



SEMINOLE COUNTY, FLORIDA

Board of County Commissioners

Meeting Agenda

Tuesday, January 27, 2026

9:30 AM

BCC Chambers

Please silence all cell phones/electronic devices

I. CALL TO ORDER

Chairman Andria Herr

II. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Bob Melhorn, Integrity Church

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - Proclaiming 2026 as a "Year of Celebration in Honor of the 250th Anniversary of the Founding of the United States of America" in Seminole County, Florida. Countywide **(Deborah Bauer, Seminole County Semiquincentennial Planning Subcommittee Chair)** [2026-0096](#)
2. County Investment Advisor Report **(Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management)** [2026-0092](#)

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

Florida law provides that members of the public shall be given a reasonable opportunity to be heard on propositions before the Board of County Commissioners, except when the Board is acting on emergency or ministerial matters or conducting a meeting exempt from the requirements of the Sunshine Law. Individuals shall be permitted three (3) minutes each for public participation, or six (6) minutes when the individual is an official representative of a formal association or group. The Chairman may modify the maximum time for public participation, at his sole discretion, when appropriate.

Public participation on quasi-judicial or other public hearing items will occur during the Board's consideration of those items this afternoon. Public participation on pending procurement matters or on non-agenda items shall not be permitted at this time. Members of the public desiring to make public comment must fill out a speaker form and present the form to staff. Forms are available in the lobby.

Constitutional Officers – Consent Agenda (Item No. 3)

3. Expenditure Approval Lists dated December 23, 31, 2025, and [2026-0077](#)
January 7, 2026; Payroll Approval List dated December 31, 2025; and BCC Official Minutes dated December 9, 2025.
(Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)

County Manager's Consent Agenda (Items No. 4 - 10)**County Manager's Office**

4. Approve the payment of \$29,398.14 to Marion County for reimbursement of incurred costs associated with the planning and design of the District 5 and District 24 Medical Examiner facility. Countywide **(Kristian Swenson, Assistant County Manager)** [2026-0107](#)

Administrative Services

5. Approve and authorize the Chairman to execute the Second Amendment to Florida Auto Auction Properties, LLC d/b/a Orlando Longwood Auto Auction Lease. The Lease is set to expire on November 30, 2028, with no remaining renewals. The annual rent decrease is \$15,201.36 for reducing the number of paved parking spaces from 490 to 390. District4 - Lockhart **(Stephen Koontz, Administrative Services Deputy Director)** [2026-0056](#)

6. Approve ranking and authorize staff to negotiate the Management Fee and Pre-Construction Services Fee in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiation Act, and authorize the Purchasing and Contracts Division to execute Agreement and Work Order #1 for Pre-Construction Services under PS-6847-25/HSM - Master Services Agreement for Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects. Countywide. (**Stephen Koontz, Deputy Director of Administrative Services**) Requesting Department - Fleet and Facilities [2026-0065](#)
7. Approve Change Order #4 to CC-4544-22/GCM - Hillview Drive Drainage Improvements to Carr & Collier, Inc. of Okahumpka, FL, in the amount of \$1,059,606.08 and add an additional two hundred ten (210) calendar days to the Contract Time and authorize the Purchasing and Contracts Division to execute the Change Order. District3 - Constantine. (**Stephen Koontz, Administrative Services Deputy Director**) Requesting Department- Public Works [2026-0088](#)

Community Services

8. Approve and authorize the Chairman to execute the State Housing Initiatives Partnership (SHIP) and HOME Investment Partnership Program Funding Agreement with Riverbend Landings Partners, Ltd. (Owner) and Riverbend Landings II Partners, Ltd. (Developer), with \$1,000,000 funded by SHIP and \$50,000 funded by HOME for the development of Riverbend Landings Apartments for the construction of a 146-unit affordable housing rental development and all subsequent documents and revisions. District5 - Herr (**Allison Thall, Community Services Director**) [2026-0067](#)

Development Services

9. Approve and authorize the Chairman to execute a Special Event Permit for Wekiva Island Spring Fling and Paint Out on Sunday, February 22, 2026, through Saturday, February 28, 2026, and Sunday, March 15, 2026, through Thursday, March 19, 2026 (12 days); located at 1014 Miami Springs Dr. Longwood; (Mary Sue Weinaug, Applicant) District3 - Constantine (**Mike Rhodes, Interim Development Services Director**) [2025-1155](#)

Emergency Management

10. Approve and authorize the Chairman to execute the Notice of Intent for the property located at 100 Horse Lovers Lane in Altamonte Springs to participate in the Elevate Florida Program for an acquisition-demolition mitigation project; and approve and authorize the County Manager to execute future documents related to this project. District3 - Constantine (**Alan Harris, Emergency Management Director**) [2026-0068](#)

V. WORK SESSION

11. Work Session - Seminole County Cultural Arts Funding Programs (**Gui Cunha, Economic Development & Tourism Director**) [2026-0098](#)

Public Comment

12. Work Session - Utilities Master Plan CIP (**Johnny Edwards, Utilities Director**) [2026-0036](#)

Public Comment

13. Work Session - Basin Study - Yankee Lake, Big Wekiva, Little Wekiva (**Joe LoFaso, Chief Design Engineer**) [2026-0099](#)

Public Comment

Recess BCC Meeting Until 1:30 P.M.

Reconvene Meeting at 1:30 P.M.

14. Quarterly Employee Service Recognition (**Christina Brandolini, Human Resources Director**) [2026-0091](#)

VI. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Ex Parte Disclosure

Public Hearings - Legislative

15. Approve the adoption of the Ordinance establishing Chapter 270, Part 13, Section 270.475 of the Seminole County Code, the Rolling Hills Groundwater Monitoring District, for non-source properties surrounding the former Rolling Hills Golf Course and implement conditions for new wells, dewatering activities and new stormwater facilities and authorize the Chairman to execute the final version of the Declaration of Restrictive Covenant for the former Rolling Hills Golf Course once received from the Florida Department of Environmental Protection District3 - Constantine & District4 - Lockhart **(Richard Durr, Parks & Recreation Director)** [2026-0066](#)

Public Comment

16. Approve the Guaranteed Maximum Price (GMP) of \$20,360,224 for the Design and Construction of Seminole County Rolling Hills Community Park & Roadway, 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-6034-24/RTB - Construction Manager at Risk (CMAR) Services for Rolling Hills Community Park and Adjacent Neighborhood Roadways; and approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-017 in the Infrastructure Sales Tax Fund to transfer \$15,520,014 from reserves. District3 - Constantine & District4 - Lockhart **(Richard Durr, Parks & Recreation Director)** [2025-1105](#)

Public Comment**VII. COUNTY ATTORNEY'S REPORT****IIX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS****IX. DISTRICT COMMISSIONER REPORTS**

District 3 - Commissioner Constantine

District 4 - Commissioner Lockhart

District 1 - Commissioner Dallari

District 2 - Commissioner Zembower

District 5 - Chairman Herr

X. CHAIRMAN'S REPORT

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

XII. ADJOURN BCC MEETING

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.