

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, February 24, 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 Clerk Kyla Farrell.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Andy Searles, Church Together, gave the Invocation and led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Resolution Honoring the Retirement of Roads and Stormwater Division Manager Owen Reagan [2026-0190](#)

Motion by Commissioner Dallari, seconded by Vice Chairman Lockhart, to adopt appropriate Resolution #2026-R-12 honoring the retirement of Roads and Stormwater Division Manager Owen Reagan.

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

2. Resolution Honoring the Contributions of League of Women Voters Member Marilyn Crotty [2026-0194](#)

Motion by Commissioner Constantine, seconded by Commissioner Zembower, to adopt appropriate Resolution #2026-R-13 honoring the contributions of League of Women Voters member Marilyn Crotty.

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

3. County Investment Advisor Report (Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) [2026-0192](#)

Mr. McIntyre addressed the Board and presented the Investment Advisor Report.

Motion by Vice Chairman Lockhart, seconded by Commissioner Zembower, to implement the recommendations of the financial advisor based on the report submitted today and recommend the Clerk implement said Board recommendations.

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

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

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

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

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to approve Constitutional Officer's Consent Agenda Item 4; and County Manager's Consent Agenda Items 5 - 22.

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

Constitutional Officers – Consent Agenda (Item No. 4)

4. Expenditure Approval Lists dated January 21, 28, and February 4, 2026; Payroll Approval List dated January 29, 2026; 2026 BCC Records Destruction; and BCC Official Minutes dated January 13 and 27, 2026. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2026-0166](#)

County Manager's Consent Agenda (Items No. 5 - 22)**County Manager's Office**

5. Approve and authorize the Chairman to execute a Proclamation proclaiming February 16 - 20, 2026 as "Food Check Out Week" in Seminole County, FL [2026-0193](#)
6. Approve and authorize the Chairman to execute a Resolution Honoring the 60th Anniversary of Community Legal Services in Seminole County, Florida [2026-0196](#)
Resolution #2026-R-14

Administrative Services

7. Award RFP-5099-25/LTT for Laboratory Analysis Services to Advanced Environmental Laboratories, Inc. and Pace Analytical Services, LLC at an estimated annual amount of \$600,000.00 and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Stephen Koontz, Administrative Services Deputy Director) Requesting Department - Environmental Services [2026-0148](#)
8. Approve Change Order #4 to CC-4508-23/GCM Lake Monroe Trail Loop - Phase I (LAP) in the amount of \$72,883.97 with DB Civil Construction LLC and authorize the Purchasing & Contracts Division to execute this Change Order. District 5-Herr (Stephen Koontz, Administrative Services Deputy Director) Requesting Department - Public Works [2026-0165](#)
9. Approve and authorize the Chairman to execute the First Amendment to Holdover Agreement related to Parcel #150 remainder between Thomas J. Sheipe and Margaret P. Sheipe and Seminole County as part of the Orange Boulevard Improvement Project. District5 - Herr (Stephen Koontz, [2026-0177](#)

Administrative Services Deputy Director)

Community Services

10. 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. Countywide (Allison Thall, Community Services Director) [2026-0158](#)
Resolution #2026-R-15

Development Services

11. Approve and authorize the Chairman to execute a Special Event Permit for Sham Rock N Run 5k Charity Run on Saturday, March 14, 2026, located at 2021 W. SR 426; subject to Staff's recommendations included in the attached Special Event Permit. District1 - Dallari (Mike Rhodes, Interim Development Services Director) [2026-0155](#)

Environmental Services

12. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) 26-019 in the Environmental Services Grant Fund to appropriate funding in the amount of \$1,500,000 for the Florida Department of Environmental Protection to appropriate the Little Wekiva River Sedimentation Basin grant; and to authorize the County Manager to execute the grant agreement and related grant modification documents specific to this grant award. District3 - Constantine (Kim Ornberg, Environmental Services Director) [2026-0164](#)
Resolution #2026-R-16
13. Approve and authorize the Chairman to execute a Letter of Authorization by Seminole County to Clarke Environmental Mosquito Management, Inc. for as-needed aerial spraying within Seminole County. Countywide (Kim Ornberg, PE, Environmental Services Director) [2026-0170](#)

Fleet and Facilities

14. Approve the Guaranteed Maximum Price (GMP) of \$12,215,498.56 for the construction of Seminole County Fire Station 25, in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute Work Order No. 4 to Wharton-Smith of Sanford, FL for Construction Services and to execute and incorporate Appendix I into PS-6030-24/MAG - Construction Manager at Risk (CMAR) Agreement for the construction of the new SCFD Fire Station 25 at 105 Wilshire Boulevard in Casselberry. District4 - Lockhart (Chad Wilsky, Fleet and Facilities Director) [2026-0178](#)

Management and Budget

15. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-020 in the amount of \$485,175 to establish funds for existing funding agreements for Job Growth Incentives (JGI's) and Qualified Target Industries (QTI's). Countywide (Timothy Jecks, Management & Budget Director) - Requesting Department - Economic Development and Tourism
Resolution #2026-R-17 [2026-0180](#)
16. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment (BAR) # 26-021 in the Fire Protection Fund to transfer \$525,000 from reserves for the replacement of the apparatus bay ceiling at Fire Station 11. District4 - Lockhart (Timothy Jecks, Management & Budget Director) Requesting Department - Fleet & Facilities
Resolution #2026-R-18 [2026-0182](#)
17. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment (BAR) # 26-022 in the 2024 Infrastructure Sales Tax Fund to transfer \$25,000,000 to the Central Florida Expressway Authority from reserves for the SR 417 Sanford Airport Connector Project. District5 -Herr (Timothy Jecks, Management & Budget Director) Requesting Department - Public Works
Resolution #2026-R-19 [2026-0202](#)
18. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment (BAR) # 26-023 in the 2024 Infrastructure Sales Tax Fund to transfer \$6,500,000 from reserves for FY26 design and other pre-construction services for the Five Points County Administration Building project. District4 Lockhart (Timothy Jecks, Management & Budget Director) Requesting Department - Fleet & Facilities
Resolution #2026-R-20 [2026-0210](#)

Office of Economic Development and Tourism

19. Approve and authorize the Chairman to execute the Economic Incentive Partnership Agreement between Seminole County and CareerSource Central Florida in the amount of \$150,000.00 for the purpose of providing three tailored workforce development programs targeting young adults and adults in Seminole County. Countywide (Gui Cunha, Economic Development & Tourism Director) [2026-0095](#)

Public Works

20. Approve and authorize the Chairman to execute a Resolution authorizing the Chairman to execute the Locally Funded Agreement (LFA) with the State of Florida Department of Transportation and Seminole County [2026-0169](#)

desire to paint twenty-three (23) pedestrian signal poles on FDOT's SR434/Rangeline Road to US17-92 project. Seminole County's lump sum contribution amount will be \$6,900.00 (six thousand nine hundred dollars and no/100 dollars). District4-Lockhart (John Slot, Public Works Director)

Resolution #2026-R-21

21. Approve and authorize the Chairman to execute an Agreement for the Purchase of 0.14 Mitigation Credits for the Kentucky Street Improvements Part 1 project in the amount of \$16,800.00 from the Farnton Mitigation Bank, owned and operated by Miami Alternatives, LLC. District2 - Zembower (John Slot, Public Works Director) [2026-0171](#)

Utilities

22. Approve and authorize the Chairman to execute the agreement with Duke Energy Florida, LLC, acknowledging it has permitted and allowed the existing Seminole County utility encroachments to remain and operate, allow additional meter assembly and other associated encroachments to be constructed within Duke's Easement area; and provide for an effective date. District4 - Lockhart (Johnny Edwards, Utilities Director) [2026-0175](#)

V. REGULAR AGENDA

23. Midway Update (John Slot, Public Works Director) [2026-0195](#)
Mr. Slot, Project Manager Jorge Jimenez, and Parks and Recreation Director Richard Durr addressed the Board and presented the item as outlined in the agenda backup.

There were no Board questions. Chairman Herr shared few comments.

With regard to public participation, Emory Green spoke supportively. No one else spoke, and public input was closed.

Public Speaker Form was received and filed.

VI. COUNTY ATTORNEY'S REPORT

County Attorney Kate Latorre gave an update on the pending litigation of Wolgast v. Seminole County. They received a settlement offer from Ms. Wolgast. Ms. Latorre advised she is required to present all settlement offers to the Board for approval. When they reduced the settlement into writing, unfortunately communication started to break down. Ms. Wolgast was not in favor of certain release language that the County Attorney's Office put in the settlement agreement. They aren't going to enter into a compromised deal without her agreeing to release the County so she can't sue them again for the same thing. Ms. Wolgast effectually withdrew the settlement offer. The Board could decide to consider the language she put in the settlement agreement, but Ms. Latorre advised she does not recommend the Board accept that language because it is too narrow and does not protect the County going forward. She asked if the Board had any feedback, and there was none. She confirmed with the Board there is no motion needed at this time.

VII. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

Mr. Gray stated staff heard from FDEP regarding Rolling Hills and clearing the monitoring wells, so now they can move forward with transferring the grant over to Rolling Hills.

IX. BOARD APPOINTMENTS

24. Approval of the at-large Board Appointment [2026-0209](#)

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to approve the at-large Board Appointments as presented in the agenda memorandum.

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

25. Approval of the District 5 Board Appointments [2026-0197](#)

Motion by Commissioner Constantine, seconded by Commissioner Zembower, to approve the District 5 Board Appointments as presented in the agenda memorandum.

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

IX. DISTRICT COMMISSIONER REPORTS**District 1 - Commissioner Dallari**

Commissioner Dallari announced there is a Florida Department of Environmental Protection meeting about Florida Forever tomorrow. There's a project that the County has that they're going to be talking about, which is the Hi-Oaks property. The Commissioner passed out a letter from FDEP regarding Hi-Oaks Ranch (received and filed). He plans on attending the meeting; and if there's no objection, he'd like to be able to have a letter signed by the Chairman confirming all of the things they believe should be done. Commissioner Zembower asked if staff would be present at the meeting, and Mr. Gray answered yes. Mr. Gray added they've signed off on the application, and included a letter of support; but as the Commissioner said, another letter would be great.

Motion by Commissioner Constantine, seconded by Commissioner Zembower, to approve Commissioner Dallari's request.

Under discussion, Vice Chairman Lockhart confirmed with Commissioner Dallari that the letter he passed out is not the letter he's suggesting they send. Staff will write a new letter for the Chairman to sign to be presented at the FDEP meeting.

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

Commissioner Dallari stated he was informed by a citizen that there was a meeting held by Orange County in Seminole County regarding the widening of McCulloch Road (meeting notice received and filed). He asked staff about it and they weren't familiar with the meeting or the project. He was able to attend and was taken aback that Orange County staff was insisting they had full authority to move forward with the project. He informed them it's not on the County's short-term or long-term plan. The County doesn't have a plan regarding that project at all, but it'd be nice for Orange County to reach out to them to inform them what is going on so they can weigh in. Orange County assured Commissioner Dallari that they didn't

need the County's permission. County staff corrected Orange County several times with misinformation that was being told to the public. The public was concerned, and the Commissioner thinks they need to present a letter signed by the Chairman to Orange County setting the record straight that if there's a project in Seminole County, they need to ask for permission and get their buy-in on the project. He personally doesn't think the road needs to be widened, and Orange County wants Seminole County to help pay for it, which isn't in their plan. They need to go through the proper channels to do this. Discussion ensued mostly regarding an Interlocal Agreement with Orange County for road maintenance on McCulloch Road. Tawny Olore, Acting County Engineer, addressed the Board and advised she was present at Orange County's meeting. She gave a detailed summary of the meeting.

Commissioner Zembower stated this is an attempt to move more traffic to Old Lockwood Road. And whether or not the desire is to cross the Econ or not, if you look at the Econlockhatchee Protection Act, Orange County only has one more right to cross the Econ. The real problem is more of a political issue that the Richard Crotty Parkway that has been planned for decades by Orange County was supposed to come in through UCF just south of McCulloch to connect into Old Lockwood and then over to Lake Pickett Road. Because there is pushback from the Department of Defense, who has offices over in that area, they do not like or have any desire to have that go through there for reasons of security. The real issue is Orange County needs to figure out what they're going to do with Richard Crotty Parkway, which is planned to go all the way from Semoran Boulevard, to UCF, to Old Lockwood. This is another way to move that traffic. Commissioner Zembower has a plan he will share with the Board from their documents that date back probably 35 years which would be helpful for the Board to understand why they're moving this direction. They're also moving this direction because of the new water-retention requirements that are going to require retention ponds to be much larger after June or July of this year.

Chairman Herr reminded Commissioner Dallari's original request was for a letter written by staff signed by herself, which she is supportive of. She thinks the letter needs to spell out the County's concern for jurisdictional rights. It's enough to lose ground to Tallahassee. They can't be losing ground to neighboring counties. Further, after the letter, they need to do follow-through in terms of what their plan will be to stay up-to-date on it and what interactions they'll have beyond the letter with Orange County to get it rightsized. Commissioner Zembower stated he would support that so long as the Interlocal Road Maintenance Agreement does not somehow say something. Chairman Herr advised it would all contemplate that the County and Orange County are following whatever agreements are in place, which may require a subsequent briefing. Commissioner Dallari stated the Interlocal Agreement is part of the issue because there's another project that was brought forward where Orange County caused an issue west of SR 434 and they're saying it's Seminole County's issue even though Orange County approved the development of commercial size that caused the problem. They really need to take a look at what capital is and what maintenance is. Commissioner Zembower stated they need to look at the interlocals and really understand what they say and have another conversation. He requested a briefing on the Interlocal Agreements. Mr. Slot advised the County Attorney's Office has already reviewed that agreement and provided staff a preliminary based on a lot of the feedback. They do know that it is silent on projects; it only speaks to maintenance. So that's the initial response from the County Attorney's Office; it really does need to be modernized.

Commissioner Dallari thanked the Board for consideration of the letter moving forward, and he fully supports the plan they're talking about so they can all be informed with full transparency. Chairman Herr confirmed they have consensus on the letter and the plan moving forward. Commissioner Zembower stated he wants to make sure that staff will bring an agreement to the Board to consider updating through the County Attorney's Office. Mr. Gray replied staff will pull that agreement back out and brief the Commissioners as they put the letter together.

District 2 - Commissioner Zembower

Commissioner Zembower announced he attended the Seminole County Prayer Breakfast, and it was well attended.

District 3 - Commissioner Constantine

Commissioner Constantine gave a shout out to staff and the Chairman for another successful State of the County. He reported on an upcoming ECFRPC meeting and the start of the baseball season. He announced FDOT awarded the State of Florida School Crossing Guard of the Year to Seminole County resident Minnie Alexander.

District 4 - Commissioner Lockhart

Vice Chairman Lockhart gave kudos to everyone involved with the State of the County. She discussed the Seminole State Dream Gala fundraiser. The Vice Chairman reported on the recent Medical Examiner meeting. There is still a request for further clarification and confirmation that Seminole County is in fact going to be separating and creating their own medical examiner facility. She reiterated in consultation with the County Attorney's Office that the County will be going forward with an RFP, not just for the building, but for the actual services of a medical examiner. There was mention made that was reflected in the minutes that Seminole County was not going to be able to do that, that it would be required that there be a process that the Governor would have to appoint and confirm whoever the medical examiner would be. That would be true if the County was not a Charter county; but because they are a Charter county, they have the authority and responsibility to go through the process of procuring their own medical examiner. She reminded one of the things she has mentioned in a prior update was that there was some potential need to true-up the dollar amount that they were contributing towards transporting bodies because their current agreement states that the County will be paying for transportation. While that is what the agreement states, apparently they have not been doing it that way for quite some time. They're going to try and dig into that a little bit more and figure out when and why that changed.

Vice Chairman Lockhart advised the upcoming LYNX and SunRail meetings have been cancelled. She asked the County Manager to update the Board on the expiration of the shelter agreements with LYNX and the situation they're in. Mr. Gray explained in regard to an agreement that explains who would be responsible for what when it comes to the shelters, trash cans, poles, he believes it expired in 2022/23. He had asked the County Attorney's Office to look into any agreements that the County had, possibly an amendment; but they found out that there was no extension or amendment. He spoke with LYNX about it, and they've made an agreement based on what the Board's direction was. LYNX has taken the shelters down already, and the County is removing the poles hoping that they'd come together. LYNX staff does have to go to their board to get that approved, and they will get back with Mr. Gray. He's hoping it ends the way the verbal agreement was meant to be. A brief discussion ensued regarding whether or not LYNX is required to pull demolition permits, and Mr. Gray advised he will check on that and get back to the Board.

Vice Chairman Lockhart noted she will be serving on a panel at the ECFRPC R2C Leadership Summit for the purpose of speaking from a local perspective.

District 5 - Chairman Herr

Chairman Herr stated after the Board passed the 417 connector, it then went to the CFX board where it passed unanimously. She noted the kick-off to soccer season has started.

Commissioner Constantine pointed out in regard to the 417 connector, today the Board approved the funding. He would like to ask, as CFX collects the tolls for that specific area, is there an opportunity for the County to collect any money back from what they are contributing. Chairman Herr answered no and explained the reason that the County's money was put in to start out with was because they would have failed the feasibility study without that contribution, so the road would not have been built. Commissioner Constantine questioned, as it becomes a success, the County won't be able to enjoy the fruits of their dollars. Chairman Herr responded they will be able to enjoy the economic development of the airport that is the fruit of their dollars. Commissioner Zembower stated, notwithstanding the access to the airport, that is going to be huge for Lake Mary Boulevard access.

X. CHAIRMAN'S REPORT

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

1. 02.10.26 Notice of Annexation from Winter Springs
2. 02.17.26 Notice of Hearings from Winter Springs
3. 02.17.26 Notice of Hearings from Winter Springs

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

Jay Exum, Vice President of Friends of the Wekiva River, addressed the Board to discuss the Wekiva River Protection Act and today's Closed Session.

Public Comment Form was received and filed.

Recess BCC Meeting for a closed session

Chairman Herr recessed the meeting at 11:02 a.m. and announced the Board will now convene the following closed session:

Convene Closed Session

Seminole County, Florida v. Middleburg Communities, LLC Et Al.
Case No. 2025-CA-001870

Close Closed Session

Chairman Herr announced the Board has adjourned the closed session regarding Seminole County v. Middleburg Communities, LLC Et Al.

Reconvene Meeting

Chairman Herr reconvened the meeting at 11:38 a.m.

XII. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 11:39 a.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC