

# **SEMINOLE COUNTY, FLORIDA**

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



## **Meeting Minutes**

**Tuesday, June 25, 2024**

**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 Manager Darren Gray, County Attorney Kate Latorre, Clerk of Court & Comptroller Grant Maloy, and Deputy Clerks Chariti Guevara and Terri Porter

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

Pastor Bob Melhorn, Integrity Church, gave the invocation. Chairman Zembower led the Pledge of Allegiance.

**III. AWARDS, PRESENTATIONS AND PROCLAMATIONS**

1. Proclamation - Proclaiming Sergeant Milton Washburn, Jr., United States Marine Corps as Seminole County's June Veteran of the Month. [2024-0841](#)  
(Sergeant Milton Washburn, Jr., United States Marine Corps)

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, to adopt a Proclamation proclaiming Sergeant Milton Washburn, Jr., United States Marine Corps, as Seminole County's June Veteran of the Month.

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) [2024-0850](#)

Motion by Commissioner Dallari, seconded by Commissioner Constantine, to implement the recommendations of the Board's financial advisor based on the report submitted today and recommend the Clerk implement said Board recommendations.

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

3. Presentation - Central Florida Commission on Homelessness Leadership Council 2024 Point in Time Count (Martha Are, Homeless Services Network of Central Florida) [2024-0857](#)

Ms. Are addressed the Board and presented the Central Florida Commission on Homelessness Leadership Council 2024 Point in Time Count. The presentation was followed by Board comments and questions.

Commissioner Lockhart stated there are a lot of loose strings and unanswered questions. She inquired if there could be consensus from the Board to plan on there being a follow-up. She knows staff is working diligently in work groups to try to figure out next steps weeding through the legislation. County Manager Darren Gray responded they will put that on their long-range agenda. **No objections were voiced.**

**IV. CONSENT AGENDA**

Mr. Gray advised Item 26, RFP-604700-23, was being pulled and will be brought back.

Commissioner Dallari stated he fully supports Item 23, CC-5663-24 - Central Transfer Station Tipping Floor. However, he knows there were some fire prevention issues with the pump that is in the transfer station. He wants to make sure that staff is allowed to not hold this up but coordinate it to make sure it is done in a timely basis.

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 Consent Agenda Item 4 and County Manager's Consent Agenda Items 4 through 29, excluding 26.

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

**Constitutional Officers – Consent Agenda (Item No. 4)**

4. Expenditure Approval Lists dated May 22, 29, and June 5, 2024; Payroll Approval Lists dated May 23 and June 6, 2024; and BCC Official Minutes dated May 14, 2024. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2024-0847](#)

**County Manager's Consent Agenda (Items No. 5-29)****County Attorney's Office**

5. Approve and authorize the Chairman to execute the SunRail Interlocal Agreement Regarding Cost Sharing to Obtain Attorney Services for the Central Florida Commuter Rail Commission and approve the SunRail Attorney Services Escrow Agreement. Countywide (Kate Latorre, County Attorney) [2024-0854](#)

**County Manager's Office**

6. Approve and authorize the Chairman to execute a Proclamation proclaiming July as Parks and Recreation Month in Seminole County. Countywide (Rick Durr, Parks and Recreation Director) [2024-0856](#)
7. Approve and authorize the Chairman to execute a Resolution on Low-Barrier Shelters in Seminole County, FL. Countywide. (Martha Are, Homeless Services Network of Central Florida) [2024-0780](#)

**Resolution #2024-R-70****Community Services**

8. Approve and accept the HOME and NSP monthly report for May 2024 pursuant to Seminole County Resolution No 2015-R-51, and No 2013-R-61. Countywide (Allison Thall, Community Services Director).end [2024-0842](#)

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9. Approve and authorize the Chairman to execute the Community Development Block Grant (CDBG) Cooperation Agreements with six municipalities in Seminole County to undertake or assist in community renewal and lower income housing assistance activities. Countywide (Allison Thall, Community Services Director) [2024-0843](#)
10. Approve and authorize the Chairman to execute all Opioid Settlement funding agreements in accordance with the Approved Uses and Core Abatement Strategies outlined in the Florida Opioid Allocation and Statewide Response Agreement between the State of Florida Department of Legal Affairs, Office of the Attorney General and Certain Local Governments in the State of Florida. Countywide (Allison Thall, Community Services Director) [2024-0844](#)
11. Approve and authorize the County Manager to execute the Florida Housing Finance Corporation Local Government Verification of Contribution - Grant Form allocating \$1,000,000 in State Housing Initiative Partnership (SHIP) funding as the local government contribution to the Riverbend Landings Partners, LTD., for the development of an 89-unit affordable multi-family rental project for very low- to moderate income households. District 5 - Herr (Allison Thall, Community Services Director) [2024-0867](#)
12. Approval to participate in the Federal FY2023 Florida Department of Law Enforcement's Edward Byrne Memorial Justice Assistance Grant Program (JAG-C) in which FDLE has allocated \$142,758 for use by all units of government within Seminole County; authorize the Chairman to execute the Certificate of Participation naming Allison Thall as the Coordinator for the countywide application(s), and authorize the Chairman to execute any supporting documentation that will be required for the application(s). Countywide (Allison Thall- Director, Community Services) [2024-0874](#)

### **Emergency Management**

13. Approve and authorize the Chairman to execute the Memorandum of Agreement between Seminole County and Winter Springs for the use of Central Transfer Station during disasters/hurricanes. Countywide (Alan Harris, Emergency Management Director) [2024-0855](#)

### **Fire Department/EMS**

14. Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity (COPCN) for Medfleet, LLC dba ATI Ambulance to facilitate a name change and the Second Amendment to the Non-Exclusive Ambulance Franchise Agreement amending the franchisee from Affordable Transport, Inc. (ATI) to Medfleet, LLC dba ATI Ambulance. Countywide (Matt Kinley, Fire Chief) [2024-0840](#)

### **Fleet and Facilities**

15. Approve and authorize the Chairman to execute First Renewal and First Amendment to Lease Agreement with the State of Florida Department of [2024-0672](#)

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Law Enforcement. District4 - Lockhart (Chad Wilsky, Fleet and Facilities Director)

### Management and Budget

16. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #24-065 in the Fleet Replacement Fund to transfer \$16,707 of existing budget to purchase a new tire machine for Fleet Operations. Countywide. (Timothy Jecks, Management & Budget Director) Requesting Department - Fleet & Facilities [2024-0799](#)
- Resolution #2024-R-71**  
**BAR #24-065**
17. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #24-060 through various countywide funds to transfer \$13,871,327.41 to reserves related to close-outs and project adjustments of various sales tax projects. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Public Works [2024-0838](#)
- Resolution #2024-R-72**  
**BAR #24-060**
18. Approve and authorize the Chairman to execute a Resolution implementing the Budget Amendment Request (BAR) #24-066 in the Public Works Grant Fund to appropriate funding in the amount of \$443,210 for the SR 434 Roundabouts Project. District (Timothy Jecks, Management & Budget Director) Requesting Department - Public Works [2024-0826](#)
- Resolution #2024-R-73**  
**BAR #24-066**

### Public Works

19. Approve and authorize the Chairman to execute the Traffic Signal Maintenance Agreement between Griffin Retail Center LLC, Griffin Retail Center JR LLC and Seminole County for the maintenance of the traffic signal at West Lake Mary Boulevard and Wheelhouse Lane. District4-Lockhart (Jean Jreji, P.E., Public Works Director) [2024-0827](#)
20. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel No. 1-867 for a drainage easement necessary for the Midway Drainage Improvement Project (135.64± SF) between Droopatee Seegolam and Seminole County for \$4,920.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreji, P.E., Public Works Director) [2024-0831](#)
21. Approve and authorize the Chairman to execute a Purchase Agreement related to a utility easement necessary for the Howell Cove Lift Station Replacement Project (861± SF) between Michael J. Fox and Janis Fox and Seminole County for \$7,470.00, as full settlement and any other [2024-0858](#)

claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District1 - Dallari (Jean Jreij, P.E., Public Works Director)

22. Approve and authorize the Chairman to execute a Purchase Agreement related to a utility easement necessary for the Howell Cove Lift Station Replacement Project (300± SF) between David Wilton and Elissa Wilton and Seminole County for \$2,180.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District1 - Dallari (Jean Jreij, P.E., Public Works Director) [2024-0859](#)

### Resource Management

23. Award CC-5663-24/TAD Construction of the Tipping Floor at the Seminole County Central Transfer Station to Cornerstone Construction Services, Inc. of Orlando, FL in the amount of \$2,067,069.50 and authorize the Purchasing & Contracts Division to execute the agreement. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Environmental Services [2024-0608](#)
24. Award RFP-604745-24/LNF - Term Contract for Insurance Brokerage Services, to Arthur J. Gallagher Risk Management Services, LLC, Orlando, and authorize the Purchasing and Contracts Division to execute the agreement. The annual cost is \$95,000.00. Countywide (Lorie Bailey Brown - CFO/Resource Management Director) Requesting Department - Resource Management [2024-0699](#)
25. Award CC-5888-24/HSM Master Services Agreement for Trail Edge Restoration to American Persian Engineering Construction (APEC), LLC Orlando, FL, Huffman Inc, DBA NuWave Concreted, Sanford, FL and JJ Pro Management, LLC Apopka, FL for an estimated annual usage of \$328,750.00 and authorize the Purchasing and Contracts Division to execute three (3) Master Services Agreements (MSAs). Countywide (Lorie Bailey Brown, CFO/ Resource Management Director) Requesting Department - Parks and Recreation [2024-0738](#)
26. Award RFP-604700-23/MHH - Innovation Methods Training and Resource Development Consulting to Creativity Effect, LLC, Orlando, in the amount of \$96,000.00 and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Office of Strategic Initiatives [2024-0804](#)

### ***Pulled from the Agenda.***

27. Request Board ratification for the submitted grant application to the Florida Division of Emergency Management, Federal Emergency Management Agency (FEMA) through the Hazard Mitigation Grant Program (HMGP) for Hurricane Idalia requesting \$3,171,241 in Federal funding for the Michigan Avenue Drainage project; and authorize the [2024-0805](#)

County Manager or designee to execute all grant documents associated with the grant application. District5 - Herr (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Public Works

28. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #24-064 in the amount of \$125,578 through the Emergency Shelter Grant (ESG) Fund to appropriate grant funding from HUD for the ESG Rush second award amount for rapid unsheltered survivor housing. Countywide (Timothy Jecks, Budget Director) Requesting Department - Community Services [2024-0814](#)

**Resolution #2024-R-74**  
**BAR #24-064**

29. Waive the procurement process and authorize SS-604841-24/TLR - Purchase of FotoKite Tethered Drones from Ten-8 Fire & Safety, LLC, Bradenton, in the amount of \$124,597.47, and authorize the Purchasing and Contracts Division to issue Purchase Order(s) and annual subscription. (Lorie Bailey Brown, CFO/Resource Management Director) Requesting Department - Fire [2024-0815](#)

**PUBLIC COMMENT (Items not Related to the Agenda)**

Chairman Zembower advised there is a citizen who was given incorrect information by 311 on when the public is allowed to speak on non-agenda matters, and he is present this morning. He requested latitude to allow the citizen to speak. **No objections were voiced.**

Tom Connelly spoke regarding SunRail (document received and filed).

Public Speaker Form was received and filed.

**Recess BCC Meeting Until 1:30 P.M.**

The Chairman recessed the meeting at 10:36 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 Terri Porter, who were present at the opening session.

**V. PUBLIC HEARING AGENDA**

**Accept Proofs of Publication**

Motion by Vice Chairman Herr, seconded by Commissioner Dallari, 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 2, 3, 4, and 5 submitted ex parte communications in connection with Item 30, Reagan Center PD Major Amendment and Rezone.



**Public Hearings - Quasi - Judicial**

30. Reagan Center PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a mixed use development on approximately 110 acres, located on the east side of U.S. Highway 17-92 approximately 550 feet north of County Home Road; (Integra Land Company, Applicant) District2 - Zembower (Joy Giles, Principal Planner) [2024-0671](#)

**Ordinance #2024-19****D.O. #23-20500017**

Ms. Giles presented the item as outlined in the agenda memorandum. The Planning and Zoning Commission met on March 6, 2024 and voted unanimously to recommend approval of the request with the condition that the proposed Development Order be amended to include a condition that each site plan is required to be presented to the Planning and Zoning Commission followed by the Board of County Commissioners for final approval; however, this condition has not been included in the Development Order before the Board today and is up for Board consideration. Staff recommends adoption of the Ordinance and approval of the Master Development Plan.

Commissioner Lockhart asked for clarification stating that Ms. Giles mentioned Tract J when reviewing the Traffic Impact Slide, and Ms. Giles corrected that statement saying Tract 3 will not have interconnectivity due to the wetlands and floodplain.

Randy Morris, on behalf of the Applicant, addressed the Board and thanked them for granting them a delay so they could continue to work with staff explaining the delay was in connection with the utilities. He gave a history starting with the original development, which was approved in 2015, and presented the current project.

David McDaniel, President, Integra Land Company, addressed the Board giving a little bit of background about their company. He showed a video on one of their recent Seminole County projects called Integra Crossings on International Parkway (thumb drive received and filed). He then discussed the overall project by phases.

Dustin Brinkman, P.E. with KPM Franklin addressed the Board saying they are the civil engineers helping out Integra Land Company on the project, and displayed and reviewed the site plan (received and filed).

With regard to public participation, Tally Sinclair spoke in opposition. James MacKenney submitted a speaker form and stated from the audience that he is in support. Jean Michels expressed her concerns and posed questions. No one else spoke, and public input was closed.

Public Comment Forms were received and filed.

Mr. Morris, in rebuttal, addressed the concerns raised by the citizens in connection with stormwater.



In response to inquiry by Chairman Zembower, Mr. Brinkman redisplayed the site plan and responded regarding the sheet-flowing that is occurring versus what it would be post-development. Commissioner Constantine posed his questions and concerns with staff and Mr. McDaniel responded. Commissioner Dallari raised a point of order, and Ms. Latorre replied. Commissioner Lockhart asked staff to clarify Commissioner Constantine's comments and Ms. Latorre explained that there was nothing illegal to what the developer is doing.

Commissioner Lockhart asked whether her colleagues or the developers would be open to changing some of the verbiage in the D.O., Items T and U that reference Lynx specifically because there may be a time in the future that the County is not utilizing Lynx, and could they not just use the term "transportation." Chairman Zembower stated as the district commissioner that he is agreeable. Neysa Borkert, Deputy County Attorney, addressed the Board to advise they could rectify that by deleting the last sentence of "T" and the last sentence of "U." Commissioner Lockhart further discussed school capacity and adjacent concurrency areas for schools and the need to get Winter Springs on board so they can move forward with their Interlocal Agreement for the school district. Finally, Jose Gomez, CMO Development Review, addressed her questions regarding utility capacity.

Commissioners Dallari and Herr then shared their comments regarding the project.

The following were received and filed: 1) Draft Memorandum dated November 14, 2023, from Jacobs Engineering Group to Seminole County Utilities (SCU) regarding Water and Wastewater Capacity Review of Seminole County Water and Wastewater Systems to serve Reagan Center and the Northeast Service Area, and 2) Photos of the displayed white boards depicting the future Reagan Center buildings exterior and interior designs.

Motion by Chairman Zembower, seconded by Commissioner Dallari, to adopt Ordinance #2024-19 enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Plan on approximately 110 acres located on the east side of U.S. Highway 17-92, approximately 550 north of County Home Road; Integra Land Company, Applicant; as described in the proof of publication.

Chairman Zembower amended his motion to include an amendment to the Development Order to delete references to Lynx and supplement with the applicable Transit Authority, and Commissioner Dallari as seconder agreed.

Districts 1, 2, 4 and 5 voted AYE.

District 3 voted NAY.

Motion passes 4 to 1.

Chairman Zembower recessed the meeting at 2:50 p.m.; reconvening at 2:59 p.m.

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**Public Hearings - Legislative**

31. Land Development Code Amendment - Consider an Ordinance amending [2024-0800](#)  
Chapter 2 - Definitions, Chapter 30 - Zoning, Chapter 35 - Subdivisions,  
Chapter 60 - Arbor, and Chapter 90 - Uniform Building Numbering System  
of the Seminole County Land Development Code; Countywide (Maya  
Athanas, Project Manager)

**FIRST READING**

Ms. Athanas addressed the Board to present the request as outlined in the agenda memorandum. She advised staff recommends adoption of the First Reading of the Ordinance amending the Seminole County Land Development Code.

Chairman Zembower asked for clarification regarding the change to the section about security personnel being off-duty officers or deputies, unless none are available to staff the special event, specifically whether they need to be Seminole County or Seminole County-related. Ms. Borkert advised that the way the language is written is to allow for off-duty police officers or off-duty Sheriff's deputies. It does not specifically say that they have to be from Seminole County; the requirement is that they are trained as a police officer or Sheriff's deputy.

Commissioner Lockhart brought up the guest house or cottage additional language that has been added that states, "for the purposes of this definition, temporary and intermittent occupancy shall mean a period of less than 30 consecutive days, which does not happen continuously and has periods of time in between stays." Discussion ensued with Ms. Hammock, and there was consensus of the Board that they take out that edit today and then address it when they deal with the Code Enforcement issue. Mr. Gray agreed that they will do that.

Commissioner Dallari addressed the change of deleting the exemption for schools and churches. Ms. Borkert explained it was based on a request from the Fire Department.

Chairman Zembower advised he would not support this because he believes in connection with the security personnel, they should have to be Seminole County law enforcement that have been sworn in within this county. Vice Chairman Herr opined if they limit that to Seminole County only, then they would have to go to private security who are completely untrained. She thought they might want to specify surrounding counties instead. It was determined that these all would have to be approved by the Sheriff's Office.

With regard to public participation, Cindy Haller mentioned arbor protections, and public input was closed.

Public Comment Form was received and filed.

Motion by Commissioner Constantine, seconded by Vice Chairman Herr, to approve the FIRST READING of an Ordinance amending Chapter 2 - Definitions, Chapter 30 -

Zoning, Chapter 35 - Subdivisions, Chapter 60 - Arbor, and Chapter 90 - Uniform Building Numbering System, of the Land Development Code; as described in the Proof of Publication; with the requested changes discussed today and brought back for the Second Reading at the July 23, 2024, BCC Meeting.

District 2, 3, 4, and 5 voted AYE.

District 1 voted NAY.

Motion passes 4 to 1.

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

Ms. Latorre indicated the Board had asked her to review and provide feedback regarding an Ordinance that has been presented to the Board on a number of occasions referred to as the Bill of Rights Sanctuary County Ordinance. If adopted, that Ordinance would declare invalid any legislative action violating an individual's rights under the First Ten Amendments, the Bill of Rights of the United States Constitution, and it would also prohibit county employees, agents, officers, and representatives from participating in the enforcement of any such illegal or invalid legislation.

Ms. Latorre stated after review of the Ordinance and relevant legal authority, it is her recommendation that the Board not proceed with adopting such Ordinance. On its face, the proposed Ordinance violates more than one provision of the Florida Constitution and, if adopted, would disrupt the separation of powers on which the government is based. Additionally, the Ordinance creates a private right of action for county officials and employees to be sued in their official capacities and for the awarded damages and attorney's fees for violating the Ordinance.

Further, she stated there are legal procedures in place, both at the federal and state levels, to challenge the validity and constitutionality of laws. The County should utilize those existing procedures to declare a law invalid as opposed to making a broad declaration of a law's invalidity and unenforceability in their jurisdiction alone.

Finally, she noted she questioned the practical effect of the Ordinance, and she does not see how, logistically speaking, a local ordinance can protect citizens from unconstitutional federal laws simply by stating that such laws are invalid in their jurisdiction. And even if it could, it is her opinion that the County lacks the authority to refuse to enforce a law it believes to be unconstitutional without that law being declared invalid by a court of confident jurisdiction or repealed by Congress.

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

Mr. Gray thanked the Board for their efforts in relation to the Budget Work Sessions. He noted the Board provided a lot of great feedback. As they move forward, he is planning to do all the follow-up for all of the questions that they asked. They will give one communication back with each of those questions and responses.

In regard to any other items, i.e. discussions on the Lynx issue and the Building Fund, he will bring that back prior to the Budget Public Hearing at a regular Commission meeting, so there will be no need for any special workshops, most likely around August.

He advised that he did receive a call from the Supervisor of Elections the day after the third budget work session to schedule a budget review meeting with himself and staff. It looks like it will be in the month of July sometime, and he will provide feedback to the Board. Chairman Zembower questioned whether that means the SOE is not planning on doing any presentation with public attendance as far as presenting his budget. He noted a letter had been sent from his office to Mr. Anderson Friday afternoon related to the budget work sessions where he cancelled initially, then recommitted and then cancelled a second time, and he has not received a response from that correspondence. He noted it sounds like they will be providing information to the CMO and staff who will then share that information with the Board.

He asked the County Attorney, as requested in the letter to the SOE, if she has received any of this evidence or anything that has come to her attention that there has been some kind of concern for the safety of Mr. Anderson's wife and children. Ms. Latorre responded she has not received anything.

Commissioner Dallari noted there were a lot of questions during the budget process and asked if they could see the list of those because one of the items he spoke about was leveraging dollars for MetroPlan and he did not see that. Mr. Gray said he will meet with the individual Commissioners to ensure they have covered everything. Commissioner Lockhart did not recall that and asked that she be sent the link so she can go back and watch that.

## **IIX. DISTRICT COMMISSIONER REPORTS**

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

Commissioner Constantine wished everyone a safe and happy Fourth of July. He left the meeting at that time to leave for a conference.

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

Commissioner Lockhart advised that she will be joining Commissioner Constantine and several hundred other county commissioners from around the state of Florida, and staff and county attorneys, at the Florida Association of Counties conference over the course of the next several days. She explained this is the annual conference where a lot of good work is done for the organization, but also a lot of great information is shared. This year they have one of the keynote speakers being Senator Rick Scott and said it is nice to have him back in Central Florida.

Commissioner Lockhart reported that they had the opportunity to talk at the PBAS panel discussion (Private Business Association of Seminole, Inc.). She and Chairman Zembower participated in some form or fashion talking about the penny sales tax. Other commissioners were in attendance and it really was a great opportunity for the community to ask good questions and have there be some good dialogue.

In addition, she reported she toured the new Orlando Health Lake Mary Hospital on Rinehart Road and said it is a fantastic building and state-of-the-art campus; she advised Apostle Bishop Dr. Preston Role passed away and he was the founding member of the Apostolic Church of Jesus Christ of Altamonte Springs; she reported she is on the Value Adjustment Board and they kicked off the 2024 season with the Organizational Meeting in June.

**District 5 - Commissioner Herr**

Vice Chairman Herr advised she participated in doing a dedication and celebration for the Leadership Point, which is the first subdivision built in Seminole County by Habitat for Humanity in collaboration with the County's team. It was one of the first projects to come out of the ground and actually be occupied with the ARPA funding mechanism whereby the County fronts it and then gets it back after the homes are sold, and then they do it again to create affordable housing in their community. She congratulated Habitat for getting that done and having the courage to do it, and she thanked the County for funding the infrastructure that created the street in addition to Community Services for putting together a very, very well-thought-out program.

She celebrated the 100-year anniversary with the American Legion Post #53. That organization is still robust and serving the local veterans.

She did leave the budget work session to attend the SCOPA meeting which went well. They voted upon the lease that is being held by the marina in terms of all of the redevelopment of the property that has to happen at their expense. So all the work that was done by staff to get it there including the Fire Marshall, the Building Manager, finally came to fruition. She pointed they do have a sub-tenant in that facility and nothing has changed with regard to that sub-tenant. That lease is legally theirs so they have not solved that issue. It is not going to meet the need that the Board wants and that is for those events to stop happening out there. She noted they are not there yet and that is just for the record.

She knows there is work being done on the part of the Rescue Outreach Mission (ROM) board to make sure that funding is secured to ensure that they are moving people from homelessness into transitional housing and the good work that ROM has been able to accomplish. They are going to have a funding gap. She has let the Board know that and there is debate as to how much that gap will be, but there is a board member calling all of the Commissioners. She agrees with Commissioner Lockhart's recommendation this morning that they hold a work session with regard to that. She does know that Mr. Gray and Ms. Johnson from the CMO have been meeting with the ROM Executive Director to the end of determining how they move forward with them.

Commissioner Lockhart mentioned that Vice Chairman Herr shared a very personal story with the American Legion folks this morning and asked if she would be willing to share that now. Her father was a Navy Corpsman and she shared his story.

**District 1 - Commissioner Dallari**

Commissioner Dallari reported on events he attended over the last few weeks.

**District 2 - Chairman Zembower**

Chairman Zembower reported on events that will be happening to celebrate the Fourth of July.

He noted he also attended the PBAS meeting (Private Business Association of Seminole, Inc.), and he did take away from that how informative the folks felt after they shared the history and some of the things that have been circulating in the community that are just simply

not true. They clearly made available to them at their request, line items of projects that were done with the (infrastructure) one-cent sales tax for the last thirty years. There is a mystery that somehow money went into a big pot somewhere and cannot be accounted for and there is all this money left over and that is just simply not true. He thanked the budget and finance personnel for providing all that information.

### **IX. CHAIRMAN'S REPORT**

Chairman Zembower indicated in connection with the letter received from Chris Anderson, the Supervisor of Elections, and the response letter sent back to him that he has deep concerns that there is some concern for the SOE's personal safety as well as his family and children and allegations that have been levied against members of this Board, he suggested this be shared with the County Attorney, because this Board certainly has a Code of Conduct and that would never be tolerated. He hopes that information comes forth or is dispelled, one way or the other.

Commissioner Lockhart asked to add a quick addendum to his comments about the letter that was received last week from the Supervisor of Elections. She stated that is not the first time that members of this Board or their staff have been vaguely accused of inappropriate behavior. This is a pattern; this is not a one-time occurrence. And they have asked repeatedly, every time that an accusation has been made, that he come forward with the evidence, with the individuals, and it has been at least a half dozen times that these accusations have been levied. And every time they have attempted to get clarification so they can follow up or to pursue anything so they can alleviate or remedy it, there has never been a follow-up from Mr. Anderson. This is a pattern of continual, unfounded accusations. The Board continues to ask for the evidence and it continues to not be provided.

### **COMMUNICATIONS AND/OR REPORTS**

1. Letter dated June 6, 2024, from Grant Maloy, Clerk of the 18th Judicial Circuit Court, to Chairman Jay Zembower, re: Proposed Interlocal Agreement related to the One-Cent Sales Tax, and the request to strengthen the audit clause in the agreement. cc: Commissioners Dallari, Constantine, Lockhart, and Herr, County Manager Darren Gray and County Attorney Kate Latorre
2. Letter (undated) from Chris Anderson, Supervisor of Elections, to "Members of the Board" (BCC), opining that he has been targeted by "purposeful obfuscation of facts, baseless accusations, and personal attacks...".
3. Letter dated June 21, 2024, from BCC Chairman Jay Zembower, to Chris Anderson, Supervisor of Elections, addressing the SOE's concerns expressed in the undated letter to the Chairman (see Submission #2) and the recent budget work sessions. cc: County Manager Darren Gray, and County Attorney Kate Latorre

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

Dennis Schoeppner, as the Chair of the Seminole County Election Security Task Force, handed the Assistant County Manager a stack of approximately 45 written comment forms in connection with election security. Chairman Zembower explained that the BCC's Written Comment Forms are intended for the citizens that are present and want to make a written

comment in lieu of speaking. If people are not in attendance, they are welcome to email the commission offices directly. They are not intended to be used as a petition process.

Mr. Schoeppner addressed the Board and stated he was following up on the questions from their public testimony at the June 11th BCC meeting and read a statement (Statement and a document entitled "How the Baby is Made - Citizen Audit Process Flow" were received and filed).

Ryan Allen, President of the Florida Republican Assembly, addressed the Board and spoke in support of the Bill of Rights Sanctuary Ordinance (Statement received and filed). Cindy Haller spoke regarding same. It was determined that the following citizens who submitted requests to speak were all members of the Florida Republican Assembly and therefore, will stand with what Mr. Ryan stated: Moearii Evans, Lane Johnson, Sheri Johnson, and Robert Manieri.

Chairman Zembower stated he has some of the same concerns that many of the citizens do. He noted they are county commissioners, not the governor of the state, not the federal government. He thinks their efforts should be directed at a level that actually has the power or the discretion to help make those changes.

Commissioner Lockhart asked whether the County Attorney, at a later date, would be willing to review Items #2 and #3 of Mr. Shoepner's ask and let the Board know what the interpretation of those statutes are and if that is, in fact, something that they would have within their purview. In addition, she asked that she outline what would be their legal remedy if this Board saw something that they believed to be unconstitutional happening in Seminole County. Would it be filing a lawsuit; what would the Board's remedy be if it is not the Ordinance or the Declaration, or whatever it is, then what is the Board's remedy when and if they see something unconstitutional happening.

Commissioner Dallari stated regarding the citizens' audit of the elections that there are a significant number of issues. If it is even remotely true, it raises eyebrows. He questioned what the appropriate direction is that they should be taking with evidence that citizens are giving to this Board to take into account. Do they give it to the Secretary of State; do they go to the Supervisor of Elections; what should they do. Ms. Latorre stated she will have to research that a little bit and get back to them. Chairman Zembower confirmed with Mr. Schoeppner that the information he provided has already been sent to the Secretary of State. Vice Chairman Herr advised they had already received an email from the Supervisor of Elections regarding meeting with Mr. Shoepner, and she just forwarded it to the Chairman

Ms. Haller spoke regarding black bears.

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



**XI. ADJOURN BCC MEETING**

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 4:12 p.m., this same date.

**APPROVED by the BCC:**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

**ATTEST:**

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