

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, May 12, 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 Chariti Guevara.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Elder David Ball, Church of Jesus Christ of Latter-day Saints, gave the Invocation and led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation proclaiming Sergeant Robert Pizzurro, United States Army, as Seminole County's May Veteran of the Month. (Sergeant Robert Pizzurro, United States Army) [2026-0390](#)

Motion by Chairman Herr, seconded by Commissioner Zembower, to adopt a Proclamation proclaiming Sergeant Robert Pizzurro, United States Army, as Seminole County's May Veteran of the Month.

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

2. Proclamation - proclaiming May 25, 2026 as Memorial Day in Seminole County, Florida [2026-0310](#)

Motion by Commissioner Dallari, seconded by Commissioner Constantine, to adopt a Proclamation proclaiming May 25, 2026 as Memorial Day.

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

3. Proclamation - proclaiming May 3 - 9, 2026 as National Travel and Tourism Week in Seminole County, FL. [2026-0369](#)

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to adopt a Proclamation proclaiming May 3 - 9, 2026 as National Travel and Tourism Week.

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

4. Resolution - recognizing the 2026 Lake Mary High School Cheerleading team as the Florida High School Athletic Association (FHSAA) State Champions. [2026-0371](#)

Motion by Vice Chairman Lockhart, seconded by Commissioner Dallari, to adopt appropriate Resolution #2026-R-38 recognizing the 2026 Lake Mary High School Cheerleading team as the Florida High School Athletic Association (FHSAA) State Champions.

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

5. Resolution honoring the retirement of UCF Senior Associate Vice President for Government and Community Relations Fred Kittinger [2026-0420](#)

Motion by Commissioner Constantine, seconded by Commissioner Zembower, to adopt appropriate Resolution #2026-R-39 honoring the retirement of UCF Senior Associate Vice President for Government and Community Relations Fred Kittinger.

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

IV. ADDITIONS, DELETIONS & MODIFICATIONS TO THE AGENDA

County Manager Darren Gray announced Item 7, Interlocal Agreements with the Cities regarding Five-Cent Local Option Fuel Tax, will be moved to this afternoon during his County Manager Report because a couple of the agreements need to be updated. Item 12, Resolution amending Admin Code Section 26.5, is being pulled from the Agenda to come back at a later date.

Vice Chairman Lockhart left the meeting at 10:15 a.m. and reentered the meeting at 10:17 a.m.

V. CONSENT AGENDA – PUBLIC PARTICIPATION

Public Comment (Consent Items Only)

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 6; and County Manager's Consent Agenda Items 8-11 and 13-26.

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

Constitutional Officers – Consent Agenda (Item No. 6)

6. Expenditure Approval Lists dated April 8, 15, and 22, 2026; Payroll Approval List dated April 9, 2026; and BCC Official Minutes dated April 14, 2026. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2026-0397](#)

County Manager's Consent Agenda (Items No. 7 - 26)

County Manager's Office

7. Approve and authorize the Chairman to execute seven (7) Interlocal Agreements with the municipalities of Seminole County regarding the assignment and distribution of Five-Cent (5¢) Local Option Fuel Tax proceeds. Countywide (Darren Gray, County Manager) [2026-0430](#)
Moved to the afternoon under the County Manager's Report.
8. Approve and authorize the Chairman to execute a Proclamation proclaiming May 17th - 23rd, 2026 as Emergency Medical Services Week in Seminole County, FL. [2026-0332](#)
9. Approve and authorize the Chairman to execute a Proclamation [2026-0413](#)

proclaiming May 4 - 8, 2026 as Economic Development Week in Seminole County, FL. Countywide

County Attorney's Office

10. Approve and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Seminole County, Florida, and corresponding Interlocal Agreement, approving, solely for the limited purposes of Section 147(f) of the Internal Revenue Code, the expenditure of the proceeds of the Orange County Industrial Development Authority not to exceed \$40,000,000 of its Educational Facilities Revenue Bond Series for the purpose of financing and refinancing of educational facilities owned or leased by Orangewood Christian School, Inc., part of which is located in Seminole County, Florida as further described in the Resolution; and providing an effective date. (Kate Latorre, County Attorney) [2026-0412](#)
- Resolution #2026-R-40

Administrative Services

11. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 20.1 (Acceptance of Credit Cards, Charge Cards, Debit Cards or Electronic Funds Transfers) and providing an effective date. Countywide (Stephen Koontz, Assistant County Manager) [2026-0416](#)
- Resolution #2026-R-41
12. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 26.5 (Information Security and Artificial Intelligence Policy); and providing an effective date. Countywide (Stephen Koontz, Assistant County Manager) [2026-0349](#)
- Pulled from the Agenda.***
13. Approve and authorize the Chairman to execute a Resolution confirming the Non-Ad Valorem Variable Rate Assessments for Tax Year 2026. Countywide (Lorie Bailey Brown, CFO/Administrative Services Director) [2026-0345](#)
- Resolution #2026-R-42
14. Award CC-6816-26/TAD Gravity Sewer Improvements: Talbot Road/Kewannee Trail/Hollyridge Road to AMCON Development Group, LLC in the amount of \$2,564,601.87 and authorize the Purchasing & Contracts Division to execute the agreement. District4 - Lockhart (Stephen Koontz, Assistant County Manager) Requesting Department-Utilities [2026-0347](#)
15. Approve and authorize the Chairman to execute the Third Amendment to Florida Department of Health, Seminole County Lease. Countywide (Stephen Koontz, Assistant County Manager) [2026-0361](#)

16. Approve and authorize the Chairman to execute a Purchase Agreement for vacant land (Parcel ID 20-21-30-300-0010-0000) located on Wilshire Boulevard, Fern Park (.53 +/- acre) as part of the Indian Hills Water Utility Expansion Project between David J. Vobornik and Gayle C. King and Seminole County for \$135,000.00 as full settlement of any and all claim for compensation for which Seminole County might be obligated to pay relating to the parcel. District4 - Lockhart (Stephen Koontz, Assistant County Manager) [2026-0433](#)

Community Services

17. Approve and authorize staff to submit a grant application in response to the Notice of Funding Opportunity (NOFO) from the Department of Veterans Affairs (VA) - Staff Sergeant Parker Gordon Fox Suicide Prevention Grant Program (SSG Fox SPGP) and authorize the Chairman to execute all documents associated with the SSG Fox SPGP. Countywide (Allison Thall - Community Services Director) [2026-0367](#)
18. Ratify the Chairman's execution of the Combined Subdivision Participation and Release Form to participate in a new national opioid settlement with six regional distributors/dispenser defendants (Remnant Defendants Settlement). Countywide (Allison Thall - Community Services Director) [2026-0389](#)
19. Ratify a grant submission with the Substance Abuse and Mental Health Services Administration (SAMHSA) for Children's Mental Health Initiative (CMHI) in conjunction with Family Partnerships of Central Florida to provide mental health services for children and youth ages birth to 21; and authorize the County Manager to execute all documents associated with the SAMHSA CMHI grant. Countywide (Allison Thall, Community Services Director) [2026-0391](#)

Development Services

20. Approve and authorize the Chairman to execute the Mellonville Industrial Park Easement Agreement with Mellonville Holding, LLC related to a County maintained retention pond and drainage easement located at 2540 E Lake Mary Blvd. District5 - Herr. (Mike Rhodes, Development Services Interim Director) [2026-0346](#)
21. Approve the Final Plat for the Vasant Vatika Subdivision containing thirty-seven (37) lots on 6.59 acres zoned PD (Planned Development), located on the south side of Center Dr, west of Lake Dr; (Melissa Martinez, Pape-Dawson, Applicant): District1 - Dallari- (Mike Rhodes, Interim Development Services Director) [2026-0341](#)
22. Approve the Final Plat for the SR 46 Commercial Subdivision containing two (2) commercial lots on 11.64 acres zoned PD (Planned Development), located on the northwest corner of W SR 46 and Harvest Time Dr.; (Connor Franklin, Applicant) District5 - Herr (Mike Rhodes, Interim Development Services Director) [2026-0352](#)

23. Approve the Replat for the Shoppes of Sweetwater Subdivision containing three (3) commercial lots on 9.73 acres in the Wekiva Hunt Club PD (Planned Development), located on the south side of Wekiva Springs Road, east of N. Hunt Club Boulevard; (Shoppes of Sweetwater, Inc., Applicant) District3 - Constantine (Mike Rhodes, Interim Development Services Director) [2026-0384](#)

Parks and Recreation

24. Approve and authorize the Chairman to execute the Entertainment Service Agreement, to provide children's programs at the branch libraries as part of the Summer Reading Program with the following contractor: Bright Star Children's Theatre, LLC, \$5,425.00. Countywide (Richard Durr, Parks and Recreation Director) [2026-0418](#)
25. Approve and authorize the Chairman to execute a Resolution for the Florida Fish and Wildlife Conservation Commission for the Florida Boating Improvement Program grant submission for the Lake Jesup Boat Ramp Planning and Design grant. District2 - Zembower (Rick Durr, Parks and Recreation Director) [2026-0415](#)
- Resolution #2026-R-43

Public Works

26. Request Board approval to submit a grant application to the U.S. Department of Transportation for the FY26 Safe Streets and Roads for All grant requesting up to \$10,000,000 for purchase and installation of safety equipment for traffic signals including Connecting Vehicle (CV) Roadside Units, Intersection Movement Cameras (IMCs), CCTV Cameras, and Uninterruptible Power Supplies (UPSs) throughout the County. Countywide (Tawny Olore, Public Works Director) [2026-0393](#)

VI. REGULAR AGENDA

27. Fire Capital Improvement Plan (Matt Kinley, Fire Chief) [2026-0421](#)

Mr. Gray commented this type of presentation would normally be done during the budget work session, but since it is so lengthy, he wanted to save some time and do it early and get Board feedback.

Chief Kinley addressed the Board and presented the item as outlined in the agenda backup.

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to adopt the five-year CIP with an annual update.

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

Under discussion, Commissioner Dallari commented that as they are developing, land does become a premium. He believes it is prudent to plan for the future and secure

properties now so they can make sure they are moving forward at the appropriate time rather than having to buy any commercial or residential properties and then take something down.

Vice Chairman Lockhart confirmed with Chief Kinley the proposed CIP is currently within proposed county revenue estimates, and there is nothing proposed in the five-year CIP that a future board won't have the revenue projections and ability to pay for. The Chief added it keeps them at approximately a little higher than 20% reserves. She inquired if the county-owned property on Lake Emma Road in Longwood was originally purchased to be a fire station, and the Chief responded it was. The Vice Chairman asked if the prototype has changed and that's why it is not the right size. Chief Kinley explained it was never the right size, and they did not have a prototype then. Vice Chairman Lockhart inquired how they are going to make sure they don't buy the wrong sized piece of property moving forward. The Chief responded they know the size they need now, which is a minimum of 2.5 acres, to fit the current prototype. If they have to buy a smaller piece of property, they won't be able to utilize their prototype and will have to design a new one. They can do it but it all depends on infrastructure because they have to hold their own stormwater. The Vice Chairman asked if they are actively engaged in conversations with cities where they are talking about doing movement of some stations in and around their area that may affect their service. The Chief explained the fire chiefs meet every month and they have conversations on what they are planning to do and what is actually happening. If somebody is putting a station or resource somewhere, it affects everyone else and completely changes the dynamic of what is the best interest of the county as a whole. They work in a unique first response system and don't recognize borders. They use each other's apparatus by GPS location, and the closest, most appropriate unit goes. The Vice Chairman commented it is important the County Manager continues those conversations with the cities as well. Mr. Gray advised Longwood's city manager, who started last year, was previously Maitland's fire chief and they have already been in some conversations about that.

Commissioner Zembower requested they have a conversation with Volusia County regarding Station 42 servicing a significant portion of the southeastern corridor of their county and maybe they should be writing a check. Otherwise, they would need to build their own station. Mr. Gray commented they were very collaborative in the conversations that were had a couple of years ago about them increasing their funding, because Volusia needs Seminole in that area.

Commissioner Constantine noted it is worthy to point out the honors and accolades this fire department has received.

Chairman Herr stated if the County is the only one with these certifications, they need better public relations about that, not just Fire's PIO. As they are building the facilities, appropriate tech versus high tech needs to be analyzed. She commented they own land in Rolling Hills, and they need to figure out if any of that land can be used and mark it for that now. The Chairman inquired whether or not they should think about a second prototype, not a new prototype, for urban areas. The Chief explained there is a plan conceptually that once they need to build one that's different that that would be the

second prototype moving forward. The Chairman expressed she would rather have a prototype first and then buy land. Chairman Herr confirmed with the Chief this is a CIP, and anything they need to continue to shore up for the paramedicine program is going to be in the regular budget discussion.

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

28. Indoor Facility Update (Rick Durr, Parks & Recreation Director) [2026-0422](#)

Assistant County Manager Kristian Swenson addressed the Board and advised he will be providing a recap of the March 10, 2026, Board Retreat discussion; Mr. Durr will be presenting potential land purchases, updated building program, and projected project costs; and Economic and Development Director Gui Cunha and Budget Director Tim Jecks will be presenting project funding and return on investment (ROI) update as outlined in the agenda backup.

Mr. Swenson advised they are requesting the Board approve and authorize staff to:

1. Proceed forward with the development program presented and/or as amended by the BCC.
2. Proceed with the solicitation of Architectural and Engineering (A&E) services.
3. Proceed with the solicitation of Construction Manager at Risk (CMAR) services.
4. Present the 4.97-acre adjacent parcel for acquisition at an upcoming BCC meeting.
5. Proceed with continued discussions on the remaining parcels not currently listed for sale with those owners potentially interested in selling and bring back any potentially viable parcels for BCC consideration.

Chairman Herr expressed her concern about the cost to the local taxpayer for this facility. She supports the facility but is not 100% convinced she supports the scaling of the facility that happened at the County's hands, not the hoteliers' hands and not the sports experts' hands.

With regard to public participation in support, Kurt Esser, Melonie Anesh, Duncan Wall, Kristen Oswald, and Kurt Wicksten all spoke and Richard Donohue and Melonie Anesh (letter received and filed) submitted written comment forms.

No one else spoke, and public input was closed.

Public Comment Forms and Written Comment Forms were received and filed.

Vice Chairman Lockhart commented she appreciates the recognition that some individual comments may have presented a perception that there is somehow a chance of this project going off the rails. If the majority of the Board votes to move forward with this project, the entire Board will be supportive of it in whatever fashion that occurs. This project is not languishing. Exceptional work has been done by Mr. Cunha and staff to create an entire methodology and improvement district that has never been done before in this community. The fact they are here in three years' time is phenomenal. They are at a place where they are about to vote to move forward on a project that was not even conceptualized or thought of three years ago. She gave huge kudos to everyone that has had something to do with this project, and she takes

exception to the idea this is somehow slow rolling. She thinks the ROI for the community is going to be exceptional.

Upon the Vice Chairman's inquiry, Mr. Swenson explained this is not a whole lot different than any other capital project. Staff can bring things back or they can go forward with what is there. Staff is looking for direction. Numbers 2 and 3 are relatively just flip the switch, and as they get feedback from the Board, they can tailor those conversations. If more input is needed, they can do as many of those things as the Board wants.

Vice Chairman Lockhart advised she would proceed forward with No. 1, the development program as presented, with minor things that might come back to the Board for implementation in terms of value engineering when they get to that point. She would also proceed forward with, No. 2, the Architectural and Engineering services; No. 3, solicitation of CMAR services, and No. 4, the purchase of the additional five acres. Regarding No. 5, the additional parcels, she would proceed but with thoughtfulness on how it should occur, one by one or as a collective.

Commissioner Dallari commented on sports tourism and expressed he fully supports this project and agrees with Vice Chairman Lockhart.

Chairman Herr clarified she never said she didn't want to move this forward. She is questioning what is in the \$175 million and what is not. Regarding the Ala Carte Additional Options on Slide 10, she confirmed with Mr. Swenson the following items are included in the project budget: No. 1, mezzanine; No. 3, five of the eight acres for overflow parking; No. 4, beach volleyball; No. 5, additional courts; No. 6; tiltwall; No. 7, additional 14 acres. Number 2, the parking garage, is not included. Upon the Chairman's inquiry regarding No. 8, cost of \$3,275 per seat, Mr. Swenson explained the number assumes making the space larger to accommodate both the space and the bleachers. It can be an either/or with the basketball courts. Both Nos. 5 and 8 are making the space larger, and there are different ways of doing it. It's a no in the sense they don't need to add any additional space because they added No. 5. However, they are carrying money in the number to accommodate the actual bleachers. When they look at \$3,000 per seat, it includes the building getting bigger and bleachers are included in the number given. Upon the Chairman's inquiry, he advised there are 2,500 seats in the bleachers.

Chairman Herr inquired what added value the mezzanine gives in sports tourism and the ability to attract tourists into this location. Mr. Swenson responded it provides viewing ability, provides the ability for scouts to move around, and provides additional standing space. Staff's opinion was sightlines were difficult. The walking track aspect gives double-duty for local residents to have a walking club. Mr. Durr explained regarding the tournament aspect of things, generally they are looking for the ability to take both the scouts and the officials and separate them from the rest of the spectators to conduct business and view separate from having to work their way through a crowd. That is becoming the standard of high-end tournaments. Mr. Cunha gave a proof-of-concept example with field hockey at Boombah.

Chairman Herr inquired if the increase in the TDT will go to pay for debt service. Mr. Jecks responded it could. They project that at a minimum the Year 1 debt service would be paid \$4 million from the TID and TDT. Moving forward, any additional revenue generated by the facility could and should be paid towards the debt service. The Chairman asked when they decide that, and Mr. Jecks responded it will be part of the annual budget process.

Chairman Herr expressed she does support the project but the revenue that is generated has to come back to support the debt service that's not supported by the money they put into the 1 fund. When it comes to budgeting time, she doesn't want them to be surprised by that. 37% of it is covered by the 1 fund and the rest is sales tax, 30% of which comes from outside of the county but the majority of that is being paid for by residents, and the use of the facilities by residents is minimal. She wants to get clear on the math at a later point. There is going to be an expectation around that return has to come back to feed this debt service, and they can't use it for something else. She confirmed with Mr. Jecks that none of the proformas include the debt service. She inquired if it was possible to see those proformas redone so they include the debt service so they can get aligned around the idea of how much that is impacting the rest of the budget. Mr. Jecks and Mr. Gray responded they could do that.

Chairman Herr inquired if a/v for graduations is programmed into this. Mr. Swenson responded conversations with the school district have centered around flat floor versus what they have now, and they are discussing what the school district's needs are concerning a/v. The numbers being given to the Board are good, healthy planning numbers to make sure they have the ability to do things and make decisions. They will need to talk to a/v consultants and things like that as part of the design process to make sure everyone's expectations are met. Mr. Gray advised he is continuing to have conversations with the superintendent on their needs. He advised there could be potential partnership opportunities too, so everything is on the table.

Commissioner Dallari inquired where the \$22 return per \$1 invested is coming from. Mr. Jecks explained it's a \$2.4 billion total positive impact to the community over 30 years divided by the cost of the facility. Commissioner Dallari expressed his concern on the time to market and time to open. There is a preliminary schedule, and he wants to make sure they have a hard opening date so staff can book events. Chairman Herr commented the timeline the County Manager put forward starts today with this meeting, and the timelines from a purchasing process are exceptionally tight.

Commissioner Zembower stated he is okay with all five points, and timing is dependent on Nos. 4 and 5. He expressed he doesn't think this is big enough. It's a good start, and they've talked about phasing. Unless they do it all at once, the other phases won't come to fruition. He suggested they need to look at long-term land leases with private entities and how they get a parking garage. He is okay with moving forward with staff reporting back.

Commissioner Constantine provided positive comments and feedback with proceeding forward.

Vice Chairman Lockhart stated she understands there is a great sense of urgency, but they need to do it right. She doesn't want to mess something up at the expense of feeling like they are moving so urgently that they miss something or don't do something well.

Motion by Vice Chairman Lockhart, seconded by Commissioner Dallari, to move forward with the five items as presented.

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

Recess BCC Meeting Until 1:30 P.M.

Chairman Herr recessed the meeting at 12:20 p.m.

Reconvene Meeting at 1:30 P.M.

Chairman Herr reconvened the meeting at 1:30 p.m., with all Commissioners and other Officials who were present at the opening session.

VII. PUBLIC HEARING AGENDA

Chairman Herr announced Item 32, West Crystal Lake MSBU, would be heard first this afternoon so Lake Mary Mayor David Mealor and Lake Mary City Manager Kevin Smith, who were present, could go back to work.

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

All districts submitted ex parte communications (received and filed).

Public Hearings - Legislative

32. Adopt an Ordinance to create the West Crystal Lake Management Municipal Services Benefit Unit [MSBU]; and adopt the initial variable rate assessment roll required for funding the requested public services and approve Interlocal Agreement with the City of Lake Mary. District 4 - Lockhart (Tameka Morton, MSBU Program Manager) [2026-0351](#)

Lorie Baily Brown, Administrative Services Director, addressed the Board and presented the item as outlined in the agenda backup. Deputy County Attorney Neysa Borkert added this request is two-fold. It's for the adoption of the ordinance and also for approval of an interlocal agreement with Lake Mary for the MSBU, which authorizes the County to create the MSBU and also outlines an agreement to have the properties within the city assessed in the same manner as the unincorporated properties. There were a few positive comments from the Board. Mayor Mealor addressed the Board and briefly spoke and thanked the County.

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

Motion by Vice Chairman Lockhart, seconded by Commissioner Dallari, to adopt Ordinance #2026-6 creating the West Crystal Lake Management Municipal Services Benefit Unit [MSBU]; adopt the initial variable rate assessment roll required for funding the requested public services and approve an Interlocal Agreement with the City of Lake Mary; as described in the proof of publication.

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

Public Hearings - Quasi - Judicial

29. LifePoint Christian Church Special Exception - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; (Hilary Padin, Planner) [2026-0355](#)

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

Pastor Phil Ayres, applicant, addressed the Board and spoke on the request. He addressed a community concern and confusion suggesting that this project is intended to expand into a private school or a higher-intensity, weekday operation. This is not an expansion of the school. It is a modest expansion of Sunday worship space. They do not operate a traditional private school but offer a homeschool resource program that meets only on Tuesday and Thursday mornings, which provides supplemental instruction for families who are already homeschooling. That program is not being expanded as a part of this proposal. From a land-use perspective, this project does not increase weekday intensity which is why it was determined during pre-application review that a traffic study was not required. He understands traffic is a concern in the area, but this project is designed to serve the congregation primarily on Sundays and does not introduce any additional weekday demand beyond what already exists.

With regard to public participation, James Graumlich spoke in support. The following spoke in opposition and addressed concerns including parking, drainage, the proposed retention pond location and runoff, and flooding concerns due to an elevation difference in the church property and residential property: Stephen Ducker, Richard Hoffman, and Ronald Stein.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

In rebuttal to public comment, Rick Dixon, applicant's project engineer, explained this is conceptual in nature as to the components that will be used for the site and site design, and no detailed design has taken place at this point. They will take public comments into consideration and look at the final design to make sure it meets the neighbors' concerns and project requirements. Chairman Herr clarified that includes the elevation concerns.

Vice Chairman Lockhart commented a question asked at the community meeting was if the retention pond and building could be switched in locations, and the answer given was depending on the results of testing, design alternatives will be developed that meet the St. Johns Water Management District and Seminole County criteria. She confirmed with Mr. Dixon that was still the correct answer and that if what is being proposed causes any type of negative impact to the neighbors, they would have to redesign it.

Commissioner Dallari gave an example of a similar, previous project on Tuskawilla Road by Aloma with a subdivision and daycare where the pond was elevated and it met all of the code. Then a storm came through and breached the pond wall and flooded the neighborhood. He inquired how they are going to ensure that doesn't happen in this area. Joe LoFaso, Assistant County Engineer, responded they now have the knowledge of that experience and the concern has been brought to staff's attention. The stormwater permitting and design rules have changed when St. Johns altered the permitting requirements two or three years ago. They will follow all the new rules. This is now a known scenario. There are multiple techniques to address it depending upon the site investigation findings in terms of the groundwater and soil characteristics. Commissioner Dallari emphasized he wants to make sure they are paying attention to it so it doesn't become an issue as they move forward.

Motion by Vice Chairman Lockhart, seconded by Commissioner Dallari, to find, based on Staff's findings and the testimony and evidence received at the hearing, that the request meets the identified portions of the Land Development Code and moves to approve the Special Exception and associated Development Order #25-3200010 to allow, with conditions, the use of a community civic assembly church in the A-1 (Agriculture) zoning district on approximately 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; Richard Dixon, Applicant; as described in the proof of publication.

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

30. Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District3 - Constantine (Kaitlyn Apgar, Senior Planner) [2026-0339](#)

Ms. Apgar addressed the Board and presented the item as outlined in the agenda backup. There were no initial questions for staff from the Board.

Attorney Brent Spain, Theriaque and Spain, on behalf of the applicant, addressed the Board and spoke on the request. He addressed some concerns brought up at the community meeting and the Planning and Zoning meeting. He clarified the request is for 24 detached, single-family homes, not townhomes, duplexes, triplexes, etc. Nothing about the request is changing the density, and they are not proposing Live Local Act housing. The applicant stipulated at P&Z they would comply with the

conceptual site plan in the agenda packet and shown in Ms. Apgar's presentation. Mr. Spain reviewed Land Development Code and Future Land Use policies he believes the proposed project meets. He discussed a traffic engineering report done by Walsh Traffic Engineering (received and filed). He stated the P&Z motion to recommend denial was based on three grounds. The first was traffic/school safety issues. They didn't have a traffic analysis then because they weren't required to do one but have since done one. The second was a concern about setting a precedent since this is the first proposed Missing Middle project in the county. The last reason for denial was a concern this project may potentially reduce the County's budget, presumably through property tax, which is not a review criteria. He requested the Board approve the rezoning.

Vice Chairman Lockhart commented the current zoning is R-1AA and inquired what caused them to choose Missing Middle. Mr. Spain responded in exploring potential zonings, the feedback the applicant received from the district commissioner was Planned Development was not preferred to go on that property. At the pre-application meeting, due to the size and limitation on the property, staff recommended it would be suitable for Missing Middle. From the developer's standpoint, none of the straight zoning categories can obtain four dwelling units per acre on the property but Missing Middle can get a little closer. Vice Chairman Lockhart clarified and confirmed with Mr. Spain that R-1AA allows four units per acre, but they don't believe they could get four units per acre, and they believe they could get closer to four units per acre with Missing Middle zoning. Mr. Spain explained four dwellings per acre is 30 units, but they would yield less than 24 units. Upon Vice Chairman Lockhart's request, Mr. Spain discussed the product's details and explained Larry Jordan, Jordan Homes, could provide more information regarding square footage and price.

Commissioner Constantine advised he met with Mr. Jordan in April 2025 and suggested he go straight zoning, not Missing Middle. Mr. Jordan addressed the Board and explained they couldn't get as much density with straight zoning as with PD. The product is two-story, single-family homes with a minimum square footage of 2,500 and a price point of \$800,000 to \$1.3 million.

Commissioner Zembower exited the meeting at 2:25 p.m. and reentered at 2:28 p.m.

With regard to public participation, Sandy Shea spoke in support and the following spoke in opposition: Gary Kreisler, Lee Woodridge, Andrew Zito (document received and filed), Steve Litt (document received and filed), Judith Stevens, Donnie Anderson, Sheri Austin, Laurie Bartlett, J. Keil Ecimovic, Kevin Carter, Cynthia Hayes, Michael Heidmann, Susan Montanez, Muhammad Munir, Judy Pizzo, Pam Tapley, and Gary Rockweld.

The following submitted Written Comment Forms in opposition: Sylvia Litt, Debra Duttweiler, Jan Duttweiler, Richard Voorhees, Mark Steele, Cindy Steel, and Heather Duran (document received and filed).

No one else spoke and public input was closed.

Public Comment Forms and Written Comment Forms were received and filed.

Mr. Spain rebutted public comment and addressed pedestrian connectivity; assurances that the project will be single-family, detached homes; density; traffic; schools; flooding concerns; Missing Middle being straight zoning; and Code and Comp Plan requirements. Mr. Spain suggested staff's recommendation and report is the competent, substantial evidence. He requested the Board approve the request with the stipulated conditions on square footage, single-family homes, and no more than 24 lots.

Upon Chairman Herr's inquiry, Ms. Borkert explained as far as the stipulation proposed by the applicant, they require a conceptual site plan with this zoning district so they can show how they are meeting all the requirements as far as street trees, open space, sidewalks, etc. If the applicant is willing to stipulate to conditions, potentially they can put that on the record and include it in the conceptual plan or make a note in the record that they stipulated to these things, and county staff would implement those conceivably when they came in to develop. However, it could potentially be challenged in the future.

Commissioner Constantine noted Land Development Code 30.8.3.1 states the intent and purpose of the Missing Middle District is to encourage a wider range of housing choices by permitting smaller units and more compact site plans to increase affordability without subsidies, and this project does not meet that. It is proposed single-family, residential lots with a price tag of \$800,000 to \$1.2 million, which is not affordable. The median home price in the county is \$475,000. It seems the real intent is to get smaller lots and put large homes on them that would increase profitability, and that is not consistent with the intent of the Missing Middle District. The request is also not consistent with Comp Plan Policy 4.2.1, Missing Middle, which encourages increased affordability by allowing smaller units. They are setting a precedent. This is the first time they are using Missing Middle, and he would like to use it for the intended reason.

Motion by Commissioner Constantine, seconded by Commissioner Zembower, to uphold the Planning and Zoning recommendation to deny this project.

Under discussion, Vice Chairman Lockhart clarified the evidence and basis that P&Z denied this on is not the same evidence and basis the BCC is denying this on. Were this a true Missing Middle project, it would be a different discussion today. There is staff recommendation for approval because whatever process the applicant went through, they believed this was appropriate for that zoning. She thinks they need to work with the County Manager and County Attorney to have them work with staff because there is a disconnect somewhere in the process and there is a need for clarification.

Chairman Herr thinks there are multiple disconnects. One is referenced to compatibility with the surroundings, so they probably need another look at that. The second is the committees and boards that are making recommendations need training. Third, they need to pay a little more attention to the roads when they are approving

schools that do not have transportation.

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

Chairman Herr recessed the meeting at 3:53 p.m., and reconvened at 4:00 p.m.

31. Rosenwald Community Center Rezone - Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (Annie Sillway, Principal Planner) [2026-0287](#)

FIRST READING

Ms. Sillaway addressed the Board and presented the item as outlined in the agenda backup. She added this rezone has to meet Statute 125.66(5)(b) which reads county-initiated rezones require at least one of the public hearings to be held after 5:00 p.m. on a weekday. However, the Board can by a majority plus one vote have the meeting at a different time. The second public hearing is required to be held at least ten days after the first public hearing. Ms. Borkert added because it is over ten acres and a county-initiated rezone, they are required to have two public hearings. So the second part of the motion needs to include the date certain and the time at 1:30 p.m. for the second public hearing. There were no Board comments or questions.

With regard to public participation, Christine Watkins spoke in support. No one else spoke and public input was closed.

Public Comment Form was received and filed.

Motion by Vice Chairman Lockhart, seconded by Commissioner Zembower, to enact, upon first reading, an Ordinance rezoning the subject property from R-1 (Single-Family Dwelling) and R-2 (One- and Two- Family Dwelling) to PLI (Public Lands and Institutions) on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; and to hold a second reading of the Ordinance on June 23, 2026, at 1:30 p.m.; as described in the proof of publication.

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

Public Hearings - Legislative (Continued)

33. Public Hearing to adopt a Resolution confirming the non-ad valorem capital assessment for the Rice Lake Lake Management MSBU for Phase I actual cost of restoration services. District5 - Herr (Tameka Morton, MSBU Program Manager) [2026-0348](#)

Ms. Bailey Brown presented the item as outlined in the agenda backup.

With regard to public participation, Eric Duncan requested the Board consider putting

off the decision today to reassess the east side of the lake. He explained Phase 1 was mechanical removal of a lot of the vegetation, and that removal never continued to cover the 13 houses on the east side. Today, a majority of the houses have high and thick vegetation that needs to be removed. To not have that removed does not seem fair to those who are paying the initial cost.

Chairman Herr clarified this is a financial decision, not a "how they are managing the lake" decision. That being said, if there is reason for them to put this off, they can do that. Upon the Chairman's request, Thomas Calhoun, Watershed Management Division, provided an update on Phase 1, which was completed over a year ago and consisted of removing invasive vegetation around the lake and associated material sediment. Along the south shoreline, there was native vegetation so they didn't do as much work. There were also conservation easements to work around. He advised when they do lake management plans and put the budget together, they also put in contingency reserves so there is funding when issues like this arise.

Public comment continued and George Calvi (photo received and filed) and Leo Nelson spoke in opposition and discussed the condition of the lake. No one else spoke and public input was closed.

Public Comment Forms were received and filed.

Chairman Herr explained this is in her district and she has not heard about this before. She suggested the three public speakers work this together through her office to figure this out.

Motion by Chairman Herr, seconded by Commissioner Zembower, to adopt appropriate Resolution #2026-R-44 confirming the non-ad valorem capital assessment for the Rice Lake Lake Management MSBU for Phase I actual cost of restoration services; as described in the proof of publication.

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

34. Approve and authorize the Chairman to execute a Resolution approving [2026-0375](#) the imposition and collection of a tourism improvement district assessment upon tourism properties with sixty (60) or more rooms available for occupancy and are located in the Seminole County Tourism Improvement District (SCTID); providing for severability; and providing for an effective date. Countywide. (Gui Cunha, Economic Development & Tourism Director)

Mr. Cunha presented the item as outlined in the agenda backup. There were no questions or comments from the Board.

With regard to public participation, John Doan spoke in opposition. No one else spoke and public input was closed.

Public Comment Form was received and filed.

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to adopt appropriate Resolution #2026-R-45 approving the imposition and collection of a tourism improvement district assessment upon tourism properties with sixty (60) or more rooms available for occupancy and are located in the Seminole County Tourism Improvement District (SCTID); providing for severability; and providing for an effective date; as described in the proof of publication.

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

Chairman Herr noted Mr. Cunha is going to meet with Mr. Doan.

35. Approve the adoption of the Ordinance amending Chapter 40, Building and Construction, to the Seminole County Code of Ordinances by amending the Chapter to provide uniformity in Code Enforcement application; adjusting to align with statutory languages; providing clarity to the Building Code of Appeals; providing alignment with Senate Bill 180; and providing an effective date. Countywide (Mike Rhodes, Interim Development Services Director) [2026-0425](#)

Mr. Rhodes addressed the Board and stated for the sake of brevity, the Board has been briefed. He is capable of going through the presentation and hitting any high points or answer any questions if they want. There was consensus that a presentation was not needed.

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

Motion by Vice Chairman Lockhart, seconded by Commissioner Dallari, to adopt Ordinance #2026-7 amending Chapter 40, Building and Construction, to the Seminole County Code of Ordinances by amending the Chapter to provide uniformity in Code Enforcement application; adjusting to align with statutory languages; providing clarity to the Building Code of Appeals; providing alignment with Senate Bill 180; and providing an effective date; as described in the proof of publication.

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

36. Approve and authorize the Chairman to execute the FY 2025/26 Midyear Budget Amendment Resolution (BAR) 26-028 in the amount of \$61,854,398.04 to adjust FY26 countywide beginning fund balances to match FY25 audited ending fund balances. Countywide (Timothy Jecks, Management & Budget Director) [2026-0399](#)

Mr. Jecks presented the item as outlined in the agenda backup. There were no questions or comments from the Board.

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

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to approve and authorize the Chairman to adopt appropriate Resolution #2026-R-46 implementing the FY 2025/26 Midyear Budget Amendment Resolution (BAR) 26-028 in the amount of \$61,854,398.04 to adjust FY26 countywide beginning fund balances to match FY25

audited ending fund balances.

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

IX. COUNTY ATTORNEY'S REPORT

37. Canvassing Board

[2026-0434](#)

Ms. Latorre advised election season is upon them and they need to designate someone from the BCC to serve on the canvassing board, which is dictated by statute to consist of the Supervisor of Elections, a county court judge, and then it defaults to the BCC Chairman. If the Chairman is not able to serve or they are disqualified because they are up for reelection, then an alternate member from the BCC is selected. Ms. Latorre believes since she is not up for reelection this year and does not have an intent to be involved in the campaign of any candidate that is on the ballot, Chairman Herr is qualified to serve on the canvassing board. She confirmed with the Chairman that she intends to serve. Ms. Latorre advised an alternate needs to be selected in case the Chairman is unable to attend a meeting. Chairman Herr advised Commissioner Constantine has agreed to be the alternate. Ms. Latorre commented she will update the Supervisor of Elections and advised the Chairman and Commissioner Constantine that they will have to complete some mandatory training within the next month or so.

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

7. Approve and authorize the Chairman to execute seven (7) Interlocal Agreements with the municipalities of Seminole County regarding the assignment and distribution of Five-Cent (5¢) Local Option Fuel Tax proceeds. Countywide (Darren Gray, County Manager)

[2026-0430](#)

Mr. Gray advised an updated packet was distributed to the Board that contains the amendments (received and filed). There are interlocals with all seven cities. Both Lake Mary and Sanford have agreed to partner with the County and contribute their five-cent local option gas tax towards the Seminole Connector. Oviedo and Winter Springs have not closed the door, they are willing to continue discussions and partner, but they just are not there yet. The Cities of Altamonte Springs, Casselberry, Longwood, Oviedo, and Winter Springs are not changing their distribution, and they will continue to get their distribution. Since a couple of cities are dedicating their distribution to the County, the Florida Department of Revenue is requiring interlocal agreements with all seven cities stating where their distributions will be going.

Upon Chairman Herr's clarification that it is up to five cents for Lake Mary and Sanford, Ms. Latorre explained the statute allows the Board to impose the tax up to five cents, so the Board could have imposed a three-cent tax but they imposed the whole five cents. Sanford's agreement reflects they will be giving 100% of their five cents to the County. The Chairman expressed it is up to five cents because they committed to try to get grants. Ms. Latorre added the agreement also provides that if grants are obtained, that money will be put towards the cities' contributions first in a pro rata share to what they contributed. Chairman Herr confirmed the initial distribution will be the five cents and should they get grants, there would be pro rata credit/reduction back.

Motion by Commissioner Constantine, seconded by Vice Chairman Lockhart, to approve and authorize the Chairman to execute seven (7) Interlocal Agreements with the municipalities of Seminole County regarding the assignment and distribution of Five-Cent (5¢) Local Option Fuel Tax proceeds.

Under discussion, Commissioner Dallari requested they let the Winter Springs city manager know they still have to sign the agreement even though the County is still working with them so there's no confusion.

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

Mr. Gray reported on the success of this year's Citizens Academy and thanked all of the departments for their participation. There were over 700 citizens who attended this year, which was an increase from last year.

X. DISTRICT COMMISSIONER REPORTS

District 1 - Commissioner Dallari

Commissioner Dallari reported on events and meetings including the Veteran's Appreciation Luncheon and he thanked everyone who helped with that; CALNO meeting; DOT's Safety Summit and Vision Zero. The Commissioner reported that at MetroPlan's May 13, 2026, meeting, there is an agenda item for revisions to the Transportation Improvement Program. Lynx will be getting grants totaling \$1.6 million for the following: \$850,000 for bus shelters, \$500,000 for bus acquisitions; and \$250,000 for digital signage.

District 2 - Commissioner Zembower

Commissioner Zembower reported the Local Planning Agency public hearing related to the McCulloch Road PD&E study will be on Thursday, May 21, 2026, at 9:00 a.m., and the Orange County BCC public hearing will be on Tuesday, June 2, 2026, at 9:00 a.m. Both hearings will be held at the Orange County Commission Chambers located at 201 South Rosalind Avenue in Orlando.

District 3 - Commissioner Constantine

Commissioner Constantine reported on events and meetings including the National Association of Counties Board of Directors meeting; Orlando Health Behavioral Hospital ribbon cutting, Leadership Seminole, Runway for Hope Gala, the status of the sloths at the zoo; and a Memorial Day ceremony at Crane's Roost. The Commissioner commented Pasco County has implemented childcare in their administrative office for their staff. He suggested they should look at that as a possible employee benefit since they are building a new complex. He has asked Mr. Gray to look in to that and bring it back if it's feasible. The Commissioner expressed his condolences on the passing of Former Congressman Bill Posey.

District 4 - Commissioner Lockhart

Vice Chairman Lockhart reported Kelly's Homemade Ice Cream has moved their manufacturing facility from Orange County to Seminole. Regarding possible employee childcare, she advised Seminole State has an early childhood elementary education program that could be a synergistic opportunity.

The Vice Chairman reported on events and meetings including Veteran's Luncheon; the America 250 truck tour; Seminole State Spring Commencement; Foundation for Seminole

County Public Schools Donor Appreciation Event; National Day of Prayer ribbon cutting at the National Entrepreneur Center at UCF Creative Village; a meeting with the Sheriff's Office and State Attorney's Office on the medical examiner process; Lake Mary City Commission meeting; and the Governor's Hurricane Conference. The Vice Chairman advised the Rural Boundary town hall being put on by the community is being rescheduled to a date to be determined.

District 5 - Chairman Herr

Chairman Herr reported on events and meetings including the Citizen's Academy at the library, there will be an air show at the Sanford Airport September 26th and 27th; Lake Mary Rotary Club Rising Achievers awards; Sheriff's Office National Day of Prayer; the Veteran's Luncheon; and she gave a shout-out to the Veteran of the Year, Army Sergeant Bryant Ortiz.

XI. CHAIRMAN'S REPORT

No Submissions.

XII. 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 4:56 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC