



SEMINOLE COUNTY, FLORIDA

Charter Review Commission

Meeting Agenda

Thursday, May 16, 2024

6:00 PM

BCC Chambers

2nd Public Hearing

Call to Order/Roll Call

Pledge of Allegiance

Approval of last meeting minutes

1. Minutes from Charter Review Commission Meeting on 5/2/2024

Other Business

2. Review Updated Meeting Schedule

Public Hearings - Legislative

3. Resolution No. 1 Ballot Title: Requiring Supermajority vote by County Commissioners to transfer or change the use of Natural Lands
4. Resolution No. 2 Ballot Title: Requiring Supermajority vote by County Commissioners to remove lands from the County's Rural Area

Public Comment

Next scheduled meeting date

Adjournment

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Human Resources Division, ADA Coordinator, 48 hours in advance of the meeting at (407) 665-7940.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0665

Title:

Minutes from Charter Review Commission Meeting on 5/2/2024

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Thursday, May 2, 2024

6:00 PM

1st Public Hearing

BCC Chambers

Charter Review Commission

Call to Order/Roll Call

Present	Angela R. Fleming, Colleen Hufford, Emily Tallman, Tom O' Hanlon, Michelle Smith, John Horan, Deborah Bauer, Nicole Martz, Marilyn E. Crotty, Robin Dehlinger, Russell "Rusty" Roberts, Sean Barth, Carissa Lawhun, and John Richardson
Absent	Scott Culp

Additional Attendees: Special Legal Counsel Senator David Simmons, County Attorney Kate Latorre, Assistant County Manager Meloney Koontz, and Deputy Clerk Kyla Farrell.

Pledge of Allegiance

Angela Flemming led the Pledge of Allegiance.

Approval of last meeting minutes

1. Minutes from Charter Review Commission Meeting on 4/17/2024 and 4/25/2024 [2024-0643](#)

Motion by Michelle Smith, seconded by Angela Flemming, to approve the April 17 and 25, 2024, Charter Review Commission meeting minutes.

All members in attendance voted AYE.

Public Hearings

Chairman Horan provided a synopsis of the 2023-2024 CRC meetings and discussed the role of the commission. He opened public participation on the following proposed Charter Resolutions:

2. Resolution No. 1 Ballot Title: Requiring Supermajority vote by County Commissioners to transfer or change the use of Natural Lands [2024-0622](#)
3. Resolution No. 2 Ballot Title: Requiring Supermajority vote by County Commissioners to remove lands from the County's Rural Area [2024-0623](#)

Public Comment

Motion by Nicole Martz, seconded by Marilyn Crotty, to allow public speakers to speak at multiple public hearings and not limit them to speaking at only one of the public hearings.

All members in attendance voted AYE, with the exception of Tom O'Hanlon and Michelle Smith who voted NAY.

The following shared their comments on Resolution No. 1 and No. 2: Richard Creedon, Ginger Creedon, Steve Olson, Matthew Grocholshe, Allen Sutton, Nancy Harmon, and Cindy Haller. No one else spoke, and public input was closed.

Ms. Haller shared a YouTube link with the CRC during her public comment time of Tucker Carlson discussing environmental protection (<https://www.youtube.com/watch?v=vQ0JX-XwdD4>).

Gabrielle Milch, Toby Bouckhuys, and Tom Haler submitted Written Comment Forms sharing

their comments.

Public Comment Forms were received and filed.

Ms. Martz asked when the appropriate time would be to address the public comments to possibly revise the proposed ballot language. Discussion ensued. It was determined that they should wait until the end of all of the public hearings to address any possible changes.

Next Scheduled Public Hearing Date

The next scheduled Public Hearing of the Charter Review Commission is on May 16, 2024, at 6:00 p.m.

Adjournment

There being no further business to come before the CRC, the Chairman declared the meeting adjourned at 6:57 p.m., this same date.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5-2-2024

Name: RICHARD CREEDON

Address: 1172 APACHE DR, GENEVA FL

If you would like to provide written comments, please write below and provide this form to a staff member.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5-2-2024

Name: GINGER CREEDON

Address: 1172 APACHE DR, GENEVA FL

If you would like to provide written comments, please write below and provide this form to a staff member.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/2/24

Name: Steve Olson

Address: 241 Twelve League Circle
Casselberry, FL 32707
(Peer Review)

If you would like to provide written comments, please write below and provide this form to a staff member.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5-2-24

Name: Matthew Grocholski

Address: 800 Olive Ave Winter Park

If you would like to provide written comments, please write below and provide this form to a staff member.

Resolution 1 and 2

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/2/24

Name: Allen Setton

Address: 122 Fairway Ten Drive, Casselberry, FL 32707

If you would like to provide written comments, please write below and provide this form to a staff member.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/2/24

Name: Nancy Harmon

Address: 752 Pioneer Way, Geneva, FL 32732

If you would like to provide written comments, please write below and provide this form to a staff member.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/2/24

Name: Cindy Haller

Address: 1731 Beacon Dr. Sanford

If you would like to provide written comments, please write below and provide this form to a staff member.

See Comments
SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/2/2024

Name: Gabrielle Milch

Address: 252 Cable Dr. Longwood FL
32771

If you would like to provide written comments, please write below and provide this form to a staff member.

Please support the Resolutions
to protect the rural boundary.
1+2

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: May 2, 2024

Name: Toby Bouckhuys "Booket"

Address: 1437 Fairway Oaks Dr Casselberry

If you would like to provide written comments, please write below and provide this form to a staff member.

I am a resident of Deer Run and President of Fairway Oaks HOA. Our neighborhood is just now learning of the proposed charter amendments that could affect our park already in planning stage. I know other neighborhoods such as Rolling Hills, Wekiva would be affected as well. We're concerned not only for now but future. All residents should have better awareness before these are passed. We do enjoyed the presentation by Rick Durr, will that hold up the process? We voted for the MSBR and should be considered before anything is passed.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/2/24

Name: Tom Haller

Address: 1731 Beacon Dr. Sanford

If you would like to provide written comments, please write below and provide this form to a staff member.

A super majority should be required to
make any changes that impact rural lands.
This should include zoning or land use changes.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0666

Title:

Review Updated Meeting Schedule

Seminole County Charter Review Commission

Remaining Public Meeting Dates

- MAY 2, 2024 – 1ST PUBLIC HEARING
- MAY 16, 2024 – 2ND PUBLIC HEARING
- MAY 30, 2024 - 3RD PUBLIC HEARING
- JUNE 6, 2024 – CRC MEETING (FINALIZE PROPOSED AMENDMENTS)
- JUNE 20, 2024 – CRC MEETING TO REVIEW, FINALIZE, AND VOTE ON PROPOSED AMENDMENTS
- JULY 1, 2024 – PROVIDE STAFF WITH CHARTER AMENDMENTS AND DOCUMENTATION FOR THE BCC AGENDA TO ENSURE PROPER ADVERTISEMENT
- JULY 4, 2024 - CRC MEETING CANCELED DUE TO HOLIDAY
- JULY 9, 2024 – BCC MEETING CANCELED
- JULY 23, 2024- BCC MEETING FOR THE BCC TO PLACE ON THE AGENDA AND BY RESOLUTION PLACE ON THE GENERAL ELECTION BALLOT (NO LATER THAN 90 DAYS PRIOR TO THE GENERAL ELECTION)
- AUGUST 13, 2023 – BCC MEETING CANCELED
- AUGUST 21, 2024 – DEADLINE TO PROVIDE TO THE SUPERVISOR OF ELECTIONS



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0663

Title:

Resolution No. 1 Ballot Title: Requiring Supermajority vote by County Commissioners to transfer or change the use of Natural Lands

RESOLUTION NO. 1 PROPOSING CHARTER AMENDMENT

A RESOLUTION OF THE 2023-2024 CHARTER REVIEW COMMISSION OF SEMINOLE COUNTY, FLORIDA, PROPOSING AMENDMENT OF ARTICLE V OF THE COUNTY HOME RULE CHARTER TO PROVIDE: FOR THE REQUIREMENT OF A SUPERMAJORITY VOTE OF THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS IN ORDER TO TRANSFER, OR MATERIALLY CHANGE THE USE OR PURPOSE OF, NATURAL LANDS OWNED OR MANAGED BY SEMINOLE COUNTY; FOR A REFERENDUM; FOR AN EFFECTIVE DATE; AND FOR SUBMISSION TO THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

WHEREAS, Section 4.2(B), Seminole County Home Rule Charter, provides that a Charter Review Commission periodically shall review the Charter, and propose amendments which may be advisable for placement on the general election ballot for voter approval; and

WHEREAS, hearings have been held to inform the public and receive suggestions regarding this and other amendments proposed to be made to the Seminole County Home Rule Charter; and

WHEREAS, the Seminole County Home Rule Charter provides Seminole County with all powers of local self-government not inconsistent with the Constitution and laws of Florida; and

WHEREAS, passage of this Resolution will allow the voters of Seminole County to adopt or reject the Amendment proposed herein at the general election to be held on November 5, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE 2023-2024 CHARTER REVIEW COMMISSION OF SEMINOLE COUNTY, FLORIDA, THAT:

Section 1 – Adoption of Amendments:

Subject to the approval of the electors at the general election on November 5, 2024, as required by the Constitution, Laws of Florida, and Section 4.2(B) of the Seminole County Home Rule Charter, the Seminole County Home Rule Charter is amended at Article V to read (with additions being shown as underlined and deletions being shown as ~~strike throughs~~) as follows:

Section 5.6 Transfer or Material Change of Use or Purpose of Designated Natural Lands by the Board of County Commissioners.


A. Definitions. The following words, terms, or phrases when used in this Section 5.6 shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(1) *Natural Lands.* Properties purchased or otherwise acquired or managed under Seminole County's Natural Lands Program. Such properties are or shall be described in a resolution adopted by the Board of County Commissioners, which may be amended from time-to-time as the Natural Lands Inventory changes.

(2) *Supermajority Vote.* The requirement that, for the Board of County Commissioners to take action on a matter pending before them, at least a majority plus one of the entire membership of the Board of County Commissioners must vote in the affirmative to take such action.

B. The County shall manage the real property held in fee or otherwise acquired or managed as Natural Lands for the benefit of the citizens of Seminole County and may sell, convey, dispose of, transfer, or otherwise materially alter the use or purpose of, all or any portion of such property only if the members of the Board of County Commissioners determine that the property is no longer needed for natural resource conservation, scenic, or recreational purposes and only upon a Supermajority Vote.

Section 2. Referendum.

On November 5, 2024, an  election shall be held in accordance with the requirements of the Constitution and Laws of Florida, and Section 4.2(B)(5) Seminole County Home Rule Charter, in

conjunction with the general election. The ballot pertaining to this proposed Charter Amendment shall read as follows:

Question 1 Ballot Title

Requiring Supermajority vote by County Commissioners to transfer or change the use of Natural Lands

Question 1 Ballot Summary

Shall the Seminole County Charter be revised to require the vote of a Supermajority (i.e., a majority plus one) of the members of the Seminole County Board of County Commissioners in order to transfer or materially change the use or purpose of properties that are owned or managed by the County and that it has designated as “Natural Lands”?

YES ____

NO ____

Section 3 – Effective Date:

If approved by a majority of electors voting on the matter, this Charter Amendment shall become effective on January 1, 2025, and shall be incorporated into the Charter with any necessary renumbering or re-lettering of its provisions.

Section 4 – Submission to the Board of County Commissioners of Seminole County, Florida:

This Resolution and proposed amendment shall be delivered to the Board of County Commissioners of Seminole County, Florida, in accordance with Section 4.2(B)(5), Seminole County Home Rule Charter, for placement on the general election ballot to be held on November 5, 2024.

APPROVED AND ADOPTED by the Seminole County Charter Review Commission on this __ day of _____, 2024.

By: John Horan

Chairman, Seminole County Charter Review Commission



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0664

Title:

Resolution No. 2 Ballot Title: Requiring Supermajority vote by County Commissioners to remove lands from the County's Rural Area

RESOLUTION NO. 2 PROPOSING CHARTER AMENDMENT

A RESOLUTION OF THE 2023-2024 CHARTER REVIEW COMMISSION OF SEMINOLE COUNTY, FLORIDA, PROPOSING AMENDMENT OF THE COUNTY HOME RULE CHARTER TO PROVIDE: FOR THE REQUIREMENT OF A SUPERMAJORITY VOTE OF THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS IN ORDER TO REMOVE PROPERTY FROM THE COUNTY'S DESIGNATED "RURAL AREA," AS THAT TERM IS DEFINED IN ARTICLE V OF THE CHARTER; FOR A REFERENDUM; FOR AN EFFECTIVE DATE; AND FOR SUBMISSION TO THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA

WHEREAS, Section 4.2(B), Seminole County Home Rule Charter, provides that a Charter Review Commission periodically shall review the Charter, and propose amendments which may be advisable for placement on the general election ballot for voter approval; and

WHEREAS, hearings have been held to inform the public and receive suggestions regarding this and other amendments proposed to be made to the Seminole County Home Rule Charter; and

WHEREAS, the Seminole County Home Rule Charter provides Seminole County with all powers of local self-government not inconsistent with the Constitution and law of Florida; and

WHEREAS, passage of this Resolution will allow the voters of Seminole County to adopt or reject the Amendment proposed herein at the general election to be held on November 5, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE 2023-2024 CHARTER REVIEW COMMISSION OF SEMINOLE COUNTY, FLORIDA, THAT:

Section 1 – Adoption of Amendments:

Subject to the approval of the electors at the general election on November 5, 2024, as required by the Constitution, Laws of Florida, and Section 4.2(B) of the Seminole County Home Rule Charter, the Seminole County Home Rule Charter is amended at Article V to read as follows (with additions being shown as underlined and deletions being shown as ~~striketroughs~~):

Section 5.2 Rural Boundary and Rural Area.

* * *

B. Removal of Property from Rural Area.

The Board of County Commissioners may remove property from the “Rural Area” and amend the Rural Boundary accordingly, by ordinance whenever, in the opinion of the Board, such a change is necessary. Any vote to remove property from the Rural Area, however, shall only be by Supermajority vote of the Board of County Commissioners. Nothing herein shall authorize the County Commission to expand the “Rural Area” beyond the area contained in the above referenced legal description.

* * *

E. Definition. *Supermajority Vote.* The requirement that, for the Board of County Commissioners to take action on a matter pending before them, at least a majority plus one of entire membership of the Board of County Commissioners must vote in the affirmative to take such action.

Section 2. Referendum.

On November 5, 2024, a general election shall be held in accordance with the requirements of the Constitution and Laws of Florida, and Section 4.2(B)(5) of the Seminole County Home Rule Charter, in conjunction with the general election. The ballot pertaining to this proposed Charter Amendment shall read as follows:

Question 2 Ballot Title

Requiring Supermajority vote by County Commissioners to remove property from the County's Rural Area

Question 2 Ballot Summary

Shall the Seminole County Charter be revised to require the vote of a Supermajority (i.e., a majority plus one) of the members of the Seminole County Board of County Commissioners in order to remove property from that portion of the County that is designated as "Rural Area"?

YES _____

NO _____

Section 3 – Effective Date:

If approved by a majority of electors voting on the matter, this Charter Amendment shall become effective on January 1, 2025, and shall be incorporated into the Charter with any necessary renumbering or re-lettering of its provisions.

Section 4 – Submission to the Board of County Commissioners of Seminole County, Florida:

This Resolution and proposed amendment shall be delivered to the Board of County Commissioners of Seminole County, Florida, in accordance with Section 4.2(B)(5), Seminole County Home Rule Charter, for placement on the general election ballot to be held on November 5, 2024.

APPROVED AND ADOPTED by the Seminole County Charter Review Commission on
this __ day of _____, 2024.

By: John Horan

Chairman, Seminole County Charter Review Commission