) Local Match Funding Agreement; approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-052 in the 2014 Infrastructure Sales Tax Fund to appropriate funding in the amount of \$200,000 from reserves. Countywide **(John Slot, Public Works Director)** [2025-733](#)

#### Office of Economic Development and Tourism

10. Approve and authorize the chairman to execute the Data Sharing Agreement (DSA) between Seminole County and the Florida Department of Commerce (Commerce) to allow Seminole County to receive and utilize the business data collected by the state on the Quarterly Census of Employment and Wages (QCEW) for a period of three years from the date of execution. Countywide. **(Gui Cunha, Office of Economic Development and Tourism Director)**

[2025-740](#)

**Resource Management**

11. Request Board approval to submit two (2) grant applications to the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for the FY 2025 Adult Treatment Court Site-Based Grants. The applications will request up to \$1,500,000 to support the Seminole County Adult Drug Court Program and up to \$1,500,000 to establish a new Family Treatment Court. Additionally, authorize the County Manager or designee to execute all necessary grant documents. Countywide (**Lorie Bailey Brown, CFO/ Resource Management Director**) [2025-704](#)
12. Award RFQ-604981-25/LAS - Mobile Concession Services for Seminole County Parks and Recreation to BBB Kona Ice, Inc., Eustis, FL as a revenue-generating agreement and authorize the Purchasing and Contracts Division to execute the agreement and any future agreements under the same terms and conditions. Countywide (**Stephen Koontz, Resource Management Deputy Director**) Requesting Department - Parks and Recreation [2025-730](#)
13. Award RFQ-604928-25/LAS - Demolition Services for Seminole County to Champion Services of Florida LLC, Apopka, FL, Cross Construction Services Inc., Lutz, FL, and Cross Environmental Services Inc., Crystal Springs, FL, and authorize the Purchasing and Contracts Division to execute the agreements. Countywide (**Stephen Koontz, Resource Management Deputy Director**) Requesting Department - Fleet and Facilities [2025-731](#)
14. Approve and authorize the Chairman to execute Amended and Restated Ground Lease Agreement between Seminole County, Orange County, and the University of Central Florida concerning Fire Station 65. District1 - Dallari (**Stephen Koontz, Resource Management Deputy Director**) Requesting Department - Fire Department [2025-749](#)

15. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #101 for property interests necessary for the Hillview Drive Drainage Improvement Project (8,216 ± SF) between Ellen Davis Rozier, Fatha DeSue, Grace M. Fair, Gloria M. Payne, Octavia Lynn Tillman, Tennille Leschelle Sanchez, Cato Leamon Mott II, Jeremiah Angel Mott, Charles Edward Sanders II, Winifred A. Coleman, Co-Trustee, and Janice L. Melson, Co-Trustee, and Seminole County for \$61,890.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (**Stephen Koontz, Resource Management Deputy Director**) [2025-760](#)
16. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-905 for a drainage easement necessary for the Midway Drainage Improvement Project (60 ± SF) between Henry Colyer and Seminole County for \$1,550.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (**Stephen Koontz, Resource Management Deputy Director**) [2025-753](#)
17. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #2-822 for a drainage easement necessary for the Midway Drainage Improvement Project (75.43 ± SF) between Carl Rogers, Jr. and G. Charles Wohlust as Personal Representative of the Estate of Steve Gillison and the Estate of Nathaniel Gillison, Sr., and Seminole County for \$6,450.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (**Stephen Koontz, Resource Management Deputy Director**) [2025-752](#)

18. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #2-821 for a drainage easement necessary for the Midway Drainage Improvement Project (663.04 ± SF) between G. Charles Wohlust as Personal Representative of the Estate of Julia J. Johnson, also known as Julia Demps, and Seminole County for \$11,550.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (**Stephen Koontz, Resource Management Deputy Director**) [2025-751](#)
19. Approve and authorize the Chairman to execute a Resolution of Necessity for the Midway Drainage Improvement Project including Parcels 1-817, 1-820, 1-856, 2-806, 2-807, 2-808, 2-809, 2-810, 2-811, 2-812, 2-813, 2-814, 2-815, 2-816, 2-817, 2-819, 2-843, 2-844, and 2-845, and authorize staff to make binding written offers to property owners and, if necessary, to file condemnation proceedings to exercise the power of eminent domain. District5 - Herr (**Stephen Koontz, Resource Management Deputy Director**) [2025-742](#)

#### **V. WORKSESSION**

20. Freebee Overview and Customer Experience (**Kristian Swenson, Assistant County Manager**) [2025-759](#)
21. 2026 Employee Benefits and Wellness Discussion (**Christina Brandolini, Human Resources Director**) [2025-763](#)

**Recess BCC Meeting Until 1:30 P.M.**

**Reconvene Meeting at 1:30 P.M.**

22. Quarterly Service Recognition Awards (**Christina Brandolini, Human Resources Director**) [2025-765](#)

**VI. PUBLIC HEARING AGENDA****Accept Proofs of Publication****Ex Parte Disclosure****Public Hearings - Quasi - Judicial**

23. **Midway Loop Trail Rezone** - Consider a Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) for a proposed trail and other future recreational facilities on approximately 106.96 acres, located on the west side of Brisson Avenue, north of State Road 46; (Z2025-05) (Daniel Heacock, Seminole County Parks and Recreation / Greenways & Natural Lands, Applicant) District5 - Herr (**Kaitlyn Apgar, Senior Planner**) [2025-612](#)
24. **Miyaji Sushi & Hibachi Special Exception** - Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 9.51 acres, located on the south side of W. Lake Mary Boulevard, east of Sun Drive; BS2025-08 (Wen Zheng, Applicant) District4 - Lockhart (**Hilary Padin, Planner**) [2025-703](#)

**Public Hearings - Legislative**

25. Consider an ordinance amending Chapter 245 of the Seminole County Code to adopt a Five-Cent (5) Local Option Fuel Tax pursuant to section 336.02 (1)(b), Florida Statutes on every gallon of motor fuels sold in Seminole County effective January 1, 2026, for a period of fifty (50) years, providing for collection, administration, and use of the tax proceeds for transportation expenditures. Countywide (**Timothy Jecks, Management & Budget Director**) [2025-738](#)



26. Consider an ordinance amending Chapter 245 of the Seminole County Code relating to the Public Service Tax; amending section 245.102(a) to increase the tax rate levied in the Unincorporated areas from four percent (4%) to ten percent (10%); providing for severability, providing for codification, and providing an effective date of January 1, 2026. Countywide  
(Timothy Jecks, Management & Budget Director) [2025-739](#)

## **VII. COUNTY ATTORNEY'S REPORT**

## **IIIX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS**

27. Utilities Master Plan #4 (Johnny Edwards, Utilities Director) [2025-764](#)

## **IX. DISTRICT COMMISSIONER REPORTS**

District 5 - Commissioner Herr

District 1 - Commissioner Dallari

District 3 - Commissioner Constantine

28. Approve the District appointment of Mark Smith to the Parks and Preservation Advisory Committee for a term of 1/1/2025 - 12-31-2026. [2025-777](#)

District 4 - Commissioner Lockhart

District 2 - Chairman Zembower

## **X. CHAIRMAN'S REPORT**

## **XI. PUBLIC COMMENT (Items not Related to the Agenda)**

## **XII. 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.