

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, August 26, 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, Clerk of Court & Comptroller Grant Maloy, and Deputy Clerks Chariti Guevara and Kyla Farrell.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Ron Williams, Palmetto Ave Baptist Church, gave the invocation. County Manager Darren Gray led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - Proclaiming August 26, 2025 as "Lee Corso Day" in Seminole County, FL [2025-803](#)

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to adopt a Proclamation proclaiming August 26, 2025, as "Lee Corso Day" in Seminole County.

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) – Attending Virtually [2025-800](#)

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

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to implement 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

Mr. Gray announced Item 7, FY25-26 CSA Grant Funding Recommendations, is being pulled from the agenda to come back at a later date.

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

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to approve Constitutional Officers Consent Agenda Item 3; and County Manager's Consent Agenda Items 4 through 19 with the exception of Item 7.

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

Constitutional Officers – Consent Agenda (Item No. 3)

3. Expenditure Approval Lists dated July 30 and August 6, 2025; Payroll Approval List dated July 31, 2025; and BCC Official Minutes dated July 22, 2025. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - [2025-810](#)

Comptroller's Office)

County Manager's Consent Agenda (Items No. 4 - 19)

County Manager's Office

4. Approve and authorize the Chairman to execute a Proclamation proclaiming September 2025 as "Pediatric Cancer Awareness Month" in Seminole County, Florida. (Baily Palmer, Runway to Hope) [2025-802](#)
5. Approve and authorize the Chairman to execute a Proclamation proclaiming September 10, 2025 as "Runway to Hope Day" in Seminole County, Florida. (Baily Palmer, Runway to Hope) [2025-801](#)
6. Approve and authorize the Chairman to execute new Civil Traffic Hearing Officer Services Agreements for Christopher Morrison and John Pasccuci for Fiscal Year 2025/2026. Countywide (Meloney Koontz, Assistant County Manager) [2025-808](#)

Community Services

7. Approve the recommended funding allocations to the agencies listed for Community Services Agency (CSA) Partnership Grant funds in the amount of \$842,233 for FY25/26 and authorize the Chairman to execute the CSA Grant Agreements and any amendments upon agency execution. Countywide (Allison Thall, Community Services Director)
Pulled from the Agenda.
8. Approve and authorize the Chairman to execute a Resolution adopting the Florida Department of Health in Seminole County (FDOH-Seminole) Fee Schedule update to the Administrative Code. Countywide (Allison Thall, Community Services Director) [2025-788](#)
Resolution #2025-R-71
9. Approve and authorize the Chairman to execute the Low-Income Pool (LIP) Letter of Agreement (LOA) which will provide matching funds up to \$164,537.50 to offset the cost of uncompensated care provided by True Health. Countywide (Allison Thall, Community Services Director) [2025-789](#)
10. Approve and authorize the Chairman to sign the Purdue/Sackler Settlement Participation form, entitled 'EXHIBIT K Subdivision Participation and Release Form', and authorize the Romano Law Group to file the document on behalf of Seminole County. Countywide (Allison Thall, Community Services Director) [2025-795](#)

Development Services

11. Approve the Minor Plat for the Mata's Farm Subdivision containing three (3) lots on 4.8 acres zoned A-1 (Agriculture), located on the north side of Orange Boulevard, approximately 1,900 feet east of New York Street; (Edickson Mata, Applicant) District 5- Herr (Jose Gomez, Development) [2025-718](#)

Services Director)

12. Approve and authorize the Chairman to execute a Release of Lien for Code Enforcement Special Magistrate Case Number 24-21-CESM, for the property located at 411 Kentwood Ave, Sanford, Florida 32771, for the Lien identified, reviewed and determined to be unenforceable; District5 - Herr (Jose Gomez, Development Services Director) [2025-771](#)

Emergency Management

13. Approve and authorize the Chairman to execute a Resolution in support of designating a portion of SR 400 East of the Central Parkway Bridge and the EE Williamson Road Bridge in the City of Longwood in Seminole County as Sergeant Karl Strohsal Memorial Highway. District3 - Constantine (Alan Harris, Emergency Management Director) [2025-778](#)

Resolution #2025-R-72

Environmental Services

14. Request Board approval to submit grant applications to the Florida Department of Environmental Protection (FDEP) for the Innovative Technologies for Harmful Algal Blooms (HABs) Grant Program requesting up to \$650,000 for the Bear Gully Lake Stormwater Nutrient Reduction Pilot Project; and authorize the County Manager or designee to execute all necessary grant application documents. District1 - Dallari (Kim Ornberg, Environmental Services Director) [2025-787](#)

Resource Management

15. Award CC-6179-24/TAD Wekiva Springs Road Intersection Improvements to JMHC, Inc. in the amount of \$1,832,536.12 and authorize the Purchasing & Contracts Division to execute the Agreement. District3 - Constantine (Stephen Koontz, Resource Management Deputy Director) Requesting Department - Public Works [2025-775](#)

16. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #120 for property interests necessary for the Hillview Drive Drainage Improvement Project (2,854 ± SF) between First Spanish Baptist Church of Altamonte Springs Inc. and Seminole County for \$27,440.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District3 - Constantine (Stephen Koontz, Resource Management Deputy Director) [2025-784](#)

17. Approve and authorize advance quarterly payments for the Property Appraiser and Clerk of the Circuit Court and Comptroller for the FY26 Budget (Lorie Bailey Brown, CFO/Resource Management Director) [2025-807](#)

18. Request the Board approve the proposed Stipulated Order of Taking and Final Judgment in the amount of \$265,000.00 between Seminole County and RDC Altamonte Spring, LLC, regarding Parcels 104 B & C of the [2025-816](#)

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

Utilities

19. Request for Board approval to submit grant applications to the Florida Department of Environmental Protection (FDEP) for the Alternative Water Supply Grant Program requesting up to \$3 million for expansion of the County's reclaimed water distribution system; and authorize the County Manager or designee to execute all grant documents associated with the grant application. Countywide (Johnny Edwards, Utilities Director)
Requesting Department - Utilities [2025-793](#)

V. WORKSESSION

20. Code Enforcement Chapter 53 Work Session (Tricia Johnson, Deputy County Manager and Mike Rhodes, Compliance Coordinator) [2025-804](#)

Ms. Johnson and Mr. Rhodes addressed the Board and presented the Code Enforcement Chapter 53 work session as included in the agenda backup. The presentation was followed by Board comments and questions.

There was Board consensus to approve staff's recommendations and next steps.

21. Micro Transit Fare Policy (Kristian Swenson, Assistant County Manager) [2025-806](#)

Mr. Swenson addressed the Board and presented the Micro Transit Fare Policy as included in the agenda backup. The presentation was followed by Board discussion and questions.

With regard to public participation, Joanne Counelis spoke and the Chairman directed staff speak with Ms. Counelis to answer any questions she has.

No one else spoke and public input was closed.

Public Comment Form was received and filed.

Motion by Commissioner Lockhart, seconded by Commissioner Constantine, to approve the SCOUT Micro-Transit Service fare and discount structure presented today.

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

Recess BCC Meeting Until 1:30 P.M.

Chairman Zembower recessed the meeting at 10:56 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 Clerk Maloy and Deputy Clerk Chariti Guevara who was

replaced by Deputy Clerk Kyla Farrell, who were present at the opening session.

VI. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Motion by Commissioner Dallari, seconded by Commissioner 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

Districts 1, 2, 3, 4, and 5 reported no ex parte communications.

Public Hearings - Legislative

22. Seminole County Port Authority Budget Presentation The Seminole County Port Authority - A self-supporting political body that operates the Port of Sanford, is submitting its proposed FY 2025/26 Budget for Board of County Commission approval. Countywide (Andrew Van Gaale, Port Authority Administrator) [2025-769](#)

Mr. Van Gaale addressed the Board and presented the Port Authority's Budget.

Vice Chairman Herr suggested the Board adopt the budget as presented and explained why. Discussion ensued regarding tenant rates. Chairman Zembower asked few questions of Mr. Van Gaale.

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to approve the Seminole County Port Authority budget as presented.

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

Public Hearings - Quasi - Judicial

23. Shallowford Street Partial Right-of-Way Vacate - Adopt the Resolution vacating and abandoning a portion of an undeveloped right-of-way known as Shallowford Street in the Sanlando Springs Replat of Tract 57 Subdivision, as recorded in Plat Book 9, Page 49, of the Public Records of Seminole County, Florida, for property more particularly known as 1024 Spring Garden Street, Altamonte Springs; (Bryan Clark, Applicant) District3 - Constantine (Kaitlyn Apgar, Senior Planner) [2025-719](#)

Ms. Apgar addressed the Board and presented the item as outlined in the agenda memorandum.

It was determined the applicant was present but did not wish to speak.

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

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to adopt

appropriate Resolution #2025-R-73 vacating and abandoning a portion of an undeveloped right-of-way known as Shallowford Street in the Sanlando Springs Replat of Tract 57 Subdivision, as recorded in Plat Book 9, Page 49, of the Public Records of Seminole County, Florida, for property more particularly known as 1024 Spring Garden Street, Altamonte Springs; as described in the proof of publication.

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

24. 6657 Sylvan Woods Drive - Consider approval of a 3,372 square foot boat dock/house on the west side of the Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Dr. (Michael Carpenter, Applicant) District5 - Herr (Kathy Hammel, Principal Planner) [2025-727](#)

Ms. Hammel addressed the Board and presented the item as outlined in the agenda memorandum.

The applicant's representative addressed the Board and briefly discussed the request.

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

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to approve of a 3,372 square foot boat dock/house on the west side of the Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Drive; as described in the proof of publication.

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

VII. COUNTY ATTORNEY'S REPORT

No report.

IIX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

Mr. Gray advised he received a phone call and letter from the District Secretary at FDOT. They identified that there are around 15 pathways and/or trail crossings that are not in compliance with the updated FDOT manual, and that the County had until September 4 to get those in compliance. After speaking with the Board last week, he had staff get the crosswalks and trails in compliance. He explained that he is referring to the green-painted crosswalks and trails, which were painted to identify safety concerns for pedestrians and bikers on the County's trail system. Staff is keeping track of the cost that it is taking to get them in compliance by painting them black. He noted all of the green-painted crosswalks were permitted by FDOT. Staff has completed about a dozen already, and they are already getting feedback from the public. This is not something the County is doing, they are being required to by the State. The State did indicate there is an appeal process, but that is up to the Board if they want to go through that. Because of the short time frame, he had authorized staff to get the crosswalks in compliance with the new State law.

Chairman Zembower stated he wants to make sure the public is aware of what happened, and requested staff keep the Board updated. Mr. Gray added if they are not brought in compliance by the County, the State will do it for the County at the County's cost and will

withhold State funds that are due to the County. Commissioner Dallari asked Mr. Gray to get with staff on why there isn't grit in the white paint and noted it is very slippery when wet. Mr. Gray responded he will follow-up on that. Vice Chairman Herr stated originally the concept was that the markings would all be the same so that a driver would recognize that there's pedestrians in play, which was part of Vision Zero for pedestrian safety. If they are converting the crosswalks back to pre-Vision Zero, she would assume that the State is converting theirs back as well so that drivers know what they're looking for. They probably need more information on that. She would like to understand the timeline so they can speak intelligently to the citizens when they're speaking to the Commissioners about it. The appeal process is lengthy and expensive, and the County is responsible for the cost of compliance.

Commissioner Lockhart discussed the State's newly painted green crosswalks and asked for FDOT's position on the color green and their interpretation of their code. She would like to understand if the State believes that the green coloring and the differentiation is in fact a safety mechanism or not because there were studies done to encourage the County to spend taxpayer money to paint the crosswalks green because it was in fact a safety enhancement. So aside from the change of the code, do they believe that the green is a safety enhancement or not. She wants to know what new studies or new data they've come across that has now made that to not be a safety enhancement.

IX. DISTRICT COMMISSIONER REPORTS

District 4 - Commissioner Lockhart

Commissioner Lockhart played a short video "Celebrate America's 250th on SunRail." At the request of the Commissioner, Lorie Bailey Brown, Resource Management Director, addressed the Board and provided an update on CFCRC's budget. Discussion ensued.

Commissioner Lockhart reported on the last Medical Examiner meeting including the budget that was presented and the County's cost share. Discussion ensued and she advised she will bring back to the Board any calculation errors.

The Commissioner advised consolidation of Fire and Law Enforcement is creeping up in conversations because of the budget predicament that they're in and more people are learning that the reason why they are having a budget imbalance is primarily due to public safety purposes. She asked what is the most appropriate way to start engaging in those types of conversations about consolidation. Obviously they cannot go in and force a City into conversations they don't want to have, but all citizens are paying more because they are running duplicative services. She doesn't want to have those conversations inappropriately. Chairman Zembower advised at the Mayors and Managers meeting three or four months ago, it was determined that many of the Cities are dealing with the same public safety challenges that the County is. So he raised the question about consolidation, and the discussion was that if they want to have the honest conversation and dialog on the most efficient dollars spent for the citizens as a whole, they need to have an honest conversation on how they can collaborate to save the taxpayers' dollars. One of those that's already been proven to work out, that they already have a model for, is consolidation of fire services. And they should also be looking at law enforcement, but they didn't want to have the conversation; they even said the fire department deal is fine, but there was no interest in the law enforcement side. He noted the market will ultimately and eventually dictate how and when those conversations happen. Vice Chairman Herr opined the more they have this conversation from the dais to the Cities, the worse that they're going to recoil. This has to be a ground-up maneuver.

There has to be a need at a local level. The County has always said, let local government run local government. Commissioner Lockhart explained that's why she asked the question the way that she did; how do they get those conversations going. She shared her comments on the matter and indicated if there's no objections, she will continue to have small private conversations with city commissioners as appropriate. Vice Chairman Herr asked if they can prove what they've saved from former consolidations, and Commissioner Constantine answered yes, they have that data. He explained how consolidation started back in the early 1990s with the City of Altamonte Springs proposing it to the County. There were few further comments.

District 5 - Commissioner Herr

Vice Chairman Herr reported on a waterline break on a road that was repaired in hours. She advised there was a Proclamation on today's Consent Agenda where the guests that were present to accept the Proclamation wanted their picture taken with the Board. Unfortunately, that photo opportunity did not happen. She invited Runway to Hope to attend the next Board meeting to have that opportunity.

District 1 - Commissioner Dallari

Commissioner Dallari reported on recent events.

District 3 - Commissioner Constantine

Commissioner Constantine reported on recent and upcoming events. He suggested that the County should do something for the back-to-back national champions and the Lake Mary team who came in 5th in the nation.

District 2 - Chairman Zembower

Chairman Zembower reported on recent and upcoming events. He stated the Commissioners ask tough questions to protect the taxpayers to make sure that anything that they're collaborating financially with throughout the region and state, they're getting their fair share. He is very proud they're advocating. He thanked staff for helping get those answers.

The Chairman advised he would like Board direction on a matter of tree removal and no replanting of grass or sod. Apparently, they don't have a code that indicates or requires if a tree is removed from a ROW that the County owns, that they are to replant sod or a tree. There was an instance relating to some properties over off Wyckliffe Place. Staff has been out there a few times. He discussed the constituents' concerns and provided some budgetary numbers. He asked if the Board had interest in adopting a policy or directing staff that when they cut a tree and grind the stump in a County ROW within a HOA, they should plant sod or a new tree. He added that the contractor who handles the tree cutting or stump grinding is under no obligation except to put the ground back as close as they can, with no requirement to plant sod or grass. Staff provided some hefty numbers if they wanted to require the individuals to plant grass or do something else "landscapable". He shared photos of the residents' ROW that had a tree removed and the grinded tree stump (received and filed).

At the request of the Chairman, Owen Reagan, Principal Engineer, addressed the Board and discussed the issue. In response to the Chairman's question, all Commissioners answered they have no interest in adopting such code or directing staff and explained why. Chairman Zembower asked if they had interest in using the tree fund to replant a tree in an area where they removed a tree, and the Commissioners' answers did not change.

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

John Stewart addressed the Board and discussed the tree and stump removal issue discussed in the District 2/Chairman's Report and voiced his concerns.

Public Comment Form was received and filed.

XII. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 3:07 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
As Clerk to the BCC