

# **SEMINOLE COUNTY, FLORIDA**

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



## **Meeting Minutes**

**Tuesday, November 18, 2025**

**9:30 AM**

**BCC Chambers**

**Board of County Commissioners**

**I. CALL TO ORDER**

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

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

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

Shane Kohout, Metro Life Church, gave the Invocation. Commissioner Dallari led the Pledge of Allegiance.

**III. AWARDS, PRESENTATIONS AND PROCLAMATIONS**

Without objection of the Board, Chairman Zembower requested Agenda Item 4, Resolution Honoring Queen Charlotte Taylor, be heard first.

4. Approve and authorize the Chairman to execute a Resolution honoring the 103rd birthday of Queen Charlotte Taylor of Sanford, FL. [2025-1071](#)

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to adopt appropriate Resolution #2025-R-95 honoring the 103rd birthday of Queen Charlotte Taylor of Sanford.

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

1. County Investment Advisor Report (Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) [2025-1074](#)

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

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, 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 he is pulling Agenda Item #11, The Health Council of East Central Florida Medical System of Care Agreement, which will be brought back at the next meeting; and he noted there was an additional handout (received and filed) added to the backup for Agenda Item #17, Design and Construction of Seminole County Criminal Justice Center Renovation and Five Points Building System Improvements.

Motion by Commissioner Dallari, seconded by Vice Chairman Herr, to approve Constitutional Officers' Consent Agenda Items 2 - 3; and the County Manager's Consent Agenda Items 5 - 26, excluding Agenda Item 11.

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

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

**Constitutional Officers – Consent Agenda (Items No. 2 - 3)**

2. Expenditure Approval Lists dated October 15, 22, and 29, 2025; Payroll Approval List dated October 9 and 23, 2025; and BCC Official Minutes dated September 23 and October 14, 2025. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2025-1049](#)
3. Approve appropriation from the Sheriff's Office Fiscal Year 2024/25 General Fund Budget closeout: \$2,312,091.56 in purchase commitments not completed by 9/30/2025. Approve and authorize the Chairman to execute a Resolution implementing a Budget Amendment Request (BAR) in the amount of \$2,312,091.56 in the General Fund to establish budget. Countywide (Lisa Spriggs, Chief of Administrative Services)  
Resolution #2025-R-96 [2025-1075](#)

**County Manager's Consent Agenda (Items No. 4 - 26)****County Manager's Office****Administrative Services**

5. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-907 for a drainage easement necessary for the Midway Drainage Improvement Project (300 ± SF) between Natasha D. Scott and Seminole County for \$5,000.00, 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, Administrative Services Deputy Director) Requesting Department - Public Works [2025-1028](#)
6. Approve and authorize the Chairman to execute an Interlocal Agreement between Seminole County and the City of Sanford relating to the Jurisdictional Transfer of a portion of Skyway Drive. District5 - Herr (Stephen Koontz, Administrative Services Deputy Director) [2025-1001](#)
7. Approve and authorize the Chairman to execute the five (5) year Ahoy Marine Lease Agreement for an annual rent of \$30,544.44. District5 - Herr (Stephen Koontz, Administrative Services Deputy Director) [2025-991](#)
8. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #707, for a temporary construction easement necessary for the Slavia Road Improvement Project (2,340 ± SF in total) between Robert C. and Kathleen K. Kingsland and Seminole County for \$65,740.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District1 - Dallari (Stephen Koontz, Administrative Services Deputy Director) Requesting Department - Public Works [2025-966](#)
9. Approve the proposed Stipulated Order of Taking and Final Judgment in the amount of \$80,210.00 between Seminole County and Hattaway Holdings, LLC, regarding Parcel 101 of the Hillview Drive Improvement [2025-1044](#)

Project and as part of eminent domain proceedings in Seminole County Case Number 2025-CA-001128. District3 - Constantine (Stephen Koontz, Resource Management Deputy Director) Requesting Department - Public Works

### Community Services

10. Approve and authorize the Chairman to execute an agreement in the amount of \$581,125 from the General Housing Trust Fund (Ordinance 2021-14) to assist with the cost of the infrastructure required for a nineteen-unit affordable housing development located in the City of Sanford in partnership with Habitat for Humanity of Seminole County and Greater Apopka Florida Inc. and any amendments or other related documents. District 5 - Herr (Allison Thall, Community Services Director) [2025-1023](#)
  11. Approve and authorize the Chairman to execute The Health Council of East Central Florida Medical System of Care Agreement FY2025-2026 in the amount of \$142,000 which provides outpatient medical health services to uninsured and underinsured residents of Seminole. Countywide (Allison Thall, Community Services Director) [2025-1027](#)
- Pulled from the agenda.***
12. Ratification of the Chairman's execution of the Combined Participation Package for the New National Opioids Secondary Manufacturers Settlements. Countywide (Allison Thall - Community Services Director) [2025-1061](#)

### Emergency Management

13. Approve and authorize the Chairman to execute the Purchase Agreement between Pamela Sanders and Seminole County for the acquisition of the property located at 409 Whitcomb Drive, Geneva, FL through the Hazard Mitigation Grant Program. District2- Zembower (Alan Harris, Emergency Management Director) [2025-1022](#)
14. Approve and authorize the Chairman to execute the Purchase Agreement between Angela Zwarycz and Seminole County for the acquisition of the property located at 423 Whitcomb Drive, Geneva, FL through the Hazard Mitigation Grant Program. District2- Zembower (Alan Harris, Emergency Management Director) [2025-1031](#)
15. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) 26-007, which will appropriate \$145,270.04 for flood mitigation improvements for the property located at 816 Agnes Dr. Altamonte Springs, FL. District3 - Constantine (Alan Harris, Emergency Management Director) [2025-1062](#)  
Resolution #2025-R-97

**Fire Department/EMS**

16. Approve and authorize the Chairman to execute the Agreement for Temporary Use of Seminole State College Facilities. District4 - Lockhart (Matt Kinley, Fire Chief) [2025-1033](#)

**Fleet and Facilities**

17. Approve the Guaranteed Maximum Price (GMP) of \$86,394,919 for the Design and Construction of Seminole County Criminal Justice Center Renovation and Five Points Building System Improvements, 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. 2 for Construction Services and to execute and incorporate Appendix I into PS-5968-24/RTB - Construction Manager at Risk (CMAR) Agreement for the Design and Construction of Seminole County Criminal Justice Center Renovation and Five Points Building System Improvements. District4 - Lockhart (Chad Wilsky, Fleet and Facilities Director) [2025-1051](#)

**Human Resources**

18. Approval of the Stop-Loss/Reinsurance contract renewal for calendar year 2026. Countywide (Christina Brandolini, Human Resources Director) [2025-1048](#)

**Management and Budget**

19. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-005 in the Solid Waste Fund to transfer \$783,100 from Solid Waste Reserves to replace BCC #64078 John Deere Off Road Dump Truck and refurbish BCC #56504 Refuse Trailer; and to transfer existing budget in the Transportation Trust Fund to replace BCC #59326 F550 Bucket Truck. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Fleet & Facilities [2025-980](#)  
Resolution #2025-R-98
20. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-006 in the MSBU Fund to transfer \$367,748 for the renovation and stabilization to the Deer Run clubhouse. District 1 (Timothy Jecks, Management & Budget Director) Requesting Department - Parks and Recreation [2025-1003](#)  
Resolution #2025-R-99
21. Approve and authorize the Chairman to execute the Fiscal Year 2025/26 Service Funding Agreement in the amount of \$11,625,861 by and between Seminole County, Florida, and Central Florida Regional Transportation Authority (LYNX). Countywide (Timothy Jecks, Management & Budget Director) [2025-1047](#)

22. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-063 in various Countywide Funds in the amount of \$8,900,913.07 for Fiscal Year 2024/25 year end budget adjustments. Countywide (Timothy Jecks, Management & Budget Director) [2025-1064](#)  
Resolution #2025-R-100

### **Office of Economic Development and Tourism**

23. Approve and authorize the Chairman to execute the Third Party Contributor Agreement between Seminole County Government and FloridaMakes, providing \$145,320 in in-kind services to support economic development initiatives benefiting manufacturers in Seminole County, Florida.. Countywide (Gui Cunha, Economic Development & Tourism Director) [2025-819](#)
24. Approve and authorize the Chairman to execute the Firefighter Challenge Championship Series Hosting Agreement in the amount of \$25,000 between the First Responder Institute, Seminole State College of Florida, and Seminole County to host the All American Challenge & Training Camp event at Seminole State College on April 1- April 4, 2026. Countywide (Gui Cunha, Economic Development & Tourism Director) [2025-1029](#)

### **Parks and Recreation**

25. Approve and authorize the Chairman to execute a Temporary Construction Easement with the City of Sanford. District5 - Herr (Rick Durr, Parks & Recreation Director) [2025-996](#)

### **Public Works**

26. Request Board ratification of the Seminole County Central Florida Commuter Rail Commission representative's approval of the Supplemental Amendment No. 01 to the Locally Funded Agreement between the State of Florida, Department of Transportation and the Central Florida Commuter Rail Commission. (John Slot - Public Works Director) [2025-1072](#)

### **V. WORKSESSION**

27. Parks and Recreation Update (Rick Durr, Parks and Recreation Director) [2025-1067](#)

Mr. Durr addressed the Board and presented the update as outlined in the agenda backup.

Vice Chairman Herr asked if staff is keeping an eye on Volusia County's plan for their recreational tourism programs, and Mr. Durr answered yes. She asked if the plan is to work collaboratively with them. Mr. Durr explained the short answer is yes, and they've got a relationship with their Parks department. Vice Chairman Herr stated she thinks the opportunities for synergy are significant given the proximity. Upon inquiry of the Vice Chairman, Mike Wirsing, Parks and Recreation Deputy Director, addressed the

Board and discussed how pricing is set at the Wekiva Golf Course. There was a brief discussion regarding Midway Parks and capacity at County summer camps.

At the request of Commissioner Constantine, Mr. Durr discussed plans for the County's library system. Commissioner Lockhart urged staff every time they go to make a large capital investment, what they are doing should be tied back to the master plan; and if they decide they need to change the plan, they need to address the fact that they are pivoting away from the plan they adopted and/or said they wanted to do. Commissioner Dallari discussed accreditations.

Chairman Zembower shared his comments. He requested to see an economic impact going forward regarding State-owned lands and trails; how many acres and how many miles.

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

Commissioner Constantine noted if staff goes forward with an economic impact, he would like to see the impact those lands and trails have on home values. Chairman Zembower advised in the next presentation, the return to taxpayers from the Wekiva Golf Course needs to be pointed out.

28. Seminole Forever Update (Rick Durr, Parks and Recreation Director) [2025-1068](#)

Mr. Durr presented the update as outlined in the agenda backup. He advised staff's recommendation for next steps would be to submit funding request applications for all qualifying BCC-approved nominations to specific agency programs, direct staff to begin due diligence on selected projects, staff will report back to the Board with a status report and update in six months (or other time to be determined), and revisit the application submittal period in late 2026.

Commissioner Constantine stated he believes staff's recommendation is quite reasonable and acceptable. He thinks it is the right way to move forward. He shared his comments on each of the properties discussed in Mr. Durr's presentation. Commissioner Dallari advised he supports the recommendation for the seven properties. He looks forward to continuing to receive updates and believes they are going in the right direction. Vice Chairman Herr asked for staff to confirm which seven properties are being recommended. Mr. Durr answered the top five as recommended by the ARC would be Hi-Oaks, Lee Ranch, Buchholz, de Arcos, and Lessard; and then for consideration for other means would include the Parker and Lawlor properties.

Vice Chairman Herr pointed out the de Arcos property is over 200 acres for only \$500,000. They are seeking a partnership with SJRWMD for management. She thinks that one needs to be prioritized based on price, it is significant, and it is waterfront. She agrees with the recommendations, and she thinks at some point they're going to be stretched because they're running a race based on timing and answers that will be coming back to the Board. This is the first step in what's going to become a more difficult process in terms of decision-making. As they're going through this, she believes there needs to be a timing of how this works and prioritization in terms of how it works so they make sure that they aren't losing out on unbelievable opportunities for

the potential on opportunities that they may or may not be able to execute.

Commissioner Lockhart stated she loves that they learned some great lessons through the Yarborough process about how to leverage funds because not every piece of property that is being preserved in Seminole County, or could be, has to be purchased by Seminole County. Once they buy it, it's theirs to maintain; and that cost is what is overwhelming to do it correctly, so partnerships with the State and other agencies are critical. She thinks it is a great recommendation, and she is excited to see how things flesh out moving forward.

Chairman Zembower advised he ranked the properties slightly different, but there's some outstanding information that they may or may not have at this point. He doesn't disagree with the list in its entirety. He asked what conversations have been had, if any, with Orange County about what's happening with an adjacent property known as Rybolt Ranch that backs up to Hi-Oaks. There was a discussion that Orange County was possibly going to seek to purchase that property from the developers, and they're in court right now over development rights. Mr. Durr answered staff knows a little bit, but they need to get the latest update; and he will be happy to do so. Chairman Zembower noted Hi-Oaks has already started the Florida Forever Program application, and asked how far along they are and whether or not the County will do the due diligence finance portion of that. Mr. Durr explained the application went in, in October, so it's at the beginning of the process. Staff will put away dollars for whatever due diligence they need to help facilitate. The information that they received from the State said they'd like to get a presentation of the property so their staff can begin walking it through their process. Chairman Zembower stated some of the residents that live in, around, and adjacent to that property have shared panther pictures; a mother and her cubs. He would move the Lessard property to number three because it backs up to County parks, but the one he is really struggling with is the Buchholz property and discussed why. He's happy to go with the list, pending additional information; but he really wants to know what Orange County's plans are regarding the Rybolt property. Discussion ensued.

Commissioner Lockhart asked for clarification on whether or not these properties are "ranked". Mr. Durr answered they are scored. He explained in terms of the ranking, it's just in order of the scores from high to low. One thing that they made certain on as they proceeded to develop the ranking criteria is the reflection of what the experience was with Florida Forever. Essentially, they could look at any of the 10 properties in the presentation and see where it fits in the program and which one is ready to go. It helps as a guideline, but the next steps will determine how quickly something gets done. Commissioner Lockhart confirmed with Mr. Durr that they are not being presented to the Board by the ARC in rank order of priority for the Board's process moving forward. Mr. Durr added the actual process will start to shake out which ones are actually ready to go. Chairman Zembower stated this is the scoring at this juncture of the process, but they could move around at the next step in the process.

Commissioner Constantine stated he would move the recommendation of the Director of Parks and Recreation in that they continue to move forward in doing some analysis of Hi-Oaks, Lee Ranch, Buchholz, de Arcos, Lessard, Parker, and Lawlor properties

realizing that some of them, especially the top two, are already involved with Florida Forever, and the bottom two with Gen 4, and the others in some form or capacity; and continue forward. He advised that was more of a comment than a motion.

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

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to move forward with the seven recommendations, to continue the analysis, and bring back recommendations.

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

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

Chairman Zembower recessed the meeting at 11:05 a.m.

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

Chairman Zembower 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.

## **VI. PUBLIC HEARING AGENDA**

### **Accept Proofs of Publication**

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to authorize the filing of the proof 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**

All districts reported they had no ex parte.

### **Public Hearings - Legislative**

29. LDC Amendment: Certified Recovery Residences - Consider an Ordinance amending the Land Development Code to establish a process for reasonable accommodations and the review and approval of Certified Recovery Residences, and to add a definition for Certified Recovery Residence. Countywide (David German, Senior Planner) [2025-846](#)

Mr. German and Deputy County Attorney Neysa Borkert addressed the Board and presented the item as outlined in the agenda backup. The presentation was followed by Board comments and questions.

Vice Chairman Herr inquired if the CRR applicant is for the dwelling or if each person that goes there is applying separately and proving disability. Ms. Borkert responded the reasonable accommodation process can apply to individuals. In this case, it could be either way. Typically the person that is registered by the State will be the person providing care to the disabled individuals, and they will have to be the one to submit the application and verification that they are certified of the people that are going to be

there. She clarified the approval runs with the person, not the land like a variance. It is only a certified recovery residence if the persons in it are disabled, it is certified by state law, and they have the requisite person that is managing it. Vice Chairman Herr confirmed with Ms. Borkert the property loses homestead if it becomes certified because they are then operating as a business. The Vice Chairman also confirmed with Ms. Borkert the CRR is subject to all of the other standard codes.

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

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, to adopt Ordinance #2025-25 amending the Land Development Code to establish a process for reasonable accommodations and the review and approval of Certified Recovery Residences, and to add a definition for Certified Recovery Residence; as described in the proof of publication.

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

30. Comprehensive Plan Amendment - Staff is requesting a continuance to the December 9, 2025 BCC meeting - Approve the proposed Ordinance amending the Seminole County Comprehensive Plan by revising the Introduction, Transportation, Public School Facilities, Intergovernmental Coordination, and Capital Improvement Elements to implement the 2021 School Interlocal Agreement to expand options for transit services and provide a definition for micro-transit. Countywide (David German, Senior Planner)..end

[2025-964](#)

Division:

Motion by Commissioner Constantine, seconded by Vice Chairman Herr, to grant the request to continue the item to the December 9, 2025, meeting.

Under discussion, Commissioner Lockhart advised she read the letter that came from the Department of Commerce, and she would like to respond to that letter, if possible, requesting the DOC specify in writing what they believe is most restrictive. The Chairman inquired of the Board, and there was consensus to do so. Ms. Latorre stated her office will draft the letter and inquired if they want it to come from the BCC Chairman or the County Attorney's Office. Ms. Borkert commented they have tried getting this answer from the State and have been unable to do so. She thinks a letter from the Board Chairman would go a little further than the staff-level efforts have gone. Chairman Zembower stated they have never received a response to any letter the Board has written in the past four years. He commented if the DOC won't respond and answer, test it and see what teeth they want to bring forward to make the County not do it. Vice Chairman Herr suggested the letter be worded absent of a response by X, they will presume they should pass the ordinance. No objections were voiced.

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

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

Ms. Latorre stated she is seeking consent from the Board to pursue legal remedies under five separate affordable housing funding agreements from 2023 against the developer Florida

Superior Properties Economic Community Services, Inc. (SPECS). The County donated five lots in the Midway area to SPECS in 2022 and contributed \$1 million to build five affordable homes and to secure qualified buyers. To date, only two of the five homes have received certificates of occupancy. The other three are in various stages of construction, and all building permits have expired. Communication with SPECS has broken down despite staff's best efforts, and they are seeking the Board's permission to pursue remedies under the recorded agreement and mortgages.

Vice Chairman Herr stated their best move is to seek all remedies simultaneously. The finished homes are sitting unattended. The others are close to being done. It is wasteful and not helpful to the community. Commissioner Dallari stated he would second that. Vice Chairman Herr responded so moved.

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

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

### 31. Business Tax Receipts Update

[2025-1070](#)

Mike Rhodes, Compliance Coordinator, addressed the Board and presented the Business Tax Receipts presentation as outlined in the agenda backup. The presentation was followed by Board comments and questions.

Commissioner Lockhart commented she is completely on board with looking at either minimizing or eliminating it for the sake of streamlining and giving the residents who are small business owners relief.

Commissioner Dallari advised he has spoken to a couple of the surrounding counties that did away with this, and at least one of them have said they wish they didn't because they have lost collected data. He would like to understand what that data is and what they are using it for. Mr. Gray explained it can be used for economic data to know how many businesses are in the community. Fire Rescue can use it to ensure businesses are complying with fire safety and current laws that are in place, but there are probably other ways they can gather that. It can be used in change of use to ensure they have the right permits to operate where they are. Commissioner Dallari stated he is not asking today but he is asking for that information later. He inquired how they are getting data from the economic standpoint. Mr. Gray responded he asked Gui Cunha, Economic Development Director, how he knows how many businesses are in the county. Mr. Cunha advised him the data from the business tax receipts is not reliable so he does not use it. He uses Sunbiz, different groups, federal if there is any federal type of information, as well as Orlando Economic Partnership.

Vice Chairman Herr inquired what they pay for the system that is used to manage the collection of fees, what is the net sum they get, and does that actually pay for the staff that collects it. She commented she thinks businesses have an impact on infrastructure and she struggles with the notion that only residents pay for infrastructure. The fact they are not using this information to the full extent they should be using it is on them. Discussion ensued.

Motion by Chairman Zembower to do away with the business tax receipts.

Under discussion, Vice Chairman Herr stated she would not vote yes to do away with it today because she does not think they have a real good handle on what it could or should look like in terms of potentially being useful and easy for a citizen or business in the community to comply with while at the same time potentially giving the County information that would be exceptionally helpful.

Commissioner Dallari does not feel comfortable saying get rid of the whole program or keep the whole program because he needs more information and wants to know if the information is worth having. He would like staff to do a deeper dive to give the Board that information so they can better understand it to make a more comprehensive decision.

Commissioner Constantine stated he wants more information. He is not saying he would not be amenable to the motion in the future, but he would like a little bit more than just a "let's have it or not have it." He thinks this is something the County Manager should take a dive into and bring it back to the Board with some sort of guidance, direction, or recommendation. He stated he would make that motion.

The Chairman stated they had two motions. Commissioner Constantine responded there was not a second to Chairman Zembower's motion. The Chairman commented he was interrupted halfway through getting a second to his motion. The Chairman withdrew his motion so they could move forward with Commissioner Constantine's motion. Vice Chairman Herr seconded Commissioner Constantine's motion.

Under discussion, J.R. Kroll, Tax Collector, addressed the Board and stated his office has slowly been getting into all the bits and pieces of the different tax departments they are working on, and this is one they are looking at now. The way it was laid out to be more convenient pre-internet was for it to all be done at the cities at one time. Unfortunately, the cities have all taken their own way of doing it and do not have a system. The cities provide a spreadsheet with a check. His office has no way to verify any information. He has no "teeth in the game either way," but if they are still going to collect, he wants to be the one to collect it and not the cities so they have good information. It's not a huge undertaking on his staff to do. They have the program in place that is included with the rest of the tax program. He is hoping this is not just tabled to be talked about later because it cannot be unilaterally canceled. With 90 days' notice, the County can let the cities know they are not going to do it anymore. Altamonte Springs is the only one giving pushback, but the others all agree. They could say to have the Tax Collector collect for now and then decide at a different date if they want to table it or not. But he doesn't want to wait six months down the road and they are still fighting with the cities to do their collection because that creates more work on his office who are trying to balance things with numbers they don't have information for. Brief discussion ensued.

Commissioner Lockhart inquired if there was a time frame on Commissioner Constantine's motion, and Commissioner Constantine responded he would hope as soon as they can get it, but he is not going to say the next meeting. Mr. Gray

responded he would bring it back by the last meeting in January of 2026.

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

## **IX. DISTRICT COMMISSIONER REPORTS**

### **District 5 - Commissioner Herr**

- 31a. Approve the appointment of Zachary Miller as the District 5 representative to the Seminole County Port Authority (SCOPA) for the term 1/1/2026 - 12/31/29. [2025-1098](#)

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to appoint Zachary Miller as the District 5 representative to the Seminole County Port Authority (SCOPA) for the term 1/1/2026 to 12/31/2029.

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

The Vice Chairman advised SCOPA held a special meeting to approve a new deal for an acquire of the marina, which has now closed. She thanked everyone involved.

The Vice Chairman reported she moderated the Mayors' Update with the Seminole County Chamber. The Chamber was named Florida Chamber of the Year by the Florida Association of Chamber Professionals in the budget category. Seminole County received the 2026 East Central Florida Diamond Award for Excellence in Conservation and Countryside for the Little Wekiva River Restoration Initiative. The Vice Chairman commented Joey Cote, Veterans Services Manager, did an outstanding job as the keynote speaker at Sanford's Veterans Day ceremony. She attended London Calling at Ace Cafe and also the Recovery House Serving Hope Gala, which was the first gala of this scale in this community. She explained Recovery House has a goal of bringing recovery services for women to the county because that is not offered right now. They have purchased the old Lake Kathryn hotel and have the vision of redoing that for women's services. The Vice Chairman gave a shout-out to Larry Dale's family for their sendoff to him.

### **District 1 - Commissioner Dallari**

Commissioner Dallari distributed an email from Duke Energy regarding a project that will last several months to upgrade and renovate the substation on Howell Branch Road, which may cause outages in the area (received and filed). He wants to make sure the public is informed and all the Commissioners are aware in case they receive any phones calls.

The Commissioner reported MetroPlan Orlando and FDOT have had a series of workshops on e-bikes. There have not yet been any recommendations to the State. As he gets information, he will make sure to forward it to the Board. He advised MPO is doing work on speed tables, and he will also distribute that information once it is available. Upon Chairman Zembower's inquiry, Mr. Gray advised there is a draft ordinance regarding e-bikes.

### **District 3 - Commissioner Constantine**

Commissioner Constantine reported on the Regional Planning Council meeting, automated vehicles conference, and the Central Florida Zoo Asian Lantern Festival.

**District 4 - Commissioner Lockhart**Rosenwald

Commissioner Lockhart reported she met with county staff and Collage Companies, who is going to be managing the Rosenwald project. She gave a shout-out to Collage for their proactive approach in reaching out to community members and offering their company as a resource and also seeing which members of the community, who are members of the trades, might be given an opportunity to work on the building.

Lillie H. Green Community Center/Boys & Girls Clubs

The Commissioner advised the relationship with the Lillie H. Green Community Center and Boys & Girls Clubs is still struggling. Upon the Commissioner's request, Tricia Johnson, Deputy County Manager, explained the Board executed an agreement with the Boys & Girls Clubs in 2018 for a five-year term, and it was renewed in 2023 for another five-year term. It allows the Boys & Girls Clubs to utilize that facility for \$1 a year, and they are responsible for the majority of the maintenance. They utilize it Monday through Friday, and the hours vary between the summer and the school year. The community utilizes the center on the weekends for rentals and very limited morning hours during the week. There have been challenges for some time. The Boys & Girls Clubs feels a great responsibility for the building. The community feels a great responsibility because this is their community building. They would like more opportunity to utilize it, and they feel it is too limited. Per the lease, the Boys & Girls Clubs has the ability to utilize it in their hours, but there are some flexibility challenges. County staff most recently encountered an issue where the alarm code was changed without notification from the Boys & Girls Clubs. A renter went to utilize the center and could not get in because the code had been changed. The Sheriff's Office arrived and contacted the Boys & Girls Clubs who would not disclose the new code. Within a few days of that, the code was changed back. In the meantime, the County Attorney's Office drafted a breach of agreement letter sent to the Boys & Girls Clubs executive team in Orlando to be sent upon review. Ms. Johnson stated she, the Parks and Recreation team, Facilities, and Assistant County Manager Kristian Swenson met last week to talk about options. There is a gap with having an individual at the facility to assist with rentals. Right now it is a security company who may or may not understand the depth of their responsibilities. As a short-term resolution, they are considering if there is Parks and Recreation staff or a member of the community who can be responsible to be there on the weekends and when the facility is rented so the renters are being held responsible, they are able to get in, they do not have to deal with the security company arriving at different times, not having the alarm code, etc. She reminded the County's intention is to open the next community center in summer of 2027, but they want to solve this problem and they need the Boys & Girls Clubs' cooperation. She commented this could mean bringing the lease back to the Board for reconsideration of the agreement.

Chairman Zembower inquired who is collecting the rental fees, and Ms. Johnson explained the County rents the space through their rec track process. The renter can go online or to one of the County's facilities to set up the rental. Parks and Rec is responsible during the weekends for controlling that, and Boys & Girls Clubs is responsible during the week, which creates confusion for the renters to know who to go to, to set up a rental. That is a problem they need to solve. Chairman Zembower confirmed with Mr. Gray staff will bring something back to the Board.

Commissioner Constantine left the meeting at 2:44 p.m. and re-entered the meeting at 2:52 p.m.

#### Clerk of Courts and Comptroller Trust Funds

Commissioner Lockhart confirmed with Chairman Zembower they have not received a letter back from Blaise Ingoglia, Florida CFO, regarding the letter the County recently sent him asking for some clarification on the Clerk of the Court and Comptroller's trust funds. Commissioner Lockhart commented they did not copy their legislative delegation on that letter and suggested they forward that letter with a cover letter explaining it is being forwarded it to them absent a response from the CFO. Commissioner Lockhart inquired if it would be appropriate to request a referral for the Joint Legislative Audit Committee (JLAC) to weigh in. If this is something that the CFO feels he does not want to tackle, maybe their legislative delegation would be interested in taking this up with JLAC, and that would be her recommendation. After discussion, Chairman Zembower suggested they draft the letter to the legislative delegation that says lacking any response from the CFO, please provide the appropriate mechanism to get the information other than the CFO. No objections were voiced. Chairman Zembower confirmed with Ms. Latorre that can be done quickly.

#### Lazy Acres Residents' Request

Commissioner Lockhart commented due to SB180, the County has paused on the rural enclave movement. One of her constituents who lives in the Lazy Acres community reached out and asked where they were at in the process, and staff responded it has been put on hold because of the action from the State. One of the potential remedies offered was having a vast majority or all of the property owners that would be impacted apply to the County themselves as opposed to the County moving forward with modifying the Comprehensive Plan. There was an inquiry if the BCC would contemplate waiving the application fee if the property owners decided to do that. The Commissioner thinks that is something the Board would maybe consider. She does not want staff to feel they are the ones who have to make that decision. Discussion ensued.

Upon Vice Chairman Herr's inquiry, Ms. Borkert advised privately initiated Comprehensive Plan amendments are not under that purview. Vice Chairman Herr commented she would waive the fee.

Commissioner Dallari inquired if there are any issues with waiving the fee from the State's perspective, and Ms. Borkert responded there is no legal issue with waiving the fee. It would be at the discretion of the Board. Operationally there needs to be some guidance on how the Board wants the fee waiver to work, if they want to waive the fee in clumps or waive it for the whole geographic area that was included in the different rural enclaves.

Commissioner Dallari inquired of Commissioner Lockhart since there are people already talking to her if she could direct them to the County Attorney for some advice, and then they can move forward. Commissioner Lockhart agreed and added they are already in touch with Planning. The suggestion came from staff they all come in together and make the application for consideration. Then the request was made by the community member if the fee could be waived if they get everybody together.

Upon Chairman Zembower's inquiry, Ms. Latorre explained that the property owners who do

not want to apply would not be forced to be part of the rural enclave. Chairman Zembower commented the problem with that is they create a doughnut hole and what could happen in the future with those who were not included. Discussion ensued.

Commissioner Lockhart clarified she was only asking if the Board would consider waiving the fee for the citizens who are contemplating bringing a request forward. She stated she thinks she heard yes. No objections were voiced. Commissioner Lockhart confirmed with Mr. Gray he would have staff continue to work with those folks under those premises.

#### SunRail Citizen Advisory Committee Vacancy

Commissioner Lockhart advised there is an opening on the SunRail Commuter Rail Commission Citizen Advisory Committee. While he has not put in his application yet, Patrick Austin, City of Sanford Commissioner, has told her he would be willing to serve in that role. He rides SunRail every day of the week to his job in Downtown Orlando. Chairman Zembower inquired if he was allowed to serve since he is an elected official. Commissioner Lockhart responded the attorneys involved in the Commuter Rail Commission looked at it and opined there was not a conflict. Vice Chairman Herr asked if they can move to approve it subject to successful submission of the application so they are not hung up by the application with one meeting in December. Commissioner Dallari stated second.

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

#### **District 2 - Chairman Zembower**

Chairman Zembower reported the airport is moving forward and getting traction on possibly having extended leases beyond the 50-year period, which is part of the holdup on getting some of the bigger clients on the landside lease to move forward. He advised the airport will be sending over an invitation to all the elected officials on the BCC and the City of Sanford to attend an orientation meeting to learn everything that is going on at the airport, which should be by the end of the year but he hasn't been given a date yet.

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

##### **COMMUNICATIONS AND/OR REPORTS**

No submissions.

#### **IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS (ADDITIONAL)**

Mr. Gray commented this is Development Services Director Jose Gomez's last meeting and thanked him for his service. Mr. Gray advised Mr. Rhodes will be the interim director as they recruit for a replacement.

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

Adam Nelson addressed the Board and spoke about a parcel he purchased located at 595 Rest Haven Road and challenges he is having regarding obtaining a title opinion. Upon Chairman Zembower's inquiry, Ms. Borkert provided an overview of everything that staff has done. After Board questions and discussion, the Chairman requested Ms. Borkert work with Mr. Nelson and his counsel.

Public Comment Form received and filed.

**XII. BOARD REORGANIZATION**32. Election of Chairman and Vice Chairman [2025-1059](#)

Chairman Zembower passed the gavel to Ms. Latorre to act as temporary Chairman to the BCC. Ms. Latorre explained the rules of the Board reorganization and opened the floor for nominations for the Chairman to the BCC.

Commissioner Constantine nominated Commissioner Herr for Chairman. Commissioner Dallari stated he would second that. Ms. Latorre inquired if there were any further nominations, and Commissioner Lockhart motioned to close nominations. Ms. Latorre called the question as to Commissioner Herr for Chairman.

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

Ms. Latorre passed the gavel to Commissioner Herr who assumed the position of Chairman.

Chairman Herr opened the floor for nominations for Vice Chairman and nominated Commissioner Lockhart. There were no other nominations, and Chairman Herr called the question.

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

33. Affirm the Standards of Conduct for Seminole County Commissioners [2025-1060](#)

Ms. Latorre advised the Board needed to reaffirm the Board's Code of Conduct, which their policies require them to do every year. Commissioner Constantine stated so moved, and Commissioner Zembower seconded.

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

**XIII. ADJOURN BCC MEETING**

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 3:19 p.m., this same date.

**APPROVED by the BCC:**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Clerk of Court and Comptroller  
AS Clerk to the BCC