



S. RENÉE NARLOCH
& ASSOCIATES
PROFESSIONAL EXECUTIVE RECRUITMENT



SEMINOLE COUNTY, FL
INVITES YOUR INTEREST IN THE POSITION OF
BUILDING OFFICIAL

THE COMMUNITY

Seminole County is ideally located in beautiful Central Florida, 25 miles from downtown Orlando and less than an hour's drive to world-class beaches along the Atlantic Ocean. The County is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area and is the third most densely populated county in the state (est. pop. 470,856).

Home to seven incorporated municipalities, including the county seat of Sanford, Seminole County continues to be one of the fastest-growing counties in Florida. It has the fifth-highest taxable value in Florida based on value per square mile.

Bordered on three sides by pristine rivers and a vast lake, including the Wekiva River to the west, the St. Johns River to the east, and Lake Monroe to the north, Seminole County is an ideal vacation spot for those seeking the beauty of nature.

Nestled among charming historical villages and quaint towns and surrounded by the beauty and sense of Old Florida, Seminole County has 344 square miles of lush tropical foliage, 2,000 fresh-water lakes and rivers, and diverse wildlife that offers the classic Florida experience of enjoying peaceful rivers, fishing, boating, hiking, and more.

Just a short drive from all the major attractions of Central Florida, Seminole County offers excellent accommodations, fine dining, upscale shopping, superb golf courses, and state-of-the-art sports facilities and training complexes.

The Greater Orlando Metropolitan District, which includes Seminole, Osceola, Lake, and Orange counties, together with neighboring coastal counties of Volusia and Brevard, creates a viable, progressive, and diverse setting for economic growth and residential development.

The County is a hotbed for economic development. It attracts significant business operations worldwide, including the American Automobile Association (AAA), Verizon Communications, Mitsubishi Hitachi Power Systems, Deloitte Consulting, LLP, Faro Technologies, and Convergys.

The County has over 24 active and passive parks, over 40 miles of paved trails, eight wilderness areas encompassing over 6,600 acres, and many more adventures for outdoor enthusiasts.



Seminole County Public Schools (SCPS) is renowned as a Premier National School District. SCPS has more than 67,000 students and is the 12th largest school district in Florida and 60th nationally. It boasts 37 traditional elementary schools, 12 middle schools, and 9 high schools. For higher education, Seminole County is in close proximity to more than 35 colleges, universities, technical schools, and private institutions, most notably Seminole State College, as well as continuing education programs that offer ongoing opportunities for workers to sharpen their skills.

The community hosts many special events, including the Scottish Highland Games, Love Your Shorts Film Festival, Central Florida BBQ Blowout, Red Hot and Boom, and more.

With a median age of 39, a median household income of \$70K, and 40% of the County's population possessing a bachelor's degree or higher, Seminole County is often considered a microcosm of the United States.

With its tropical climate, natural beauty, and proximity to endless amenities and attractions, Seminole County continues to be a community of choice with an exceptional quality of life.

THE AGENCY

Seminole County is a Home Rule Charter County and operates under an elected County Commission and appointed County Manager form of government. The Board of County Commissioners is comprised of five members serving staggered terms of four years. Each Commissioner represents one of the five County Commission districts, and the Commissioners are elected countywide. The Commission elects the Board Chair annually each November.

The Constitutional Offices of Sheriff, Property Appraiser, Tax Collector, Clerk of the Circuit Court and Comptroller, and Supervisor of Elections are elected every four years.

The Fiscal Year 2023/24 Adopted Budget totals \$1.07 billion, with public safety, water, sewer, solid waste, and transportation services accounting for 70% of the operating budget. The Countywide General Fund millage rate has remained unchanged since Fiscal Year 2010/11 and is lower than most counties in Central Florida.

Property values have remained steady due to the County's thriving residential real estate market.

Phase One of the County's Five Points Master Plan Development, which includes the relocation of the Civil Courthouse from downtown Sanford and constructing a central energy plant and parking garage, commenced in January 2022. This \$166 million project will be completed by summer 2025, with funding secured through the issuance of a thirty-year fixed-rate bond.

Unlike property taxes, sales tax is not sustained solely by County residents, as commuters and visitors contribute to sales taxes paid within the County. In 2022, the County's One Cent Infrastructure Sales Tax generated more than \$101 million, of which \$56 million was collected for Seminole County projects and the remaining funds were allocated to Seminole County cities and Seminole County Public Schools. This revenue sunsets after ten years (December 31, 2024), and a 4th Generation "Penny" will be put before voters on the November 2024 ballot.

Even with steady property values, several factors will influence future budgets: SunRail operational costs will transition from FDOT to area counties in Fiscal Year 2024/25 at an estimated \$14 million annually for Seminole County's portion; Debt service for Phase One of the Five Points development will fully commence in Fiscal Year 2023/24 at an estimated \$8.3 million annually; health insurance costs have increased 6% annually over the previous six years; LYNX bus services have increased by more than 6% annually; fuel tax revenues peaked in 2019 and continue to trend downward; and the County's aging fleet requires \$7-10 million annually to remain operational.

In September 2022, S&P Global Ratings raised its long-term and underlying rating on Seminole County's issuer credit rating, along with its rating on the County's non-ad valorem debt, to 'AA+' from 'AA.' Moody's Investors Service maintained an Aa1 issuer rating on the County and assigned a Aa2 rating to the County's Special Obligation Revenue and Refunding Bonds.

THE POSITION

The Building Official reports directly to the Building Division Manager and is responsible for oversight of plan review, permitting, and inspections of all building construction projects in unincorporated Seminole County related to compliance with building, plumbing, mechanical, electrical, gas, energy, accessibility and other construction codes as required by State law or County ordinance.

The duties listed below illustrate the various types of work that may be required of the Building Official:

- Responsible for being a leader of professionalism, customer service, teamwork, positive attitude, and reliability for the Division.



- Assists the Division in establishing standard operating procedures, issues building permits to ensure compliance with established public safety standards, and interprets building codes and ordinances as necessary.
- Directs and trains subordinates in executing the provisions of the building code and related ordinances.
- Inspects and conducts field visits of construction sites as required to resolve or prevent problems. May condemn unsafe buildings and approve certificates of occupancy. Issues stop work orders and initiates legal proceedings as required.
- Investigates complaints against licensed contractors, ensures compliance orders are adhered to, and follows through with the Board of Contractor Examiners.
- Works with the Division Manager as needed in the preparation of the Division's annual budget and ensures continued adherence to the construction related organizations.
- Regularly communicates the County and Department's mission and vision statements with the Plans Review and Inspection Teams.
 - Represents the County at building trade meetings and hearings such as the Greater Orlando Builders Association (GBOA). Attends conferences and meetings of state or local construction related organizations.
- Organizes and coordinates required training for Plans Reviewers and Inspectors.
- Coordinates building projects with state agencies and other County departments and divisions.

IDEAL CANDIDATE

The successful candidate will be a professional, innovative team leader with a collaborative management style whose values align with the organization's. The selected candidate will support staff and encourage ideas, development, and training while promoting accountability and setting high-performance standards.

Requirements include a completion of bachelor's degree preferred, as well as fifteen (15) years of experience as a Building Inspector, Architect, Engineer or Building Contractor, with at least five (5) years of such experience in supervisory positions.

A Florida State Building Code Administrator License is required. An equivalent amount of training and education may substitute for the minimum qualifications.

In the event of an emergency, all employees are considered essential personnel and may be required to perform alternate duties.

Pursuant to Florida Statutes, Chapter 112, the incumbent must annually file "Form 1, Limited Financial Disclosure" in the County of their residence.

All employees must attend Seminole County required training. Department-specific training per position may be required.

COMPENSATION

The successful candidate will receive a highly competitive salary with an excellent executive benefits package that considers the candidate's qualifications and track record of career success.



TO APPLY

If interested in this outstanding opportunity, please visit our website, www.srnsearch.com, to apply online. The position is open until filled.

Resumes will be screened according to the qualifications outlined above. Screening interviews with the most qualified applicants will be conducted by S. Renée Narloch & Associates to determine a select group of finalist candidates who will be asked to provide references. References will be contacted only following candidate consent. Final interviews will be held with Seminole County. Candidates will be advised of recruitment status following the selection of the Building Official.

Questions regarding this recruitment may be directed to:

Ms. Renée Narloch, President
S. Renée Narloch & Associates
info@srnsearch.com 850.391.0000
www.srnsearch.com

Seminole County Government fully commits itself to providing equal opportunities to all persons regardless of race, color or national origin, sex, age, political affiliations or beliefs, religious beliefs, or disability. The County values veterans' service and supports the recruitment of veterans. As such, Veterans' Preference will be given per Chapter 295 of the Florida Statutes for veterans who meet the minimum requirements.

In accordance with Florida's Public Records/Sunshine Laws, resumes and applications are subject to public disclosure.

