

**Seminole County  
Acquisition and Restoration Committee  
Meeting Minutes  
March 18, 2025**

**Members Present:**

Jay Exum, Phyllis Hall, Jeanette Schreiber, Beverly Evans, David Bear, Tim Jackson, Gabbie Milch

**Members Absent:**

**Guests:**

See Sign in sheet attached.

**Staff Present:**

Sherry Williams, Special Projects Program Manager  
Richard Durr, Director, Parks and Recreation  
Bill Pandos, Trails and Parks Division Manager  
Amanda Salazar, Recreation Division Manager  
Gerlin Kahn, Assistant County Attorney  
Tricia Smith, Land Manager, Seminole County Office of Real Estate  
Cindy Kelley, Administrative Assistant

**Location:**

Seminole County Board of County Commissioners Chambers  
1101 E 1<sup>st</sup> Street Room 1028  
Sanford, FL 32771

**Pledge of Allegiance, Welcome and Introductions**

The ARC meeting was called to order at 1:00 PM. Jay Exum led the Pledge of Allegiance.

Gerlin Kahn discussed the rules of the meeting and the rules of public comment. Public comment one hour in total, three minutes each. State name and address and if you are for or against the proposed property.

**Approval of Minutes:**

Jay Exum asked if there were any comments or edits to the February 18, 2025 minutes. Minutes were approved with no edits. The motion passed unanimously.

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There was no public comment. One landowner filled out a comment sheet, but they decided to wait until next month to speak on their property.

**New Business:**

The ARC discussed scores for every variable for each property, but no final scores were calculated. The properties evaluated included:

- Anderson Property, Oviedo
  - Staff only site review
  - 4.64 acres in Black Hammock area
  - Zoning R-10 future use
  - Some wildlife corridor usage intermittently
  - Has existing infrastructure in the area
  - Outside city limits
  - Within the 500-year flood plan
- Buchholz Property, Chuluota
  - David Bear visited site with staff
  - 32 acres
  - Has some historical significance
  - Is close to the trail system
  - Possible use for mountain bike trails
  - Within the Rural Boundary
  - Within the Econ Protection Area
  - Native plants on 75% of the property
  - Within the Florida Wildlife Corridor
  - Bike trail potential
  - In the 100-year floodplain
- De Arcos/Lake Monroe Conservation, LLC Property, Sanford
  - Gabbie Milch visited site with staff
  - 203.81 acres
  - Not easily accessible
  - 100% wetlands
  - Zoning is A1 right now
  - No existing structures and difficult to access
  - 75% of property has native plant species on there
  - Would have to install a bridge for access
  - In the 100-year floodplain
- Delgado Property, Chuluota
  - Jay Exum visited site with staff

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- 38.89 acres
- Equestrian site with a house on the property
- Zoned R5
- In Econ Protection Area
- 50% native wetlands on the property
- Fisher Property, Longwood
  - Jay Exum visited site with staff
  - 22.3 acres
  - Situated in Sable Point subdivision
  - Zoned as Planned Development
  - One listed species found on site (needle palm)
  - 25% is S3
  - Limited access around pond
  - Bears and deer have been seen on property. Not habitat but probably passing through.
- Hi-Oaks Property, Chuluota
  - Jeannette Schrieber visited with staff
  - 669 acres
  - Intact wetlands
  - Near UCF and includes frontage on the Econ River
  - Is in Econ Protection Area
  - Within the Florida Wildlife Corridor
  - Not more than 50% of native plant species
  - Unimproved pasture
- Lee Ranch Property, Chuluota
  - Beverly Evans recused herself from evaluating this property
  - Jay Exum visited with staff
  - 360 acres
  - Two different family ownerships
  - Access through a dedicated easement across the Charles H. Bronson State Forest
  - Future R10, approved for development of 6 residential lots
  - Gopher tortoise burrow observed on the property and potential for Florida black bear to use the property
  - Part of the property is within the 100-year floodplain
- Lessard Property, Sanford
  - Phyllis Hall visited with staff
  - 84.8 acres
  - No direct access, south and adjacent to Mullet Lake Park

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- Within the Rural Boundary
- For recreation purposes it was very wet
- Not in the Florida Wildlife Corridor
- In the 100-year floodplain
- Parker Property, Sanford
  - Gabbie Milch visited with staff
  - 8.2 acres
  - Adjacent to existing subdivision and Black Bear Wilderness Area
  - May accommodate one or two homes
  - Evidence of dumping yard waste on-site
  - Florida black bears are known to use the area
  - County just closed on some property just upstream. Need to get more information on that to make sure it is not going to have any impacts on this property.

Will do Phase II at the April 15, 2025 meeting.

ARC members agreed to finalize individual scores for each property and send them to Cindy Kelley by Tuesday, April 1, 2025. Staff will provide a spreadsheet at the next meeting with a summary of all the scores.

Property owner comment will be given before Phase II review.  
at the April meeting, staff will begin with a presentation, the landowner will be invited to speak on behalf of the property and then the public will be allowed to comment.

If Phase II is completed at the April meeting, staff will compile scores, and ARC will vote on the final list that will be presented to the Seminole County Board of County Commissioners.

There was no public comment.

**Old Business:**

None

The meeting was adjourned at 4:30 PM.

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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 407-665-7941.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7224. 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 ENSURE 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.



**Cindy Kelley**

Administrative Assistant

Parks and Recreation Department | Business Office

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