SEMINOLE COUNTY, FLORIDA

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

Meeting Minutes

Tuesday, August 11, 2026

1:30 PM

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

Dr Shabbir Kirmani, Masjid Al Hayy, gave the Invocation and led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - Proclaiming August 18, 2026 as "Women's Right to Vote Commemoration Day" in Seminole County, Florida **2026-0657**

   Motion by Chairman Herr, seconded by Vice Chairman Lockhart, to adopt a Proclamation proclaiming August 18, 2026, as "Women's Right to Vote Commemoration Day" in Seminole County, Florida.

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

IV. ADDITIONS, DELETIONS, & MODIFICATIONS TO THE AGENDA

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

V. CONSENT AGENDA – PUBLIC PARTICIPATION

Public Comment (Consent Items Only)

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

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to approve Constitutional Officer's Consent Agenda Item 2; and County Manager's Consent Agenda Items 3 - 7.

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

Constitutional Officers – Consent Agenda (Item No. 2)

2. Expenditure Approval Lists dated July 15 and 22, 2026; and Payroll Approval List dated July 16, 2026. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) **2026-0650**

County Manager's Consent Agenda (Items No. 3 - 7)

Development Services

3. Adopt the Resolution vacating and abandoning a portion of a drainage and utility easement located on Lot 10 of the Bolling Farms Subdivision, **2026-0602**

as recorded in Plat Book 45, Pages 56 and 57 of the Public Records of Seminole County, Florida, for property more particularly known as 1932 Caladium Place, Longwood, Florida; (Beverly Romine, Applicant); District4-Lockhart (Mike Rhodes, Development Services Director)

Resolution #2026-R-74

Emergency Management

4. Approve and authorize the County Manager to execute HMGP contracts, work orders, purchasing contracts, and related grant modification documents for the Hazard Mitigation Grant Program (HMGP) Hurricane Ian grant to elevate (2) properties at 804 Agnes Drive and 812 Underoak Drive, Altamonte Springs, FL 32701 for flood protection; and authorize the Chairman to execute a Budget Amendment Request (BAR) 26-045 through the FEMA Federal Mitigation Grant Funds in the amount of $311,704.53. District4 - Lockhart (Alan Harris, Emergency Management Director) **2026-0651**

   Resolution #2026-R-75

Fire Department/EMS

5. Approve and authorize the Chairman to execute Updated Certificates of Public Convenience and Necessity (COPCN’s) for Lifefleet Southeast, Inc. dba American Medical Response, RG Ambulance Service, Inc. dba American Ambulance and Medfleet L.L.C. dba ATI Ambulance. Countywide (Matt Kinley, Fire Chief) **2026-0656**

Public Works

6. Request Board approval to ratify a grant application to the U.S. Department of Transportation for the Fiscal Years 2025 and 2026 Advanced Transportation and Innovation Competitive Grant Program requesting $8,452,000 for purchase and installation of safety equipment for traffic signals including Connecting Vehicle (CV) Road Side Units, Intersection Movement Cameras (IMCs), CCTV Cameras, Uninterruptible Power Supply (UPS), and expansion of the Scout program for a dedicated corridor route from the City of Altamonte Springs SunRail station to the University of Central Florida; and authorize the County Manager or designee to execute all grant documents. Countywide (Tawny Olore, Public Works Director) **2026-0673**

7. Approval of Value Engineering and Contract Amendment for the removal of Landscaping and Hardscape Services on the Oxford Road Improvements/ Extension project CC-5744-24/GCM, resulting in a deductive Change Order. District4 - Lockhart (Tawny Olore, Public Works Director) **2026-0672**

VI. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Motion by Commissioner Zembower, seconded by Vice Chairman 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, 3, 4, and 5 submitted ex parte communications (received and filed). District 2 announced ex parte communications were submitted electronically (memo stating "no ex parte" received and filed).

Public Hearings - Quasi - Judicial

8. Sanford Commerce Center Small Scale Future Land Use Map Amendment and PD Major Amendment Rezone - Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed 144,000 square foot commercial and industrial flex space warehouse development on approximately 17.23 acres, located on the south side of Orange Blvd, approximately ½ mile east of Oregon St; (Z2026-06/02.26SS.01) (S. Brent Spain, Esquire, Applicant) District 5 - Herr (Annie Sillaway, Principal Planner) **2026-0536**

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

Drew Thigpen, Pelican Industrial on behalf of the Applicant, addressed the Board and briefly spoke on the request.

With regard to public participation, Cindy Haller spoke neither in support or opposition but addressed promises made by the applicant at the community meeting and requested additions to the Development Order (document received and filed), and Eunice Brown, Bookertown Improvement Association, spoke in support.

No one else spoke and public input was closed.

Public Speaker forms were received and filed.

Mr. Thigpen spoke in response to public comment and advised they are amenable to changing the hours of operation from 7:00 a.m. to 7:00 p.m. instead of 9:00 p.m. Regarding full-time property management, they manage the properties themselves. They won't necessarily have full-time property management on site 7:00 a.m. to 7:00 p.m., but they will be available full-time. Upon Chairman Herr's inquiry about the trees and shrubs, Ms. Sillaway explained Group B plantings consist of trees and shrubs. Staff was concerned about the residential district to the west so they asked the applicant for an additional 3-foot berm with the plantings on top of that, because they figured that would be much better than having two walls against one another. Upon

Vice Chairman Lockhart's inquiry about the 10-foot screening wall on portions of the proposed buildings, Mr. Thigpen displayed an image and reviewed the buffers and screening walls (received and filed).

Chairman Herr commented she thinks this is a very welcomed addition to that area and filling a need for commercial enterprise within the county. However, she would like changes to the Development Order and suggested the following:

Section 2 reads, "All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances." She explained that when tenants change over within that occupancy, there may not be permits issued at the time it turns over; and because they made parking concessions, they can't have it turned over and then have issues with parking that will disturb the neighborhood that they can't manage because it wasn't in the D.O. She would like verbiage added that says, "All uses shall comply with the terms of applicable codes and ordinances at that time." Deputy County Attorney Neysa Borkert addressed the Board and requested clarification and confirmation from the Chairman that it also includes the terms of the D.O. and should state "All uses shall comply with the terms of this D.O. and all applicable codes and ordinances."

In Section 3(F), the underlined verbiage says "Excluding Retail Sales (Light and General Retail Uses)" and then it uses the words "which shall be." It should say "except when ancillary to the primary operational use." It is not a change to the intention of that wording, but the wording was confusing even with staff, so it's a clarification.

In Section 3(H), the hours shall be from 7:00 a.m. to 7:00 p.m. instead of 7:00 a.m. to 9:00 p.m.

In Section 3(M), dumpsters shall be bear proof and screened so they are not visible.

In Section 3(R), for clarity she would like it to say "Large vehicles such as mobile CT-scan trucks or semi-tractors," so that it is any large vehicle including a camper, etc.

No objections were voiced to the suggested changes.

Motion by Chairman Herr, seconded by Commissioner Zembower, to find, based on Staff's findings and the testimony and evidence received at the hearing, the request meets the identified portions of the Comprehensive Plan and moves to adopt Ordinance #2026-14 enacting a Small Scale Future Land Use Map Amendment from Commercial to Industrial.

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

Motion by Chairman Herr, seconded by Vice Chairman Lockhart, to find, based on Staff's findings and the testimony and evidence received at the hearing, the request meets the identified portions of the Seminole County Land Development Code and moves to adopt Ordinance #2026-15 enacting a rezone from PD (Planned

Development) to PD (Planned Development); and approve associated Development Order #26-20500003 with the amendments made and Master Development Plan on approximately 17.23 acres, located on the south side of Orange Blvd, approximately 1/2 mile east of Oregon St; as described in the proof of publication.

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

9. Isola Retail PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow outdoor storage in conjunction with Building 2 only, as shown on the Master Development Plan, within the Isola Retail PD, on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd; (Z2026-04) (Robert Isola, Applicant) District4 - Lockhart (Annie Sillaway, Principal Planner) **2026-0537**

Ms. Sillaway presented the item as outlined in the agenda backup.

It was determined the applicant was present and available to answer any questions.

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

Motion by Vice Chairman Lockhart, seconded by Commissioner Dallari, to find, based on Staff's findings and the testimony and evidence received at the hearing, the request meets the identified portions of the Seminole County Land Development Code and moves to adopt Ordinance #2026-16 enacting a rezone from PD (Planned Development) to PD (Planned Development), and approve associated Addendum #1 to Development Order #26-20500002 and Master Development Plan on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd; Robert Isola, Applicant; as described in the proof of publication.

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

10. Kentucky Street Special Exception - Request for a Special Exception for a proposed 143-foot communication tower and four (4) variances to the required separation distance from properties with an existing single family use, located on the north side of Kentucky Street approximately 1,700 feet east of Skyway Drive; Z2025-15 (Mary Doty Solik, Applicant) District2 - Zembower (Annie Sillaway, Principal Planner) **2026-0538**

Ms. Sillaway presented the item as outlined in the agenda backup.

Mary Solik, Esquire, on behalf of the Applicant, addressed the Board and discussed the request in lengthy detail. FAA approval letter, consent forms, and PowerPoint presentation were received and filed.

With regard to public participation, Kim Fischer, property owner that abuts to the west in the back, spoke in support.

No one else spoke, and public input was closed.

Public Speaker Form was received and filed.

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to find, based on the Applicant's testimony and evidence received at the hearing, the request meets the identified portions of the Land Development Code and moves to approve the Variance, Special Exception, and Development Order #25-32000015 with conditions, for the proposed communication tower located on the north side of Kentucky Street, approximately 1,700 feet east of Skyway Drive; Mary Doty Solik, Applicant; as described in the proof of publication.

Under discussion, Commissioner Constantine commended staff for their work. Based upon the variances, they made the correct recommendation. However, due to these unique circumstances, he supports the variance.

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

Commissioner Zembower stated this is another area of the Code that puts the burden on the Development Services Manager to make a decision. He doesn't necessarily favor a decision to this extent being made at the staff level. Vice Chairman Lockhart inquired if and when the "chicken and the egg" dynamic with the Code is going to be brought back to the Board. Ms. Borkert responded staff is looking to clean up that section of the Code. They believe it is something that was missed in previous amendments, and there will be a cleanup of that section in the next round of Land Development Code amendments.

VII. COUNTY ATTORNEY'S REPORT

County Attorney Kate Latorre reminded there was an indication in briefings that she may be asking for a closed session regarding a certain litigation case. That is being put on hold until they get a written order.

Regarding the pending litigation of Seminole County vs. Middleburg Communities, the Commissioners have been individually briefed on a proposed settlement agreement. If approved, the agreement will settle the case with Middleburg only. There are two other named defendants that are not a party to the settlement agreement. She requested a motion authorizing the Chairman to execute the settlement agreement with Middleburg Communities, LLC.

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to authorize the Chairman to execute the settlement agreement with Middleburg Communities, LLC.

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

IIX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

Mr. Gray reported Animal Services is doing "clear the shelter" for the month of August where adoptions for all cats and dogs will be $5.

Mr. Gray reported the library summer reading program had over 9,300 residents attending over five branches and is another program supported by property tax.

Next month will be the 25th anniversary of September 11th. The County is partnering with the City of Sanford, who is doing an event on Friday, September 11th, at 10:20 a.m., when the first plane hit the tower, at the Veteran's Memorial Island in Sanford. The communications team will be promoting that along with the City of Sanford.

IX. DISTRICT COMMISSIONER REPORTS

District 1 - Commissioner Dallari

Commissioner Dallari reported at an upcoming Orange County Planning and Zoning meeting, they are going to be hearing about the Rybolt property subsidy. He thinks they should be issuing a letter to the Orange County P&Z and BCC to put any objections on the record. Commissioner Zembower suggested pulling up previous letters that were sent, combining them, and changing the date. No objections were voiced. Commissioner Dallari requested staff go to the meeting and present the letter in person instead of mailing it. Discussion ensued. Chairman Herr stated they can send staff to observe the meeting and report back, mail the letter, and ask the letter be read into the Orange County meeting record. Ms. Borkert advised they can write a letter and ask that the letter is included in the file that is provided to Orange County's P&Z and BCC. She suggested for this letter to carry more guidance and be more specific, they need to go outside of what has been previously provided to them and address the new statute on agriculture enclaves. This is a brand-new statutory process that is certifying the property as an agricultural enclave. It doesn't get into what they can develop. There are just certain standards in the statute that have to be met. She recommended adding additional information specifically about agricultural enclaves and how this may not meet the requirements for that designation. No objections were voiced. Chairman Herr stated they will leave it to the County Manager and County Attorney to issue a letter with the appropriate language.

Commissioner Dallari thanked Environmental Services Director Kim Ornberg and her staff for their assistance in helping a citizen who called his office about issues with their trash pickup.

District 2 - Commissioner Zembower

No report.

District 3 - Commissioner Constantine

Commissioner Constantine congratulated Christian Tech Center on the grant they received from Spectrum.

The Commissioner reported NACO is doing a seminar today on data centers and their energy, environmental concerns, and economics. He registered for the webinar so it would be available for later viewing. His office will send the link to the other Commissioners, if anyone would like to see it.

The Commissioner reported Sanford Main Street's Sloth Conservation Fundraiser raised $69,076.60, which was presented to the Central Florida Zoo.

District 4 - Commissioner Lockhart

Vice Chairman Lockhart reported she participated in the new Squad 2 push-in ceremony at Fire Station 35.

The Vice Chairman commented that there has been an ongoing push to develop a parcel near Lazy Acres, and the City of Longwood has made recent decisions about an ordinance they had in place. She has spoken to a couple of the City Commissioners. There are claims of miscommunication and the media not fully and accurately representing what occurred at that meeting. She has had community members reach out to her asking her to join their private Facebook groups, and she has declined all invitations. She thinks it would be unwise for any of the Commissioners to join any special Facebook groups about this particular project since it may come before them to vote on in the future. She requests all communications to her go through her official county email address. The Board is aware of the situation, staff is on top of it, and they appreciate all of the work that is being done. Commissioner Constantine added the property is in unincorporated Seminole County, and the City would have to get it annexed before doing anything with it, which would also have to go before the BCC.

The Vice Chairman reported at the upcoming medical examiner committee meeting, there is an item on the agenda that they don't think is an item to be voted on but they can't quite tell. It is a restructuring of some of the agreement that was supposed to be circulated by the Marion County attorney to all of the other county attorneys, but it was not. In terms of the order of process of appropriateness, it has not been to each individual board yet, so she will not be voting if it is actually an action item.

District 5 - Chairman Herr

Chairman Herr expressed her appreciation to Andre Klass with Christian Tech Center for the work they do in the community and also to Spectrum for their grant.

X. CHAIRMAN'S REPORT

Chairman Herr reported on the Canvassing Board. She gave a shout-out to Andrew Lanius, Assistant County Attorney, and Paul Partyka, citizen, for their work. Linda Hastings-Ard, Florida Bureau of Voting Systems Verification Chief, observed the entire session. She raved about the work that has been done and gave kudos to the entire Supervisor of Elections team.

The Chairman reported, regarding the 429 District 5 impact, the dry pond north of 46 before going over the bridge to Lake County has been re-engineered and is now officially dry. She gave a shout-out to Mary Brooks, Quest Executive Vice President, for her communication.

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

1. 7/3/26 Letter from FAC
2. 7/4/26 Letter from Senator Scott

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

Ursula Gray spoke about challenges her husband, who has a disability, and her family is having with Scout regarding wait times and cost. Chairman Herr suggested Ms. Gray connect with Assistant County Manager Kristian Swenson to get details to make sure she is taking advantage of every possible program through Scout. The Chairman advised paratransit through Lynx is still available, Seminole State has a program for students, and there are a lot of discounts within the system.

Public Speaker 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:

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Clerk of Court and Comptroller
AS Clerk to the BCC