

# **SEMINOLE COUNTY, FLORIDA**

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



## **Meeting Minutes**

**Tuesday, February 10, 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**

Melanie Chen, Central Florida Freethought Community, gave the invocation and led the Pledge of Allegiance.

**III. AWARDS, PRESENTATIONS AND PROCLAMATIONS**

1. Proclamation proclaiming Master Sergeant Charles Hedge, Jr., United States Air Force as Seminole County's February Veteran of the Month. [2026-0115](#)  
(Master Sergeant Charles Hedge, Jr., United States Air Force)

Motion by Commissioner Constantine, seconded by Commissioner Zembower, to adopt a Proclamation proclaiming Master Sergeant Charles Hedge, Jr., United States Air Force as Seminole County's February Veteran of the Month.

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

2. Approve and authorize the Chairman to execute a Proclamation proclaiming February 2026 as "Black History Month" in Seminole County, FL. [2026-0136](#)

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to adopt a Proclamation proclaiming February 2026 as "Black History Month" in Seminole County, Florida.

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

3. Presentation - Seminole State College Seminole Commits (Gui Cunha, Economic Development & Tourism Director and Amy Kirkland, Seminole State College) [2026-0138](#)

Mr. Cunha and Amy Kirkland, Seminole State College, addressed the Board and presented Seminole State College Commits as outlined in the agenda backup. The presentation was followed by a few Board comments.

**IV. CONSENT AGENDA – PUBLIC PARTICIPATION**

With regard to public participation, Grey Wilson spoke and requested Item #10, Release and Settlement Agreement regarding River Cross Land Company litigation, be pulled for discussion because he had questions. After brief Board discussion, there was consensus that the item would not be pulled for discussion. Chairman Herr advised Mr. Wilson he could

contact the County Attorney's Office with his questions.

No one else spoke and public input was closed.

Public Comment Form received and filed.

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to approve Constitutional Officers' Consent Agenda 4 and 5; and County Manager's Consent Agenda Items 6 - 13.

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

#### **Constitutional Officers – Consent Agenda (Items No. 4 - 5)**

4. Expenditure Approval List dated January 14, 2026; and Payroll Approval List dated January 14, 2026. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2026-0124](#)
5. Approval by the Board of County Commissioners to appropriate \$130,000 from Local Law Enforcement Trust Fund to provide funding to various support organizations within the community; and to provide funding of \$330,000 from Federal Law Enforcement Trust Fund for law enforcement equipment for Fiscal Year 2025/26. Countywide (Lisa Spriggs, Chief of Administrative Services) [2026-0142](#)

#### **County Manager's Consent Agenda (Items No. 6 - 13)**

##### **County Manager's Office**

6. Approve and authorize the Chairman to execute a Proclamation proclaiming February 11, 2026 as "Heart of Florida United Way 211 Day" in Seminole County, Fl. [2026-0137](#)
7. Approve an additional paid day off in observance of President's Day (February 16, 2026), consistent with the State of Florida's holiday schedule and in recognition of the America 250 commemoration. Countywide (Darren Gray County Manager) [2026-0153](#)
8. Approve and authorize the Chairman to execute an Interlocal Agreement between Central Florida Expressway Authority and Seminole County related to joint funding for the SR 417 Sanford Airport Connector Project. District5 - Herr (Kristian Swenson, Assistant County Manager) [2026-0141](#)

##### **County Attorney's Office**

9. Approve and authorize the Chairman to execute a Release Agreement between Seminole County and C.T. Hsu & Associates, LLC related to the APM v. Seminole County litigation (2022-CA-1729). Countywide (Kate Latorre, County Attorney) [2026-0108](#)
10. Approve and authorize the Chairman to execute a Release and Settlement Agreement between Seminole County and Certain Underwriters at Lloyd's Subscribing to Policy No. PK1005818 [2026-0130](#)

("Underwriters"), for the River Cross Land Company, LLC litigation.  
Countywide (Kate Latorre, County Attorney)

### **Administrative Services**

11. Award CC-6690-25/TAD Pump Station Renewal & Replacement D25 - Phase I to Carr & Collier, Inc. in the amount of \$1,985,700.00 and authorize the Purchasing & Contracts Division to execute the agreement. District5 - Herr (Stephen Koontz, Administrative Services Deputy Director) Requesting Department- Utilities Engineering [2026-0085](#)

### **Management and Budget**

12. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) 26-018 in the amount of \$55,000 through the Fire Grants (State) Fund to appropriate the grant funding from the State of Florida USAR HM MARC Grant Agreement to purchase HazMat equipment. Countywide (Timothy Jecks, Budget Director) Requesting Department - Fire  
Resolution #2026-R-11 [2026-0116](#)

### **Public Works**

13. Request Board approval to submit a grant application to the U.S. Department of Transportation for the Better Utilizing Investments to Leverage Development (BUILD) Grant Program requesting up to \$25,000,000 for the Reconnecting Orange Boulevard Project; and authorize the County Manager or designee to execute all documents associated with the BUILD grant application. District5 - Herr (John Slot, Public Works Director) [2026-0119](#)

### **V. REGULAR AGENDA**

14. Tourism Update (Gui Cunha, Economic Development & Tourism Director) [2026-0144](#)  
Mr. Cunha and Danny Trosset, Tourism Division Manager, addressed the Board and presented the Tourism Update as outlined in the agenda backup. The presentation was followed by Board questions and comments.

Vice Chairman Lockhart stated the bar graph slide of the sports tourism slide with visitors and residents defines visitor. She inquired what the definition was of resident. Mr. Cunha responded they will get the exact definition from Zartico.

Upon Commission Dallari's inquiry about occupancy and average daily rate (ADR), Mr. Cunha responded a common trend is that ADR is usually about six months behind as occupancy softens. If they are continuing to see a softening of occupancy, they can expect ADR to continue to decline. The Commissioner commented on the STR Hotel Trends Report slide, the chart is showing the occupancy increasing and the ADR decreasing. Mr. Cunha explained as occupancy plateaus, hoteliers are focused on revenue per available room (RevPAR). They will start trending to lower ADR to try to capture more of the wholesale value market.

Commissioner Dallari asked how the housing companies come into play about their percentage, and how that affects the ADR and what the revenues are. Mr. Trosset responded the majority of events use a third-party housing company. Those companies typically charge a commission, rebate, or some sort of combination of both. In terms of how that affects the rate, typically those commissions and rebates are paid by the hotels to the third-party organization. He advised they will have to get back with an answer on specifically how that might impact or affect the rate, and pricing strategy is up to the hotels. The Commissioner commented when they were doing Boombah, from the beginning, they talked about some type of registration or rebate from the surrounding counties where the hotels were closer to Seminole because they were going to be feeding off of it. At some point, they should be talking about that, as well. Mr. Trosset advised that is something staff is looking at. They are looking at a program that would allow them to capture those rooms that are going outside of the county in which they are not collecting a bed tax. Commissioner Dallari stated a lot of the sports tourism contracts are multiyear contracts. He inquired how much time they will need before changing contracts. Mr. Trosset responded they typically look at a two-year booking window for a lot of events, but some events are more like three to five years. They are booked out 12 months in advance at Boombah Sports Complex, but a lot of those events now are repeat events. When they are talking about a new facility coming into the market, they do need at least 18 to 24 months of lead time at a minimum.

Commissioner Dallari stated the visitor study and master plan is about five or six years old. He inquired when it will be going out for revision. Mr. Cunha responded they will be looking at that in Fiscal Year 2027. They want to have a definition on what the indoor may look like, especially from strategic plan, if they are looking at five years out.

Commissioner Zembower inquired as more hotels come online, what the plan is to fill the weekday occupancy gaps. Mr. Cunha responded it would be youth sports during the summer; and during the school year, the weekday market would be larger meetings, catering-style or expo-style events. That is the largest room for growth they have identified.

With regard to public participation on the Tourism Update and the Indoor Sports Complex (Item #15), the following spoke: Kristin Oswald, Towneplace Suites by Marriott Altamonte Springs General Manager and Tourism Improvement District (TID) Vice Chairman; Jaclyn Lorigan, Hilton Altamonte Springs General Manager and TID Chairman, read a letter to the Board from Jason Siegel, Greater Orlando Sports Commission CEO (letter not received and filed); Duncan Wall, LBA Hospitality Regional Director of Sales representing the Hampton Inn & Suites Altamonte Springs; Richard Fernandez Donohue, Embassy Suites by Hilton Orlando North Hotel General Manager; and Skye Buckner, Orlando Marriot Lake Mary Director of Sales.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

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**VI. WORKSESSION**

15. Work Session - Indoor Sports Complex (Rick Durr, Parks and Recreation Director) [2026-0140](#)

Mr. Durr briefly addressed the Board and introduced James Russell, Tom Hamer, and Ashley Senn, consultants from Pizzuti Solutions, who presented the work session as outlined in the agenda backup. There were few Board comments

Commissioner Constantine mentioned when he was in the legislature, they were running out of money for the UCF stadium, and they had to come up with a unique way to find more money. One of the things he did in a bill was put in that concessions and parking could be bonded, and they used that to finish the stadium. He mentioned other universities have used that to expand their stadiums. He stated he would like that to be looked at to see if it is legally possible for this project.

Commissioner Zembower stated what is important to him is that the amenities that are going to drive occupancy rates midweek and off season should come as a byproduct of what is done here and also events driven to local population.

Commissioner Dallari commented in regards to ADR, room capacity, and room occupancy, he expects to understand the consultant's position to help the County move the numbers north at the next work sessions/update.

Vice Chairman Lockhart expressed in order to get more hotel occupancy, it can't be just a sports facility.

Chairman Herr stated when they get to the work session that staff and the consultants do not presume everyone understands the terminology. They will need details around things that are meaningful. She expressed not to underbill and not to overbill, the budget is the budget.

Public participation was heard during Item #14, Tourism Update.

16. Work Session - Business Tax Receipts (Tricia Johnson, Deputy County Manager) [2026-0139](#)

Ms. Johnson addressed the Board and presented the item as outlined in the agenda backup.

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart, to do away with Business Tax Receipts in Seminole County.

Under discussion, Commissioner Constantine explained why he is not supportive of the motion. He stated it would be a premature move because they are at the stage where they don't know what the legislature is going to do. This is a revenue that is unencumbered, and they can use it for many things. Businesses do cause additional services, but they have not abided by their own ordinance in being aggressive to collect it. After going through the process to look at where they can get additional revenues

and increasing the taxes to the citizens, he feels uncomfortable giving a tax reduction to businesses before knowing what's happening in the legislature. He is asking for them to wait and see what the legislature does, and then they can decide whether they want to continue this in a much more aggressive manner and come up with a program that works. Regarding the options given during the presentation, he would want to exempt city businesses; they should have more coordination effort with the Tax Collector and improve data sharing; and they should allow staff to come up with something which would also include some sort of business services or economic development.

Commissioner Dallari inquired regarding the benefits of zoning and land development coordination, fire safety and management, and economic development and outreach, what the data is that they obtain and where and how do they get that data if this program went away. Ms. Johnson responded there would be a gap. They don't get a lot of the data now. The Tax Collector has a new software program that his team indicates the data will be stronger. If they were to eliminate BTRs, they would need to talk about other programs. Commissioner Dallari expressed his concern about lost data if BTRs are removed.

Commissioner Zembower commented they need to think about the reality that they are collecting \$310,000. There are Tax Collector staff hours and County staff hours to run the program, and they are probably spending close to the amount collected. The Division of Corporations in Tallahassee can give data. The Planning and Zoning Department should be aware of every zoning change, every plan, and which areas of the county are commercial and industrial, with the exception of home-based business. It's a tax on business that is not being enforced. He commented commercial property tax is more than residential property which should pay for the extra services and impacts on the community. He believes cutting this will save the County money overall.

Vice Chairman Lockhart inquired if they know how much of the \$310,000 is from businesses in cities. Ms. Johnson responded that is only the County's portion. Vice Chairman Lockhart inquired what would change for the County financially if the cities don't collect for the County. Ms. Johnson explained four of the seven cities currently collect on the County's behalf, and the cities take a \$2.50 admin fee for collecting the BTR. The remaining is sent to the Tax Collector. She does not know the impact of those losses, but they could try to work with the cities on that. The Vice Chairman asked if they are sending out reminders that taxes are due the following year and if that is the responsibility of the County or the Tax Collector. Ms. Johnson responded they are not sending out reminders, and it is not necessarily determined whose responsibility it is. They would need to work with the Tax Collector. The Vice Chairman stated she would like to have an estimated cost for what that renewal mailing would be each year.

Upon Vice Chairman's inquiry regarding the estimated dollar amount that it costs the Tax Collector's Office to collect and maintain these collections, Tax Collector J.R. Kroll responded one of their big issues is they don't know the cost. There are three cities right now that are still collecting on behalf of the Tax Collector's Office, and it is statutorily required that it goes through his office to collect that payment. There are

interlocal agreements with the cities to collect the payment, but they were written pre-internet so a citizen didn't have to drive across the county to make the payment. The cities use different systems than his office, and they code everything differently. There are approximately 800 transactions they are trying to go through right now, and there are two people working on it. Vice Chairman Lockhart commented if they know how much that manpower is paid per hour and how much time they spend on the task, it would be helpful to compile that information to see if they are spending more taxpayer money to collect than what they are receiving. Mr. Kroll expressed a simple solution would be to eliminate the ILAs with the cities. It would help him to collect that money while waiting for a decision to be made, if they are going to wait to see what the legislature does. Giving his office full control of collection rather than going through the cities would save the his office and the cities time and money. Regarding the data, they don't get data from the cities now because of how it is collected and put it in their programs. His office's tax collection software includes BTR collection, so It would be a simple switch for them to take it over. Upon Vice Chairman Lockhart's inquiry, Mr. Kroll explained the ILA termination terms which states it can be cancelled by either party for convenience with a 90-day notice. Discussion ensued.

Commissioner Constantine commented there are still a lot of unanswered questions. If Commissioner Zembower's motion does not pass, he is prepared to make an alternative motion that would request staff come back with a potential program that works or a recommendation that they think it is not worth having.

Chairman Herr believes they should stop allowing collections by the cities and make the collection process for the County uniform in the Tax Collector's Office as the statute originally contemplated. She is concerned about the loss of data. If they do away with it now, it becomes the County's burden on how to get that data. If the State does it, there will be a market upswing that figures out how to get that data. She thinks they need to clean it up, and they don't know what they are walking away from. Further discussion ensued regarding data.

Chairman Herr called the question.

Districts 2 and 4 voted AYE.

Districts 1, 3, and 5 voted NAY.

Motion fails for lack of majority.

Motion by Commissioner Constantine, seconded by Commissioner Dallari, to have staff bring back either a program that works for the County or a recommendation to eliminate.

Under discussion and Commissioner Dallari's request, Commissioner Constantine clarified the motion stating staff gave them an overview in this work session, but they did not provide a process which they would recommend the Board move forward on or state they feel it is not worth doing. He would like staff, through the County Manager, to come back with a recommendation on this program to make it work or a

recommendation of elimination if they feel it is not worth it. Chairman Herr added it would also include allowing the Tax Collector to collect all the County's receipts; it would include sharing of data, what the data is; it would include the mechanism within the Tax Collector's system by which he is requesting it; and it would include the cost of administering it from an FTE equivalent on both the County and Tax Collector side.

Commissioner Dallari inquired if it also includes asking the Tax Collector to rescind the agreement with the cities if that was the recommendation. Discussion ensued. Ms. Johnson explained the County has interlocal agreements with five cities to collect on behalf of the County. Winter Springs has already terminated their agreement, and the other four cities are requiring it to come to the BCC for termination, which would come back as a future agenda item. Chairman Herr inquired if they wanted to do that today or if the motioner and seconder want to hold that for later, and there was consensus to hold it for later.

Chairman Herr called the question.

Districts 1, 3, and 5 voted AYE.

Districts 2 and 4 voted NAY.

Motion passes 3 to 2.

Ms. Johnson asked if the Board would like it brought back before the conclusion of the legislative session or after. Mr. Gray recommended to wait until the legislative session is over, which is the first week of March. There was consensus to wait until after the conclusion of the legislative session.

## **VII. COUNTY ATTORNEY'S REPORT**

Chairman Herr advised Grey Wilson submitted a Public Comment Form with a letter for the Board to read regarding the proposed apartment complex (Middleburg Communities) near SR 46 and Orange Boulevard (received and filed).

County Attorney Kate Latorre reported on the Seminole County vs. Middleburg Communities litigation and advised the judge ruled in favor of Middleburg's Motion for Summary Judgment. This is a final appealable order, and the County has 30 days to decide whether to appeal. She is seeking direction from the Board on next steps, whether they are interested in appealing. Given the conversations she has had with the Commissioners in their individual briefings and the complexity of the issues involved, it is her recommendation that the Board conduct a closed attorney-client session so they can have an open discussion. After few Board comments, there was consensus to hold the closed session at the next meeting.

Ms. Latorre reminded she circulated the response letter they received from a director, who conducts the auditing of the clerk's offices around the state, from the CFO's office. She does not know that the questions posed in the County's letter were answered directly, but they did get a response. Vice Chairman Lockhart inquired if it would be incumbent upon them at this point to submit a public records request for the information they are seeking. Ms. Latorre

responded that all of the audit reports they were referring to were provided to the CFO's office. They could ask if there is more detailed information. The Vice Chairman commented if they have done the work that was supposed to have been done, there would be record of that. Maybe they don't want to put that in writing that they have completed it, and maybe the County has to ask for the actual record that shows it. Ms. Latorre advised the response letter indicated they would follow up on the findings made in the 2024 audit the next time they audit the office, and they will not announce when the next time is going to be. When she read the response letter, she did not get the impression that there had been follow-up. Discussion ensued. Ms. Latorre mentioned they have the findings in the Division's 2024 audit report, and there is a one-page responsive letter that the Clerk provided following that audit that she will provide to the Board. She does not know that there was any additional backup to the Division's audit or findings. She can see if there is any other information that is public record or if there was any further communication from the Clerk's Office. Chairman Herr stated that perhaps the best solution would be to share the findings and the response to the findings, and then depending on what that generates in term of interest of public records request, they bring that back to follow up. No objections were voiced.

### **VIII. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS**

Mr. Gray thanked those who attended the Fire Station 39 opening.

Mr. Gray reported they hit another milestone with Scout where over 75,000 riders have taken part of the microtransit program in the past four months. At the end of the first six months, in April or May, staff will be bringing that program back to the Board. There have been challenges with the new program. As soon as an issue comes in, staff immediately assists the riders who need assistance. Upon Vice Chairman Lockhart's inquiry of an update of when the app store is going to update the app so people cannot order and cancel multiple rides, Assistant County Manager Kristian Swenson advised the app store launched the update last week. They have seen that cancelations have gone down, but there are still some that are fairly up there. He thinks there are still a number of people canceling at two which is the app cancelation limit before they are locked out. Vice Chairman Lockhart clarified the user is just locked out of the app, not actually riding Scout. They can call to order the ride.

### **IX. BOARD APPOINTMENTS**

There were no appointments.

Commissioner Zembower left the meeting at 12:20 p.m.

### **X. DISTRICT COMMISSIONER REPORTS**

#### **District 2 - Commissioner Zembower**

No report.

#### **District 4 - Commissioner Lockhart**

Vice Chairman Lockhart stated she previously shared with the Board the resignation of a member from the Historical Commission. She had a meeting with him talking about some of his suggestions and ways he might encourage some consolidation of committees and ability

to be more effective, and she will be sharing all of that feedback with the County Manager and his team.

### **District 1 - Commissioner Dallari**

Commissioner Dallari noted that Matt Brown, previous Planning and Zoning Commission member, recently passed away.

The Commissioner reported that on the MetroPlan agenda tomorrow, they will be conducting a pilot e-bike safety program focusing on safety and responsibility for e-bike use, and they will be mainly targeting middle schoolers. He will bring that data back once they have it.

### **District 3 - Commissioner Constantine**

Commissioner Constantine reported on events and meetings including the Leadership Seminole Summit, National Association of Regional Councils, Seminole Cultural Arts Council Taste of the Arts Gala, Careersource ribbon cutting on their new community hub in Oviedo, State of the County, Celebrate Lake Mary, Brews Around the Zoo at the Central Florida Zoo, and Florida Citrus Sports' 80 Year of Impact book. The Commissioner announced various holidays and upcoming birthdays.

### **District 5 - Chairman Herr**

Chairman Herr advised Sweetwater Women's Club would like a Scout vehicle to come out to one of their meetings. The Chairman reported on the Fire Station 39 ribbon cutting and the upcoming State of the County.

## **XI. CHAIRMAN'S REPORT**

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

1. 01-23-26 Thank you letter sent to Veterans
2. 01-29-26 Letter of support to FDOT for FRA

## **XII. PUBLIC COMMENT (Items not Related to the Agenda)**

Andrew Serny spoke about the discontinuing of the Lynx bus service for the Scout microtransit service and the excessive length of time for Scout to arrive. Chairman Herr requested that anyone who has waited three hours to contact Mr. Swenson. Vice Chairman Lockhart advised the negative experience comments on social media have been followed up on, and they have found that not all of those postings to be true.

Public Comment Form was received and filed.

**XIII. ADJOURN BCC MEETING**

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 12:34 p.m., this same date.

**APPROVED by the BCC:**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Clerk of Court and Comptroller  
AS Clerk to the BCC