

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, January 27, 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, Clerk of Court and Comptroller Grant Maloy, and Deputy Clerks Kyla Farrell and Chariti Guevara.

II. INVOCATION & PLEDGE OF ALLEGIANCE

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

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - Proclaiming 2026 as a "Year of Celebration in Honor of the [2026-0096](#) 250th Anniversary of the Founding of the United States of America" in Seminole County, Florida. Countywide (Deborah Bauer, Seminole County Semiquincentennial Planning Subcommittee Chair)

Motion by Vice Chairman Lockhart, seconded by Commissioner Constantine, to adopt the 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.

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

2. County Investment Advisor Report (Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) [2026-0092](#)

Chairman Herr confirmed with Mr. McIntyre that the 4.03 for the portfolio that is after the liquidity play should remain the same until they make another play. Mr. McIntyre provided a brief explanation.

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to implement recommendations of the Board's 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

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

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

Motion by Commissioner Zembower, seconded by Commissioner Constantine, to approve Constitutional Officer's Consent Agenda Item 3; and County Manager's Consent Agenda Items 4 - 10.

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

Constitutional Officers – Consent Agenda (Item No. 3)

3. Expenditure Approval Lists dated December 23, 31, 2025, and 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) [2026-0077](#)

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 [2026-0067](#)

rental development and all subsequent documents and revisions. District5
- Herr (Allison Thall, Community Services Director)

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](#)

Mr. Cunha addressed the Board and presented the item as outlined in the agenda backup.

Andrea Howard, Executive Director, and Brian Casey, Director, Wayne Densch Performing Arts Center, addressed the Board and offered their gratitude for the Board's funding over the past years. Ms. Howard briefly discussed what those funds have been used for.

Anthony Aramendia, President; Dr. Deborah Bauer, Executive Director; Steve Nelson, Treasurer, Seminole Cultural Arts Council (SCAC), addressed the Board and thanked them for their support.

Mr. Cunha discussed the Possible Options slide of the presentation (included in the agenda backup).

Vice Chairman Lockhart stated the reason they're having this conversation is because they were looking at whether or not giving the grant-funding monies to the two organizations to have them give out the grants as subrecipients was working out the way the Board intended. In looking at the agreement with the SCAC, there is a very specific intent that the funding that was for grants was supposed to go to grants. And in looking at the budget that was provided to the Board by the SCAC, that number didn't match the agreement; it was significantly less. It is the Board's responsibility to make sure the agreement is being followed because it's taxpayer dollars. The first budget the Board was provided by the SCAC was a P&L for 2024/2025 that went from October 2024 to September 2025. When they asked for additional clarification, they

were provided a completely different type of budget layout that didn't provide the actuals, so it's completely useless. She was hoping that today they were going to have a budget presented that actually showed the budget vs. actuals so they could make a determination of how the funds have been spent. She asked if that exists and whether or not it could be presented. Chairman Herr stated they have five years' worth of data of submitted budgets, and she would offer an alternative thought to the value of the budget that doesn't show the actual is that the intention is shown; and the intention is still low. That is also a cause of concern that they may want to address.

Mr. Nelson displayed and reviewed a budget document (received and filed). Discussion ensued.

Vice Chairman Lockhart asked if there is a way for staff to get a rundown of the dollar amount that was utilized for Seminole County Public Schools grants versus community grants during the time that the County managed the grants. Parks and Recreation Director Richard Durr addressed the Board and stated they do have an expenditure. They've gone through the system and pulled those out based on the actuals that were given during that amount of time. Regarding the breakdown between the different recipients and whether or not they were connected with a program or they were with the school district, staff just has the pure data at this point and they haven't delineated between the two. Discussion ensued along with Board questions for staff. Vice Chairman Lockhart clarified that the Board is not talking about touching the base budget of \$50,000. They are talking about the grant funding. What they need to understand is if the added burden of managing the grants is causing SCAC to take time away from their responsibilities of fundraising, and maybe that is something the Board needs to consider.

With regard to public participation, the following spoke: Bill Hyde, Theresa Cruz, James Brendlinger, Marsha DeBroske, Katherine Fabian, Shelby Maddox, Kimberly McCue (Winter Arts Festival flyer received and filed), Sally Morgan, Harrel Morgan, Chelsea Smith, Stephen Summers, Steven Young, and Lilian Carroll. No one else spoke and public comment was closed.

Public Comment Forms were received and filed.

A Written Comment Form was received and filed from Don Epps.

There was a lengthy discussion with more Board questions and comments.

Commissioner Dallari pointed out a provision in the contract regarding "fluctuation." Vice Chairman Lockhart stated she saw that as well and maybe it's a matter of interpretation because she imagined the fluctuation being between grants and Art in Public Places programming, not that the grants would go toward administrative costs. Commissioner Dallari replied he sees her point, and it's valid. Vice Chairman Lockhart advised they do need to clarify and make sure that any fluctuation needs to be within the grant amount. Discussion continued.

Motion by Commissioner Constantine, seconded by Commissioner Zembower, to

concur with \$50,000 going to Wayne Densch, \$50,000 going to Seminole Cultural Arts Council; and that the remaining money for the grants be going to the Seminole Cultural Arts Council with the caveat that no money in that goes to salary, and the County Attorney tightens up the contract so that is very clear.

Under discussion, Vice Chairman Lockhart asked for clarification on the dollar amount of the remaining funds for grants. Commissioner Constantine advised he is talking about the total amount of \$48,881.60. Vice Chairman Lockhart asked what if Wayne Densch comes back under new leadership, new direction, and asks for access to grants for theatre programming. Commissioner Constantine answered that would be good to talk about at the next budget session because this is this budget session and they have decided they did not want it. So this year, and that's all he's talking about, this fiscal year, that money will be going to the SCAC.

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

Vice Chairman Lockhart confirmed with the County Manager that the contract would be going back to the Board.

Clerk Maloy left the meeting at this time.

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

Mr. Edwards addressed the Board along with Steve Riley, PE, Jacobs Engineering, and presented the item as outlined in the agenda backup.

Commissioner Dallari noted in the future, there are some contracts, agreements, and commitments that need to be reviewed. He isn't looking for them to be totally reviewed and updated, but somehow an outline so that in the overall master plan, they're aware of what needs to be done as they move forward.

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

John Slot, Public Works Director, and Mr. LoFaso addressed the Board and presented the item as outlined in the agenda backup.

Motion by Commissioner Constantine, seconded by Commissioner Zembower, to approve the acceptance into service of the Wekiva Watershed Management Plan (2025 update) as recommended by staff.

Under discussion, Commissioner Zembower asked for an update on the LOMR. Mr. LoFaso explained FEMA is in progress of updating the maps. Staff has provided them the data that they have collected. FEMA is reviewing the data now, and they have promised staff that they would provide a formal response as to how they will treat that data in February. That statement was made by them prior to any rumors about a potential Federal government shutdown; but assuming it holds, next month they will give the County a formal, written response as to their intent for what they will do with the data staff has presented. Commissioner Zembower asked how parcel owners will

be notified. Mr. Gray answered if the parcel owners aren't notified through FEMA, staff will make sure they are notified through the County.

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

Recess BCC Meeting Until 1:30 P.M.

Chairman Herr recessed the meeting at 12:13 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, with the exception of Clerk Maloy and Deputy Clerk Kyla Farrell who was replaced by Deputy Clerk Chariti Guevara, who were present at the opening session.

County Manager and Staff Briefings

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

Ms. Brandolini addressed the Board and presented the Quarterly Employee Years of Service Recognition Awards as included in the agenda backup.

VI. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to authorize the filing of the proof of publication for this meeting's scheduled public hearing into the Official Record.

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

Ex Parte Disclosure

No ex parte.

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](#)

Mr. Gray advised staff will be presenting Items 15 and 16 at the same time, but there will be separate motions.

Mr. Durr and Deputy County Attorney Neysa Borkert addressed the Board and presented Items 15 and 16 as outlined in the agenda memorandum.

Commissioner Zembower inquired what the remedy would be if the groundwater

monitoring shows there is an issue on one of the properties. Ms. Borkert responded she did not know from an engineering standpoint but would get that information. The Commissioner commented his concern is if the groundwater at one of the properties becomes contaminated because of this, the property can't be sold unless it is sold at a tremendously discounted price with the knowledge conveyed that there is an issue with the property.

Commissioner Constantine clarified anything that is on the properties is caused by the years and years of whatever happened on property that the County mitigated before they even started this process.

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

Motion by Vice Chairman Lockhart, seconded by Commissioner Constantine, to adopt Ordinance #2026-2 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; as described in the proof of publication.

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

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](#)

This item was presented with Item 15.

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to 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; 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 appropriate Resolution #2026-R-10 implementing Budget Amendment

Request (BAR) #26-017 in the Infrastructure Sales Tax Fund to transfer \$15,520,014 from reserves.

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

VII. COUNTY ATTORNEY'S REPORT

No report.

IIIX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

No report.

IX. DISTRICT COMMISSIONER REPORTS

District 3 - Commissioner Constantine

Commissioner Constantine reported on meetings and events including the Seminole County Tourist Development Council Florida Association of Counties Legislative Day, Seminole Cultural Arts Council Taste of the Arts, Seminole County Annual Awards for A shift, Seminole County Chamber Business Expo, and Leadership Seminole Summit.

The Commissioner advised there was an amendment put into HB399 which basically says notwithstanding any provision of a county charter, the executive method of the transmittal and adoption of an amendment to the future land use element of a comprehensive plan must be an affirmed vote of the majority of the members of the governing body present at the hearing. He has spoken with Deputy County Manager Tricia Johnson and Ms. Borkert, and they do not know exactly what that means. Upon Vice Chairman Lockhart's inquiry, Commissioner Constantine advised it is a supermajority vote in the Seminole County Charter, which was voted in favor of by the citizens.

District 4 - Commissioner Lockhart

Vice Chairman Lockhart reported on meetings and events including the Scottish Highland Games and Aerospace & Aviation Day.

The Vice Chairman provided an update on Lynx and the transit paraphernalia around the county that needs to be removed from discontinued routes. They were notified that Lynx was contemplating charging the County a significant amount to remove those items. There has also been discussion about recalculating, coming up with a new formula for the funding model for Lynx that would charge an estimated additional \$1.5 million to Seminole County. That would not provide additional services but would base the formula on criteria that changes the math that makes the County pay more. She believes it's going to be based more on the Access Lynx paratransit numbers as opposed to the fixed route. She reminded that one of the reasons they went down the path of minimizing the fixed routes is because they could not continue to afford Lynx's services, and Lynx said they would need to eliminate some of the fixed routes. Staff is still working on that and are in contact with Lynx to make sure they understand exactly what the rationale is. Given the dynamics and setup of those committees, Seminole County is always going to be on the losing end of a vote to not charge more. There is no way for the County to advocate and assert themselves in this environment.

Mr. Gray stated regarding the removal of the bus shelters, trash cans, and pole signs, it was

reported that it was a bill to the County of over \$600,000. County staff continues to work with Lynx staff. He had a conversation with Tiffany Hawkins, Lynx CEO, to get clarification if Lynx is asking the County to pay that. She doesn't know. Where more cost is coming in is removing the shelters because there is still life to them and they may be used elsewhere. It is to be determined how much additional the County will have to pay, so there probably is a bill coming at some point; but they have offered assistance to Lynx to help take out some of the structures. As soon as they get that information, he will advise the Board. He also asked Ms. Hawkins for clarity if it is the city or county's responsibility to remove those shelters if a county or city discontinues routes. She referred to an agreement that expired back in October of 2023.

Commissioner Zembower stated he would like staff to look at the paratransit cost and what other options there are. After discussion, no objections were voiced.

Vice Chairman Lockhart advised Orlando Mayor Buddy Dyer has been elected as Chairman of Lynx, SunRail, and the Expressway Authority.

District 1 - Commissioner Dallari

Commissioner Dallari thanked the City of Winter Springs for the Scottish Highland Games and the Seminole County Fire Department for their service during the games. He thanked Oviedo Citizens in Action and the City of Oviedo for putting on the Martin Luther King, Jr., parade. The Commissioner thanked Assistant County Manager Kristian Swenson and Communications Director Chris Patton for their presentation of Scout to the 501(c)(3) community alliance groups.

District 2 - Commissioner Zembower

Commissioner Zembower reported on meetings and events including speaking to League of Women Voters relating to the impacts of the loss of ad valorem tax if that were to make it to the ballot and pass, the Oviedo American Legion Post 243 Four Chaplains Ceremony, the Oviedo Mall Winter Carnival, and Oviedo Mall's Mini Makers Market Where Creativity Meets Kidpreneurs.

The Commissioner commented HB103 and SB605 relate to business tax receipts, which he has been asking they consider doing away with. He suggested maybe making a decision before the legislature makes a rule or just let them handle the home rule. Mr. Gray advised that will be an item at the next BCC meeting.

Commissioner Zembower addressed traffic fatality roadside memorials and mentioned other jurisdictions around the state have developed "lollipop" signs, which take place of the various items left at roadside memorials. He asked for the Board's support to ask staff to look at the possibility of creating a process for people to apply to have a sign instead of a roadside memorial, if it can be done, what the costs are, how it would be done. No objections were voiced.

District 5 - Chairman Herr/Chairman's Report

Chairman Herr reported on meetings and events including the Scottish Highland Games and Private Business Association of Seminole County. The Chairman commented she and Mr. Gray met with the City of Sanford to discuss the JPA that has expired, and regular meetings have been established to work on it. She advised she sent a letter to all of the Constitutional

Officers around the expectations with regard to the upcoming budget session. She attended the Mayors and Managers meeting. In regards to the Oviedo American Legion Post 243 Four Chaplains Ceremony, she stated they are also planning on doing a larger project to have it represented in the county, and Mr. Gray will be socializing that with the Commissioners. There will not be a cost to the County, but they will be involved in the process to get it to the right place within the county.

The Chairman commented they had productive meetings with the delegation in Tallahassee, and she believes they need to be lobbying when the delegates are in town.

She has an additional data request with regard to the Arts Council. They got what they asked for. She would like to see next a list of all grants awarded going back three to five years, the amount, the receiving organization, the date it was awarded, the date of check if possible, and the grant purposes/outcomes.

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

1. 01.20.26 - Florida Commerce; Comp Plan Amendment Adopted Letter - received
2. 01.21.26 - FY27 Clerk Budget Letter - sent
3. 01.21.26 - FY27 Property Appraiser Budget Letter - sent
4. 01.21.26 - FY27 SCSO Budget Letter - sent
5. 01.21.26 - FY27 SOE Budget Letter - sent
6. 01.21.26 - FY27 Tax Collector Budget Letter -sent

District 4 - Commissioner Lockhart (Additional)

Vice Chairman Lockhart stated she does not know if it was a Chairman's appointment or a Board appointment, but she was appointed to the Juvenile Justice Advisory Board which conflicts with the Lynx and SunRail meetings, and she will need someone to replace her on that board. Commissioner Dallari volunteered.

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, for Commissioner Dallari to serve on the Juvenile Justice Board.

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

The Vice Chairman stated one of the things that came from conversations with the delegation in Tallahassee is they found that it is likely that the CFO did not receive the County's letter that was sent in October/November because it did not get to the right person in that organization. She would ask they reissue that letter or send a different letter through certified mail and email to the Chief of Staff and the CFO. Commissioner Zembower added to send all of the letters. Ms. Latorre stated there were multiple letters and inquired which letters they would like sent. Vice Chairman Lockhart responded to reissue all of them if the Board is okay with that. Chairman Herr stated if it is the wish of the Board, she, the County Manager, and the County Attorney will work together to assimilate all of them and send them certified return receipt and electronically. No objections were voiced.

District 3 - Commissioner Constantine (Additional)

Commissioner Constantine reported that in lieu of what is happening with property taxes, other counties have publicly gone through the process to show what would happen if property

taxes were to go away, and it has had an impact on residents. Discussion ensued regarding doing similar mock calculations. Chairman Herr confirmed with Mr. Gray he had direction, and Mr. Gray reminded March 10th is the first budget public hearing and they will continue the conversation then.

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

Ron Lighthart spoke regarding comments made during the FY 25-26 budget public hearing.

Public Comment Form received and filed.

XII. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 2:54 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC