SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Meeting Minutes

Tuesday, July 14, 2026

9:30 AM

BCC Chambers

Board of County Commissioners

I. CALL TO ORDER

Present: Chairman Andria Herr
Vice Chairman Amy Lockhart
Commissioner Bob Dallari
Commissioner Jay Zembower
Commissioner Lee Constantine

Additional Attendees: County Attorney Kate Latorre, County Manager Darren Gray, and Deputy Clerks Kyla Farrell and Chariti Guevara.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Bob Melhorn, Integrity Church, gave the Invocation and led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

Chairman Herr announced she is pulling Agenda Item 3, Resolution honoring CORE Foundation, from the Consent Agenda to be heard with Awards, Presentations and Proclamations.

1. Proclamation proclaiming Specialist Elton R. Hogan, United States Army, as Seminole County's July Veteran of the Month. (Specialist Elton R. Hogan, United States Army) **2026-0543**

   Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to adopt a Proclamation proclaiming Specialist Elton R. Hogan, United States Army, as Seminole County's July Veteran of the Month.

   Districts 1, 2, 3, 4, and 5 voted AYE.

3. Approve and authorize the Chairman to execute a Resolution honoring the 15th anniversary of the CORE Foundation in Seminole County, FL. **2026-0593**

   Motion by Chairman Herr, seconded by Commissioner Zembower, to adopt appropriate Resolution #2026-R-62 honoring the 15th anniversary of the CORE Foundation in Seminole County, FL.

   Districts 1, 2, 3, 4, and 5 voted AYE.

IV. ADDITIONS, DELETIONS & MODIFICATIONS TO THE AGENDA

County Manager Darren Gray announced there are no changes to the agenda.

V. CONSENT AGENDA – PUBLIC PARTICIPATION

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to approve Constitutional Officer's Consent Agenda Item 2; and County Manager's Consent Agenda Items 4 - 19.

Districts 1, 2, 3, 4, and 5 voted AYE.

Constitutional Officers – Consent Agenda (Item No. 2)

2. Expenditure Approval Lists dated June 10, 17, and 24, 2026; Payroll Approval Lists dated June 4 and 18, 2026; and BCC Official Minutes **2026-0583**

dated June 9, 2026. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)

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

County Manager's Office

Administrative Services

4. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 3.5 (Travel Policy) and providing an effective date. Countywide (Stephen Koontz, Assistant County Manager) **2026-0417**

   Resolution #2026-R-63

5. Award CC-6545-25/MAG - US 17/92 Overpass Pedestrian Improvements to Southland Construction, Inc. of Apopka, FL in the amount of $2,086,753.09, and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide. (Stephen Koontz, Assistant County Manager) Requesting Department- Public Works **2026-0490**

6. Award IFB-5222-26/LTT Central Transfer Station Operation & Maintenance Services to Cornerstone Construction Services, Inc. and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Stephen Koontz, Assistant County Manager) Requesting Department - Environmental Services **2026-0527**

7. Award RFP-5021-25/LTT Utility Billing Software Replacement to SpryPoint Services Inc. and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Stephen Koontz, Assistant County Manager) Requesting Department - Utilities **2026-0557**

8. Request Board ratification for the submittal of the grant application to the U.S. Substance Abuse Mental Health Services Administration (SAMHSA) Grants requesting $1,999,535 to support Seminole County Adult Drug Court Program; and approve and authorize the County Manager or designee to execute all necessary grant documents. Countywide (Lorie Bailey Brown, CFO/Administrative Services Director) **2026-0573**

Development Services

9. Approve the Final Plat for the Encore at Hillview townhome subdivision containing twenty-eight (28) lots on 3.4 acres zoned R-3A (Multiple Family Dwelling), located on the north side of Hillview Dr, east of SR 434; (Zach Miller, SFPR Sunland LLC) District3 - Constantine (Mike Rhodes, Development Services Director) **2026-0454**

Emergency Management

10. Request for Board approval to submit a grant application to the U.S. Department of Justice COPS Technology and Equipment Program for the Seminole County Sheriff's Vehicular Mobile Radio Upgrade Project, **2026-0533**

requesting $1,900,000 for the purchase of radios; and authorize the County Manager or designee to execute all grant documents associated with the grant application. Countywide (Alan Harris, Emergency Management Director)

11. Approve and authorize the Chairman to execute the Communications Tower and Site Lease Agreement between Seminole County and Cellco Partnership d/b/a Verizon Wireless for use of Geneva (Landfill/Lake Harney) tower space. District2 - Zembower (Alan Harris, Director of Emergency Management) **2026-0570**

Environmental Services

12. Approve and authorize the County Manager to execute a new Innovative Technology Grant agreement with the Florida Department of Environmental Protection (FDEP) for the Lake Jesup Passive Nutrient Reduction Pilot Project; and authorize the Chairman to execute a Budget Amendment Request (BAR) 26-037 in the amount of $415,600 through the Environmental Services Grant Fund to appropriate the grant funding for this project. Countywide (Kim Ornberg, Environmental Services Director) **2026-0561**

    Resolution #2026-R-64

Management and Budget

13. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-039 in the Solid Waste Fund to transfer $1,000,000 from reserves to increase budget for recycling processing. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department- Environmental Services **2026-0563**

    Resolution #2026-R-65

14. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-042 to transfer $700,000 from reserves in the 2024 Infrastructure Sales Tax Fund for the construction of the Midway Trail project. District5 - Herr (Timothy Jecks, Management & Budget Director) Requesting Department - Parks and Recreation **2026-0594**

    Resolution #2026-R-66

15. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-041 in the 2014 Infrastructure Sales Tax Fund to in the net amount of $918,915 of to transfer remaining budget from completed projects for the replacement of the Greenwoods Lakes skating rink, lightning prediction system, and Sports Complex field five scoreboard. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Parks and Recreation **2026-0590**

    Resolution #2026-R-67

16. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment (BAR) # 26-040 in the 2001 Infrastructure Sales Tax Funds to transfer funding in the amount of $491,958 of existing budget for the Milton NRCS Lockhart Smith Canal/Cassel Creek Project. District4 - Lockhart & District5 - Herr (Timothy Jecks, Management & Budget Director) Requesting Department - Public Works **2026-0580**

    Resolution #2026-R-68

17. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-038 in the 2024 Infrastructure Sales Tax Fund to transfer $175,000 from reserves for replacement of the cremation unit at Animal Services. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Emergency Management **2026-0577**

    Resolution #2026-R-69

Parks and Recreation

18. Approve and authorize the Chairman to execute the Donation Agreement for Markham Trailhead Pavilion between Seminole County and Big Nova Foundation. District5 - Herr (Richard Durr, Parks & Recreation Director) **2026-0520**

Public Works

19. Approve and authorize the Chairman to execute a Locally Funded Agreement and Three-party Escrow Agreement with the State of Florida Department of Transportation relating to the Cross Seminole Trail Overpass/Pedestrian Connection at U.S. 17/92 Project (Financial Project Number 441484-2-62-01); approve and authorize the County Manager or designee to execute related implementing documents, subject to review and approval by the County Attorney's Office. District2 -Zembower & District4 - Lockhart (Tawny Olore, Public Works Director) **2026-0572**

    Resolution #2026-R-70

Chairman Herr recessed the meeting at 9:49 a.m., reconvening at 9:52 a.m.

VI. REGULAR AGENDA

20. Benefits & Wellness Update (Christina Brandolini, Human Resources Director & Charles Cook, Alliant Employee Benefits) **2026-0587**

    Ms. Brandolini, Mr. Cook, and Management & Budget Director Tim Jecks addressed the Board and presented the update as included in the agenda backup. Ms. Brandolini stated at this time staff's recommendation is that the Board approves: (1) the plan design changes for plan year 2027, which includes the deductible and out-of-pocket; (2) the proposed monthly employee contributions for 2027; (3) moving Pharmacy to the CIGNA Acquisition Cost+ as the Pharmacy Benefits Manager for plan year 2027; and (4) staff and Alliant to initiate an RFP for plan year 2028 while staff continues to monitor emerging trends such as the narrow networks.

The Board shared their comments and questions on the presentation during a lengthy discussion. Chairman Herr advised she thinks there is a way to thread the needle with going to market without going through a full, formal RFP. By statute you can shop benefits and health care without going through an RFP process. It streamlines the entire process, and it gives the consultant the ability to get better information because the conversations can be ongoing. There's still a deadline, still a hard finish, and they can manage it however they want to manage it. She shared several other suggestions.

Motion by Commissioner Constantine to approve staff's recommendation with a minor change that the Board approves staff to *investigate* initiating an RFP for plan year 2028.

Under discussion, Commissioner Dallari confirmed with Commissioner Constantine that his motion is to approve all of staff's recommendations, with the caveat on the fourth staff recommendation. Commissioner Zembower asked if there could be a friendly amendment to ask staff to report back to the Board on their findings of the investigation. Commissioner Constantine answered yes, although that was his intent. Commissioner Dallari seconded the motion including the friendly amendment. He added for clarification purposes, the investigation will show other plans and other providers. Discussion ensued. Mr. Cook stated he hears the Board's comments, and they can do an evaluation and understand the lay of the land and the market. In an RFP, he takes it as seriously as the Board does. He would like to get the information back to the Board and have a decision so that it can be ready to go in January. Commissioner Zembower advised they need to explore all possibilities including piggybacking on an RFP that's already out there. Chairman Herr asked Mr. Cook when he thinks he can bring the analysis back to the Board. Mr. Cook answered he would love to have it back in November.

Districts 1, 2, 3, 4, and 5 voted AYE.

Ms. Brandolini discussed the upcoming Financial Expo.

VII. WORKSESSION

21. Budget Work Session # 4 (Tim Jecks, Office of Management & Budget Director) **2026-0592**

Mr. Gray opened Budget Work Session #4 announcing this presentation will focus on the potential impacts of the proposed property tax amendment on Seminole County Government. Whether the amendment is ultimately approved or rejected will be decided by Florida voters in November. The County's responsibility is not to advocate for or against the decision. Their responsibility is to understand what the proposal would mean for county government, and to prepare for the possibility that if it passes the Board has the information necessary to make informed public policy decisions. Today's presentation is intended to provide that foundation. They will review what is actually on the ballot, clear up some common misconceptions, explain how county government is funded through property taxes, and discuss the potential impacts to Seminole County if the amendment is approved. Mr. Gray emphasized impacts would not be isolated to one department or one area of government. This proposal would affect one of the County's primary revenue sources. Every property-tax-supported function of county government would need to be evaluated. Reductions of this magnitude cannot be absorbed by a single department or a single service area. It would require shared sacrifices across county government, including Public Safety. Today's work session is intended to frame that broader conversation. Beginning in August, the Board will hear directly from Departments and Constitutional Offices about specific services they provide, the potential impacts to those services, and the options available to respond if voters approve the amendment.

Mr. Jecks presented the item as outlined in the agenda backup, and Mr. Gray reviewed the Next Steps slide. Property Appraiser David Johnson was present for questions. The Board shared their comments and questions during a lengthy discussion. Commissioner Zembower discussed the State Revenue Estimating Conference's estimate report. He asked staff to look at the inflationary impacts over the next five years so they understand what that looks like and so the Constitutionals are fully aware that, at least on the surface, the estimate report looks like it's definitely going to impact Fire and Law Enforcement. Commissioner Dallari requested Mr. Johnson indicate which online tools are correctly calculating citizens' potential property taxes if the amendment passes. Mr. Johnson pointed out there is not an accurate calculator and explained why. Vice Chairman Lockhart requested presentations be consistent in regard to dollars figures and percentages, especially when it comes to materials that are presented to the public. Commissioner Zembower would like to know from the County Attorney's Office what they are mandated to fund, and understand the County's statutory requirement to fund the Constitutionals. They need to be prepared to take a dollar amount to their legislators to show them how much money they're going to need to fund what the County is statutorily required to fund. Vice Chairman stated it would be helpful to evaluate their SunRail contract and all other mandates.

With regard to public participation, Leslie Grubl spoke on behalf of the League of Women Voters.

No one else spoke, and public input was closed.

Public Comment Form was received and filed.

Mr. Gray shared some closing comments.

Recess BCC Meeting Until 1:30 P.M.

Chairman Herr recessed the meeting at 11:34 a.m.

Reconvene Meeting at 1:30 P.M.

Chairman Herr reconvened the meeting at 1:30 p.m., with all Commissioners and other Officials, with the exception of Deputy Clerk Kyla Farrell who was replaced by Deputy Clerk Chariti Guevara, who were present at the opening session.

22. Quarterly Employee Service Recognition (Christina Brandolini, Human Resources Director) **2026-0588**

Ms. Brandolini presented the Quarterly Employee Service Recognition Awards as outlined in the agenda backup.

VIII. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to authorize the filing of the proofs of publication for this meeting's scheduled public hearings into the Official Record.

Districts 1, 2, 3, 4, and 5 voted AYE.

Ex Parte Disclosure

Districts 1, 2, 3, 4, and 5 submitted ex parte communications (received and filed).

Public Hearings - Quasi - Judicial

23. Alafaya Beasley Rezone - Consider a Rezone from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) for a proposed single family residential subdivision of three (3) lots on approximately 1.14 acres, located on the west side of Alafaya Trail, south of Beasley Rd.; (Z2025-023) (Stephen Ratcliff, Applicant) District1 - Dallari (Kaitlyn Apgar, Senior Planner) **2026-0508**

Ms. Apgar addressed the Board and presented the item as outlined in the agenda backup.

Paul Kaufmann, co-applicant, addressed the Board and advised he was available for any questions.

With regard to public participation, no one spoke and public input was closed.

Motion by Commissioner Dallari, seconded by Commissioner Zembower, to find based on Staff's findings and the testimony and evidence received at the hearing, the request is consistent with the Comprehensive Plan and meets the applicable portions of the Land Development Code, and adopts Ordinance #2026-9 enacting a rezone from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) on approximately 1.14 acres, on the west side of Alafaya Trail, south of Beasley Road; Stephen Ratcliff, Applicant; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

Commissioner Constantine confirmed with Mr. Gray the County had a sidewalk fund. He inquired if staff could look into the possibility of having future applicants contribute to the sidewalk fund when they are not required to build sidewalks because sidewalks already exist. No objections were voiced, and Mr. Gray responded staff would look into that and bring it back to the Board for consideration.

24. BioFit Rezone- Consider a Rezone from C-1 (Retail Commercial) to C-2 (General Commercial) for a proposed car dealership on approximately **2026-0507**

1.65 acres, located on the northwest corner of Camp Rd and W SR 426; (M. Rebecca Wilson, Esq., Lowndes Law Firm, Applicant) District1 - Dallari (Kaitlyn Apgar, Senior Planner)

Ms. Apgar presented the item as outlined in the agenda backup.

McGregor Love, Esquire, on behalf of the applicant, briefly addressed the Board on the request and advised he was available for any questions.

With regard to public participation, Marcos Tryzmel spoke in opposition.

No one else spoke and public input was closed.

Public Speaker Form was received and filed.

Mr. Love spoke in rebuttal to the public comment and reviewed the consistency of the request with the Future Land Use map. Regarding traffic concerns, his understanding is the ITE rate for automotive sales is slightly lower than the ITE rate for a gym, so there should actually be a reduction in the number of trips. Upon Commissioner Zembower's inquiry regarding no vehicles being kept or maintained outside, Mr. Love explained this will be a specialty dealership, and all vehicles will be inside with the exception of parking for employees and customers.

Motion by Commissioner Dallari, seconded by Commissioner Zembower, to find based on Staff’s findings and the testimony and evidence received at the hearing, the request is consistent with the Comprehensive Plan and meets the applicable portions of the Land Development Code; and adopts Ordinance #2026-10 enacting a Rezone from C-1 (Retail Commercial) to C-2 (General Commercial) for a proposed car dealership on approximately 1.65 acres, located on the northwest corner of Camp Rd and W SR 426; M. Rebecca Wilson, Esquire, Lowndes Law Firm, Applicant; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

25. Slavia Station PD Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed coffee shop and renovation of a historical building on approximately 1.45 acres, located on the east side of SR 426, south of Red Bug Rd; (Z2025-011) (Jan Postava, Applicant) District1 - Dallari (Kaitlyn Apgar, Senior Planner). **2026-0448**

Ms. Apgar presented the item as outlined in the agenda backup.

Commissioner Zembower inquired when the last time fuel was dispensed on the property and if there were underground tanks on the property. Jon Frith, Frith & Associates, on behalf of the applicant, addressed the Board and advised he is not aware of any tanks on the property. He assumes they were all dug up and disposed of. As far as gasoline being dispensed, it's been many, many years. Commissioner Zembower inquired if any environmental tests have been done on the property, and Mr. Frith responded not that he was aware of.

Commissioner Dallari noted one part of the packet says the building is considered to be historical, but the presentation says it is historical. He inquired if it is considered historical or it actually is historical. Ms. Apgar responded it is not a registered historical building.

With regard to public participation, no one spoke and public input was closed.

Motion by Commissioner Dallari, seconded by Vice Chairman Lockhart, to find based on Staff's findings and the testimony and evidence received at the hearing, the request meets the identified portions of the Land Development Code; and adopts Ordinance #2026-11 enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan, for a proposed coffee shop and renovation of a historical building on approximately 1.45 acres, located on the east side of SR 426, south of Red Bug Road; Jan Postava, Applicant; as described in the proof of publication.

Under discussion, Commissioner Zembower commented he would typically support this type of project, but without having any knowledge of previous fuel dispensing and underground tanks and the lack of any environmental impact studies, he will not be voting in favor of this project moving forward. Commissioner Constantine suggested a friendly amendment to request an environmental impact done on the property. Commissioner Dallari inquired if a Level 1 environmental is required at site planning and engineering. Mike Rhodes, Development Services Director, addressed the Board and explained there would be an environmental analysis required as part of the site engineering work, and the applicant would have to provide evidence that the site is clean and ready for development. Commissioner Dallari requested confirmation that if the site is not clean, they would have to clean it. Mr. Rhodes explained they would have to go through the process and likely involve the State.

Districts 1, 2, 3, 4, and 5 voted AYE.

26. Henderson Hill Rezone - Consider a Rezone from A-1 (Agriculture) to C-1 (Retail Commercial) for three (3) restaurants with drive-through service lanes on approximately 4.32 acres, located on the northwest corner of W SR 46 and Henderson Lane; (Z2025-025) (Andrew Hill/Grey Seven LLC, Applicant) District5 - Herr (Annie Sillaway, Principal Planner) **2026-0315**

Chairman Herr surrendered the gavel to Vice Chairman Lockhart for the purpose of offering a motion due to this item being in her district.

Ms. Sillaway addressed the Board and presented the item as outlined in the agenda backup. She advised additional emails in opposition were received after agenda publication and have been distributed (received and filed).

Julie Farr, Z Development Services, on behalf of the applicant, addressed the Board and advised they were the civil engineering firm for this project and were available for any questions.

With regard to public participation the following spoke in opposition and voiced concerns including inadequate buffer zone, increased noise from drive-throughs and parking lots, stormwater runoff and drainage impacts, bears getting into open and unsecured dumpsters, and tree retention on the perimeter: Jun Han, Cindy Haller, and Eustacia Kanter.

No one else spoke and public input was closed.

Public Speaker Forms were received and filed.

Ms. Farr in rebuttal to public comment stated they will maintain as much as they can of the natural buffer in the rear. They will have a 30-foot buffer where a 25-foot is required to give extra distance. They will meet all building setbacks. As far as stormwater, they proposed a pond on property that will maintain all of their flow and nothing will discharge from the property. They have completed a traffic study that shows there is adequate capacity. They understand they are in a bear management area and will take whatever precautions needed as far as dumpsters. She advised this is an existing developer who will own and maintain the property. Commissioner Zembower inquired if they are committing to do bear-resistant dumpsters, and Ms. Farr responded yes.

Commissioner Dallari commented people have complained in other areas about hearing drive-through speakers, and it is important that the speakers are put in the right location and pointed away from homes. He inquired what will be done to control the sound and what the hours of operation will be. Ms. Farr responded they will try to point the speakers away; but it may not be possible for every one depending on the design. They can do landscaping. There is currently a six-foot wall in place behind the neighborhood they will repair and improve. They can also, if needed, add a wall and landscaping behind the speakers to mitigate any sound. Commissioner Dallari commented he would like more commitment.

Commissioner Herr stated this is a straight rezone. If this came through as a PD, they could have discussions, but a straight rezone doesn't allow that. Deputy County Attorney Neysa Borkert addressed the Board and confirmed there is no development order (D.O.) issued with conditions that are placed on a straight rezone. Commissioner Herr doesn't understand why they would not access this from 46 as opposed to the neighborhood road, which is a small road that goes into the neighborhood, has no outlet on the other end, and will result in U-turns. Three fast-food restaurants in front of this neighborhood coming from agricultural does not seem compatible to her and especially coming through this type of zoning request. She read Policy FLU 5.3.3 Special Provision B which states commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with flexible site design to provide buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with the surrounding neighborhoods. She stated since this request is directly adjacent to an existing residential development, it does not comply with this policy. PD rezoning would be the most appropriate method to create a good environment for both the existing property owners in the neighborhood and the property owner of this parcel.

Motion by Commissioner Herr, seconded by Commissioner Constantine, to find, based on Staff's findings and the testimony and evidence received at the hearing, the request does not meet the identified portions of the Land Development Code, and denies an Ordinance enacting a rezone from A-1 (Agriculture) to C-1 (Retail Commercial) on approximately 4.32 acres, located on the northwest corner of W SR 46 and Henderson Lane; Andrew Hill/Grey Seven, LLC, Applicant; as described in the proof of publication.

Under discussion, Commissioner Zembower inquired how staff supported this request. Ms. Sillaway explained it is consistent with the area and there are other C-1 uses in the area. When they do a straight rezone to C-1, the buffer code at the time of site plan provides adequate buffering against the adjacent residential properties. The Commissioner confirmed with Ms. Sillaway that Planning and Zoning unanimously moved this forward.

Ms. Borkert advised Florida statutes requires the reasons for a motion for denial to be put on the record. She recommended withdrawing the motion and making a new motion stating for the record the specifics for the denial, which will help staff when they render the D.O. and be compliant with Florida statutes. Commissioner Herr withdrew the motion, and Commissioner Constantine withdrew the second.

Motion by Commissioner Herr, seconded by Commissioner Constantine, to deny based on the fact the request is a conventional rezoning from C-1. However, Policy FLU 5.3.3 states that Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding neighborhoods; since this request is directly adjacent to an existing residential development, it does not comply with this policy; and PD rezoning is the appropriate method to rezone this property and would allow the Board to require the appropriate conditions to protect the adjacent neighborhood.

Under further discussion, Commissioner Constantine stated he believes it would be better for access to be through 46, there should be increased buffer and setback from the back and maintain the trees, the wall needs to be repaired and improved for noise, and they need to have bear-proof containers. It would be better to have in writing what the applicant says they will do, not what they will try to do.

Commissioner Zembower inquired if it would be enforceable if an applicant voluntarily agreed to restrictions suggested by the Board. Ms. Borkert advised that would be enforceable through a D.O., which is done in PD rezones. There is nothing in the Code to be able to do that with straight rezones. Commissioner Herr commented the challenge is that it didn't come through the process of negotiating the details in advance of it coming to the Board. It needs to go back through the process so all of that is written out to the degree it is enforceable.

Commissioner Constantine inquired if there was a reason the access is through Henderson instead of 46. Joe LoFaso, Assistant County Engineer, addressed the Board and explained his initial review of it would be their struggle is going to be the minimum separation of a driveway from existing driveway or cross-street, which would be 660 feet. Currently they could not achieve more than half of that from Henderson or from the driveway to the smoke shop, so they would be required to get a design variance from FDOT in order to access from 46 directly, which would be their main hurdle.

Upon Commissioner Constantine's inquiry postponing the request to come back with a D.O., Ms. Borkert explained what they are talking about doing here is so significantly different than what was seen by the Planning and Zoning Board that they would need to come back through with a PD, which is her suggestion. There are many things that would need to be routed through the PD process so it touches all the different departments for review. She would not suggest postponing and bringing it back and trying to tie it to a conventional rezone. When commercial is adjacent to residential uses, it should go through a PD process. Commissioner Zembower inquired why it did not come through as a PD. Ms. Borkert explained the Comprehensive Plan says "should" not "must." If an applicant comes in with a conventional rezoning to C-1, the application is processed as it comes in. The C-1 zoning district is an allowable district in the Commercial Future Land Use. Discussion ensued and Commissioner Herr called the question.

Districts 1, 3, 4, and 5 voted AYE.

District 2 voted NAY.

Motion carries 4 to 1.

Vice Chairman Lockhart returned the gavel to Commissioner Herr to resume the duties of Chairman.

Public Hearings - Legislative

27. Land Development Code Amendment - Consider an Ordinance amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (Maya Athanas, Project Manager) **2026-0163**

Ms. Athanas addressed the Board and distributed a color copy of changes to the ordinance between the first and second readings (received and filed). She advised she could go through the whole presentation which would be the same as the first reading or just go through the changes. There was consensus to only go through the changes. There were no questions from the Board.

With regard to public participation, Cindy Haller submitted a written comment form neither in support nor opposition but commented on dredging and density bonuses.

No one spoke and public input was closed.

Written Comment Form was received and filed.

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to adopt Ordinance #2026-12 amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code countywide.

Ms. Borkert confirmed with Commissioner Zembower the motion included the changes that were made from the first reading to the second reading. Chairman Herr confirmed with Vice Chairman Lockhart, as the seconder, she concurred.

Districts 1, 2, 3, 4, and 5 voted AYE.

28. Approve an Ordinance of Seminole County, Florida, repealing Part 2 (Travel Expenses) of Chapter 5, (Administration) of the Seminole County Code of Ordinances in its entirety. Countywide. (Lorie Bailey Brown, CFO/Administrative Services Director) **2026-0595**

Ms. Bailey Brown addressed the Board and presented the item as outlined in the agenda backup. There were no questions from the Board.

With regard to public participation, no one spoke and public input was closed.

Motion by Commissioner Zembower, seconded by Commissioner Constantine, to adopt Ordinance #2026-13 repealing Part 2 (Travel Expenses) of Chapter 5, (Administration) of the Seminole County Code of Ordinances in its entirety.

Districts 1, 2, 3, 4, and 5 voted AYE.

IX. COUNTY ATTORNEY'S REPORT

No report.

X. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

No report.

XI. DISTRICT COMMISSIONER REPORTS

Chairman Herr announced District 2 - Commissioner Zembower would be the first report since the he was absent the last meeting and may have more to report.

District 2 - Commissioner Zembower

Commissioner Zembower reported on the Geneva 4th of July parade and an issue that arose from that where the entity was issued a permit without any insurance liability coverage, which he believes exposes the County and the taxpayers to liability in the event there is a problem.

The County requires churches and other civic groups to have liability policies as well. He was asked by the entity to inquire on their behalf to waive the requirement, which he told them he could not waive but he would present the question to staff, and staff said it could not be waived. Then at some juncture, it was waived and he, as the district commissioner, was never told it was waived. He has requested staff look into that situation, and Mr. Gray confirmed they are looking into it. In this case, no one would insure it so there was not a provider. Staff is coming up with a policy for the Board to review.

The Commissioner reported a faith-based leader reached out to him about a property in his district to be used for affordable housing. It was determined by staff that the property could not be used for the desired purpose. The faith-based leader was told that, and the Commissioner continued to work with them on other properties. As time went by, he learned this started all over again because this faith-based leader reached out to another commissioner in another district and the process was duplicated. At no time was he, as the district commissioner, aware of this. If he had been made aware, he could have advised what has been done. This is a problem, and if someone reaches out to a commissioner about something in a different district, the district commissioner needs to be informed so they are aware of what is going on in their district. He requested support to ask staff to come up with a procedure to stop that and prevent "commissioner shopping." Discussion ensued and no objections were voiced.

District 3 - Commissioner Constantine

Commissioner Constantine reported on the Florida Association of Counties meeting. There is a plan of action associated with the League of Cities and other groups that are concerned about the property tax initiative, and they are working together on getting the correct information out. The Commissioner advised the Florida Association of Counties 2027 calendar theme is Florida's Spectacular Sunsets. In this annual competition, photographers of all skill levels are invited to submit photos that begin and end each day across Florida. If anyone needs further information, they can contact his office.

District 4 - Commissioner Lockhart

Vice Chairman Lockhart reported on the Florida Association of Counties meeting data center breakout session. She recommends contacting the people on that panel regarding information on moratorium investigation. The Vice Chairman reported, through the East Central Florida Regional Planning Council, she is leading a working group on property insurance and affordability. They are working with members in the private sector to take a different look at how local government can work with insurers and the legislature to talk about how insurers review risk in a community and what local government does that either improves that risk or makes that risk greater. She will continue to bring updates. Chairman Herr offered to provide the working group property and casualty resources through Hylant.

District 1 - Commissioner Dallari

Commissioner Dallari reported that MetroPlan is moving forward with a working group on e-bikes to make recommendations to the State and local government.

The Commissioner commented there is construction on 417 from the Seminole/Orange County line up to 434, and there have been a number of accidents. During construction, the road is narrower than normal and the speed limit has not been reduced from 70 mph. There was a fatality over the weekend. The Commissioner requested support to have staff talk to

DOT about temporarily reducing the speed limit during construction. Brief discussion ensued. Chairman Herr directed staff to find out what the speed limit is; have the engineering team understand why it's posted the way it is posted; and if there are concerns on behalf of the engineers, then they need to lobby for safety.

District 5 - Chairman Herr

Chairman Herr reported she attended the memorial service for Judge John Woodard. The Chairman provided an update on Rescue Outreach Mission. Since January, 115 people have been placed into permanent housing. Approximately 19,000 were provided nights of shelter and there were 57,000 meals served.

XII. CHAIRMAN'S REPORT

The Chairman congratulated Sharon Gregory, Fire Department Public Safety Specialist, who has been designated as a national Certified Child Passenger Safety Technician Instructor. She is the only certified instructor in Seminole County.

Communications and/or Reports as Received from the Chairman's Office:

1. Letter from DBPR; rec 07.07.26

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

None.

XIV. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 3:28 p.m., this same date.

APPROVED by the BCC:

____________________________ ____________________________

Chairman Date

ATTEST:

____

Clerk of Court and Comptroller
AS Clerk to the BCC