

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, April 8, 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 Clerk Chariti Guevara.

Vice Chairman Herr was absent for the morning session and joined the meeting at 1:30 p.m. for the afternoon session.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Bob Melhorn, Integrity Church, gave the invocation; and Commissioner Dallari led the Pledge of Allegiance.

III. CONSENT AGENDA – PUBLIC PARTICIPATION

County Manager Darren Gray requested Item 5, Water Conservation Month Proclamation, be pulled for separate reading by Commissioner Constantine.

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

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, to approve Constitutional Officer's Agenda Item 1 and County Manager's Consent Items 2 through 17 excluding Item 5.

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

Constitutional Officers – Consent Agenda (Item No. 1)

1. Expenditure Approval Lists dated March 12 and 19, 2025; Payroll Approval List dated March 13, 2025; and BCC Official Minutes dated March 11, 2025. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2025-299](#)

County Manager's Consent Agenda (Items No. 2 - 17)**County Manager's Office**

2. Approve and authorize the Chairman to execute a new Civil Traffic Hearing Officer Services Agreement for Susan Binford for Fiscal Year 2024/2025, replacing Ethan Carlos, with an effective date of March 11, 2025. Countywide (Meloney Koontz, Assistant County Manager) [2025-313](#)
3. Approve and authorize the Chairman to execute a Proclamation proclaiming April 2025 as Child Abuse Prevention Month in Seminole County, Florida. Countywide. (Melissa Winstead, Kids House Wayne Densch Children's Advocacy Center) [2025-311](#)
4. Approve and authorize the Chairman to execute a Proclamation proclaiming April 2025 as Autism Acceptance Month in Seminole County, [2025-312](#)

FL. Countywide. (Lueverne Montez, West Leesburg CDC)

5. Approve and authorize the Chairman to execute a Proclamation proclaiming April 2025 as Water Conservation Month in Seminole County, Florida. Countywide. (Dierdre Irwin, St. Johns River Water Management District)

Pulled for separate discussion.

Development Services

6. Nuisance Abatement Determination - Issue a determination that the unoccupied structure located at 2321 Broadway, Sanford, is a Public Nuisance and authorize the Building Official to: (1) serve notice of this determination, pursuant to Sections 168.5 and 168.6, Seminole County Code; and (2) set a date of May 13, 2025 for a "Show-Cause" public hearing, as prescribed in Sections 168.5-168.7, Seminole County Code. District5 - Herr (Jose Gomez, Development Services Director)

Emergency Management

7. Approve and authorize the Chairman to execute the Memorandum of Agreement for Points of Dispensing (Health Department, Public Schools, Emergency Management). Countywide (Alan Harris, Emergency Management Director)

Fleet and Facilities

8. Approve and authorize the Chairman to execute the Second Amendment to Lease Agreement between Seminole County and Thomas B. Ball, III, LLLP (For use by Emergency Management and Information Services). The annual increase is \$2,310.00 for a total of \$81,510.00 District5 - Herr (Chad Wilsky, Fleet and Facilities Director)

Management and Budget

9. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-029 in the Technology Replacement Fund (00111), Fire Department Mobile Refresh Project (02014007) to transfer \$550,000 from reserves for Mobile Vehicle Routers (MVR) hardware refresh. Countywide (Timothy Jecks, Management and Budget Director) Requesting Department - Information Technology

Resolution #2025-R-32

10. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-025 in the General Fund and Fire Protection Fund to transfer \$135,000 from reserves to add 4.0 FTEs to optimize Emergency Communications and enhance Community Paramedicine; and approve the addition of 3.0 Emergency Comm Dispatchers and 1.0 Firefighter FTEs. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Fire

Department

Resolution #2025-R-33

11. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-031 in the Fire Protection Fund to transfer \$184,250 of existing budget to establish a fire station security enhancements project. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Fire

[2025-298](#)**Resolution #2025-R-34****Office of Economic Development and Tourism**

12. Approve and authorize the Chairman to execute a three-year agreement with the Foundation for Seminole State College of Florida, Inc., in the amount of \$175,000 per year for fiscal years 2025, 2026, and 2027, for a total of \$525,000 in funding allocation to support programs offered by the Seminole State College Center for Business Development. Countywide. (Gui Cunha, Director of Economic Development & Tourism)

13. Approve and authorize the Chairman to execute an Arts Funding Agreement between Seminole County and Seminole Cultural Arts Council, Inc., in the amount of \$73,483.00 for the 2024/2025 fiscal year. Countywide (Gui Cunha, Director of Economic Development and Tourism)

14. Approve the appointments to the Tourism Improvement District Advisory Board. Countywide. (Gui Cunha, Director of Economic Development & Tourism)

[2025-102](#)[2025-332](#)[2025-327](#)**Public Works**

15. Approve and authorize the Chairman to execute a Traffic Enforcement Agreement between Seminole County, Seminole County Sheriff's Office, and Cadence Park Homeowners Association, Inc. District2 - Zembower (John Slot, Public Works Director).

16. Approve and authorize the Chairman to execute a Public Purpose Transfer Agreement, accept the transfer of property via Quit Claim Deed, and execute a Perpetual Drainage Easement for necessary stormwater management and drainage associated with State Road 46 between Florida Department of Transportation (FDOT) and Seminole County. All imperative property interests necessary for the expansion of the Midway Loop Trail. District5 - Herr (John Slot, Public Works Director)

[2025-284](#)[2025-288](#)**Resolution #2025-R-35****Resource Management**

17. Award RFP-604960-25/MHH - Term Contract for Processing of Clean Woods and Vegetative Waste to 4 Jays Land Services, Inc., DeBary, FL with an estimated annual usage of \$600,000 per year and authorize the Purchasing and Contracts Division to execute the agreement. Countywide

[2025-294](#)

(Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Environmental Services

CONSENT AGENDA – PULLED FOR DISCUSSION/SEPARATE VOTE

5. Approve and authorize the Chairman to execute a Proclamation proclaiming April 2025 as Water Conservation Month in Seminole County, Florida. Countywide. (Dierdre Irwin, St. Johns River Water Management District) [2025-314](#)

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to adopt a Proclamation proclaiming April 2025 as Water Conservation Month in Seminole County, Florida.

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

IV. REGULAR AGENDA

18. Springs Concert for Residents Special Event Permit - Consider a Special Event Permit for the Springs Concert for Residents on May 3, 2025, located at 400 Woodbridge Rd. Longwood; Asher Wildman, Authorized Agent; District3 - Constantine (Kathy Hammel, Principal Planner) [2025-097](#)

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

Asher Wildman, Applicant, briefly addressed the Board and answered a question from Commissioner Constantine.

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

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to approve a Special Event Permit for the Springs Concert for Residents on May 3, 2025, located at 400 Woodbridge Road, Longwood; Asher Wildman, Authorized Agent/Applicant.

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

19. Economic Development Update (Gui Cunha, Economic Development and Tourism Director) [2025-310](#)

Mr. Cunha; Irma Stenman, Business Development Manager; and Esteban Saldarriaga, Business Marketing Manager, addressed the Board and presented the Economic Development Update as outlined in the agenda memorandum.

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

The Board complimented Mr. Cunha and the Economic Development staff for their work. Commissioners Lockhart, Constantine, and Dallari had a few questions for staff to follow up on later.

Commissioner Lockhart stated there is this workforce pipeline, and they are very proud

of the K12 higher-education workforce development continuum here in Seminole County. They regularly assert they are producing this workforce for use so when companies come here, they hire those people. The Commissioner stated she has yet to find the data from companies that backs up they are, in fact, hiring those people. She looks at that not just a County Commissioner who is being asked for taxpayer money to incentivize these positions, but also as a Trustee at Seminole State College. She is looking at it from an accountability metric for them locally as well as accountability on the part of the employer. The question she has been asking for years and has received no answer is out of all of their employees, how many are working remotely versus driving to Seminole County and contributing to the local economy, and how many of them are on H-1B visas. To ask the question differently, she would like to know what data the companies keep that tells her how many employees they have hired that are Seminole County "natives" that are a product of the workforce development education.

Commissioner Constantine agreed with Commissioner Lockhart and inquired if there is actual data that shows these programs are successful.

Commissioner Dallari inquired when they do give incentives to companies, how long are they staying here in the county. He would like to look at companies that have left the county to find out what could have been done to help those companies stay here longer.

20. Electronic Public Notices Update. (Meloney Koontz, Assistant County Manager) [2025-323](#)

Ms. Koontz addressed the Board and presented the Electronic Public Notices Update as outlined in the agenda memorandum.

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

Commissioner Lockhart inquired if any of the Cities, Constitutional, or the School Board were interested in utilizing this. Ms. Koontz responded when they last asked, there was some interest. If the Board decides to do this, they would have to open it up to the Cities, and the County can charge them at a reduced rate, which would be revenue to assist paying for the cost of outsourcing.

Commissioners Constantine and Dallari both stated they supported staff's recommendation.

Chairman Zembower stated he supported moving forward. The only caveat he would ask staff to consider is when they ultimately go down this road, that they do publish in the existing print media they are moving to a digital platform. Ms. Koontz advised there is a requirement that that is done. They have to continue to let the public know where they can find these ads.

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to put the recommendation on a consent agenda in the near future.

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

Recess BCC Meeting Until 1:30 P.M.

Chairman Zembower recessed the meeting at 10:30 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, who were present at the opening session. Vice Chairman Herr was present for the afternoon session.

Commissioner Lockhart joined the meeting at 1:35 p.m.

V. PUBLIC HEARING AGENDA

Accept Proofs of Publication

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

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

Ex Parte Disclosure

District 1 submitted ex parte communications (received and filed).

Public Hearings - Quasi - Judicial

21. Historic Oviedo Colored Schools Museum Small Scale Future Land Use Map Amendment and PD Rezone - Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential to Planned Development, and a Rezone from R-1 (Single Family Residential) to PD (Planned Development) on approximately 0.12 acres, located at the intersection of W SR 426 and James Drive, Oviedo; (Judith Smith, Applicant) District1 - Dallari (Joy Giles, Principal Planner)

[2025-271](#)

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

Judith Smith, the Applicant, addressed the Board and provided a history on Historic Oviedo Colored Schools and played two videos (received and filed).

With regard to public participation, Bill Hyde spoke in support.

Richard Reep submitted a Written Comment Form in support.

No one else spoke and public input was closed.

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

Commissioner Dallari stated in regards to Exhibit B, remote parking, he has an issue if at a later date things do change with the other property owner, they will have to come back to the Board, so he would like to make an amendment that if there are changes to

Exhibit B, it can be changed administratively, as long as it meets the intent of where it is today with the amount of parking. That way, they don't have to come back for another public hearing. Ms. Giles responded she can add that as condition of approval to the development order.

Chairman Zembower requested an interpretation from the County Attorney so everybody is aware of what that may or may not mean. Ms. Latorre advised the amendment is not necessary because the parking agreement is between the Applicant and the church, but staff included a provision in the development order that if at any time the parking agreement is terminated, the museum operations shall cease until another parking agreement is provided. That agreement has to be provided to the County for review and approval. She confirmed with Commissioner Dallari that his amendment is it should be administratively approved. Ms. Latorre advised staff can add the word "administratively" to Condition (3)F of the development order.

Motion by Commissioner Dallari, seconded by Commissioner Constantine, to amend the original Development Order per the County Attorney's recommendation of (3)F.

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

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, to adopt Ordinance #2025-9 enacting a Small Scale Future Land Use Map Amendment from Medium Density Residential to Planned Development, as presented today.

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

Motion by Commissioner Dallari, seconded by Commissioner Constantine, to adopt Ordinance #2022-10 enacting a Rezone from R-1 (Single Family Residential) to PD (Planned Development) on approximately 0.12 acres, located at the intersection of W SR 426 and James Drive, Oviedo; associated Approval D.O. #23-20500026; Judith Smith, Applicant; as described in the proof of publication.

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

VI. COUNTY ATTORNEY'S REPORT

No report.

VII. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

Mr. Gray announced the Citizen's Academy kickoff, with the first one being held at Fire Station No. 11 on Saturday the 12th. It is an open house and there will be a whole host of departments that will be showing what the County does to serve the residents and business community.

22. Fluoride Update (Johnny Edwards, Utilities Director) [2025-326](#)

Mr. Edwards addressed the Board and presented the Fluoride Update as outlined in the agenda memorandum. The presentation was followed by a lengthy Board discussion consisting of comments, questions, and each Commissioner's reason for supporting or opposing removing fluoride from the County's water.

Chairman Zembower opened public participation and advised pursuant to the Operating Policies & Procedures of the Seminole County Board of County Commissioners, public input would be limited to one hour.

With regard to public participation, the following spoke in support of community water fluoridation: Cindy Jurie, Jay Jurie, Kasy Aschbrenner, Dr. Elizabeth Lense, Carole Hinshaw, Celeste Terry, Dr. Douglas Cross, Gail Brown, and Dr. Johnny Johnson, Jr.

The following spoke in opposition to community water fluoridation: Nicole King; Nicole Oullette, Leslie Kirschenbaum, Jessica Tillman, Tara Miles, Cindy Haller, Robin Jonas, Moearii Evans, Justin Harvey, and Sheri Johnson.

Written Comments Forms were submitted by Heather Startup, Robin Jonas, Jean Barwig, Natalie Lackner, Rita Hoffman, and Julie Anne Rechner.

Chairman Zembower closed public input after one hour. The following submitted Public Comment Forms but did not speak: Joe Flaherty, Dr. Steven Slott, Howard Pollick, Chelsea Fosse, Rhonda Stephens, Gabriella Gonzalez, Jonathan Henry, Sam Zevetchkenbaum Patty Brown, Sandy Sutton, and Dr. Myron Allukian, Jr.

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

There was continued Board discussion.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to remove fluoridation from the Seminole County water supply.

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

District 3 voted NAY.

Motion passes 4 to 1

Chairman Zembower recessed the meeting at 3:45 p.m., reconvening at 4:01 p.m.

IIX. DISTRICT COMMISSIONER REPORTS

District 1 - Commissioner Dallari

23. Approve the appointment of Charles Davis as the District 1 representative to the Seminole County Port Authority for a term from 1/1/2025 through 12/31/2028. [2025-316](#)

Motion by Commissioner Dallari, seconded by Commissioner Lockhart, to approve the appointment of Charles Davis as the District 1 representative to the Seminole County Port Authority for a term from 1/1/2025 through 12/31/2028.

Under discussion, Vice Chairman Herr requested clarification from Mr. Gray on the procedures for appointments, and Board discussion ensued.

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

Commissioner Dallari spoke on April being Child Abuse Awareness Month. He explained one in five children will be abused by the age of 18. He encouraged everyone to spread the word.

District 4 - Commissioner Lockhart

Commissioner Lockhart requested Lorie Bailey Brown, Resource Management Director and CFO, speak on the Central Florida Commuter Rail Commission's (CFCRC) tentative budget.

Ms. Bailey Brown addressed the Board and stated at the beginning of the end of last year, the five chief financial officers from the local funding partners -- Orange, Osceola, Seminole, and Volusia Counties, and the City of Orlando -- came together to help the CFCRC develop a bank account and protocols for banking. With that, they were reviewing the current year budget to put in place in helping with those allocations, collecting the funds from the funding partners, and distributing to FDOT in accordance with the locally funded agreement.

In their biweekly meetings, in that evaluation, as of last March, it became time to prepare the next year's budget for the CFCRC, so that group worked together to pull the information provided from DOT to prepare the FY26 tentative budget. That budget is based on the revenues, expenditures, and operating details provided; and it totals \$63.4 million.

Seminole County's share is \$11.5 million. There is a slight increase from the second year as laid out in the funding agreement, primarily attributable to a \$2 million contingency that is added in. She presented that tentative budget to the CFCRC last Wednesday at their board meeting, and questions were discussed from Osceola and Seminole Counties regarding the contingency as well as carryforward and insurance.

They are preparing the agenda item for the April 22, 2025, meeting on that tentative budget, and she will be meeting with each Commissioner to go over the details and answer any questions in preparation.

Commissioner Lockhart stated it is really important to her that she knows the Board is fully informed about next steps, because this is the first budget that the CFCRC is taking the full responsibility for setting the budget and moving toward the eventual transfer of operations of the system. She feels like they will be setting the tone this first year.

One of the things that will be a challenge and will probably involve renegotiating the local funding agreement for next year is their fiscal years are not aligned with DOT, and the local funding agreement is not aligned with the fiscal year. They have their fiscal year, DOT's fiscal year, and the local funding agreement having three different renewal times, and that has been identified as a potential problem. What DOT has committed to is when they finish their fiscal year June 30th, there might be some carryforward, unspent funds that might negate the need for the additional \$2 million that is being added. They won't know that until July 1st, but the tentative budget has to be approved before July 1st.

Commissioner Dallari inquired if Commissioner Lockhart's opinion on this is that it is in line. Commissioner Lockhart responded she would like to see some additional modifications, which has been communicated to DOT. Commissioner Dallari requested she let the Board know in

the future what those modifications could be.

District 3 - Commissioner Constantine

Commissioner Constantine spoke on Williams Watts' Eagle Scout project (picture received and filed). The Commissioner stated Mr. Watts has applied to the U S. Military Academy, and he is going to personally send a letter; but he thinks it would be very much appreciated if the Commissioners as a board sent a letter so he could potentially get into the USMA.

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to send a letter.

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

Commissioner Dallari stated regarding the two individuals from Mr. Watt's project who received the medal of honor, Sergeant First Class Alwyn C. Cashe and Staff Sergeant Robert J. Miller, if there is the potential in the future to do a road naming, they should try to recognize those two individuals and use their names in an appropriate location. Chairman Zembower confirmed with Commissioner Dallari that he would like to ask staff to look at the current protocol for that and bring it back. Commissioner Constantine suggested looking for roads in the area in which those individuals grew up.

Commissioner Constantine stated he had the occasion to speak to some Girl Scouts and handed out goody bags. The Commissioner's aide Beatriz Flores created a My County Commissioner coloring book for the goody bag (received and filed).

The Commissioner reported on meetings and events.

District 5 - Commissioner Herr

Vice Chairman Herr reported on meetings and events.

District 2 - Chairman Zembower

Chairman Zembower advised the Sheriff's Office has reached out and asked the Board for a letter of support for a grant appropriation request for therapist services for the Juvenile Mobile Crisis Program, which was previously funded by ARPA.

Motion by Commissioner Dallari, seconded by Vice Chairman Herr, to approve the request.

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

The Chairman reported on meetings and events.

Chairman Zembower stated he would like to understand the business tax receipt situation. It has been done away with in several sister counties. He would like to look at what it costs the County to collect that and consider doing away with it, as well. He requested staff get that information and share it with the Commissioners. Commissioner Lockhart inquired if the statute has changed, and the Chairman responded no. Commissioner Lockhart reminded the former County Attorney opined that was not something legislatively possible. Mr. Gray responded staff would look into that.

There was brief continued Board discussion on board appointment procedures.

IX. CHAIRMAN'S REPORT

No submissions.

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

None.

XI. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 4:43 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC