



**SEMINOLE COUNTY, FLORIDA**  
**Charter Review Commission**  
**Meeting Agenda**

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Thursday, May 2, 2024

6:00 PM

BCC Chambers

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**1st Public Hearing**

**Call to Order/Roll Call**

**Pledge of Allegiance**

**Approval of last meeting minutes**

1. Minutes from Charter Review Commission Meeting on 4/17/2024 and 4/25/2024

**Public Hearings**

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

**Public Comment**

**Next Scheduled Public Hearing Date**

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

**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

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**File Number: 2024-0643**

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**Title:**

Minutes from Charter Review Commission Meeting on 4/17/2024 and 4/25/2024

# SEMINOLE COUNTY, FLORIDA

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



## Meeting Minutes

Wednesday, April 17, 2024

6:00 PM

BCC Chambers

## Charter Review Commission

**Call to Order/Roll Call**

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

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

**Pledge of Allegiance**

John Horan led the Pledge of Allegiance.

**Approval of last meeting minutes**

1. Minutes from Charter Review Commission Meeting on 4/4/2024 [2024-0526](#)  
Motion by Michelle Smith, seconded by Deborah Bauer, to approve the April 4, 2024, Charter Review Commission meeting minutes.  
  
All members in attendance voted AYE.

**Other Business**

2. Presentation by Chairman Horan [2024-0544](#)  
Chairman Horan discussed property in the rural boundary and estate taxes.
3. Consider the First Amendment to Agreement Between Seminole County and DSK Law for Legal Services to the Charter Review Commission [2024-0528](#)  
Motion by Rusty Roberts, seconded by Sean Barth, to approve the First Amendment to Agreement Between Seminole County and DSK Legal Services to the Charter Review Commission.  
  
All members in attendance voted AYE.
4. Review the Draft Charter Amendment Language and Draft Ballot Language [2024-0527](#)

A New Section 5.6 – Disposition and Rezoning of Designated Natural Lands by the Board of County Commissioners -

A. Definitions. The following words, terms, or phrases when used in this Section 5.5 shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(a) 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.

(b) 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.

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 of the entire membership of the Board.

C. The real property held in fee or otherwise acquired or managed as Natural Lands that are zoned as Public Lands and Institutions (PLI) may be rezoned from the Public Lands and Institutions (PLI) district to a different zoning district only upon a Supermajority Vote of the entire membership of the Board.

D. The real property held in fee or otherwise acquired or managed as park, passive recreation, trail, environmentally sensitive, or preservation only lands may be rezoned to a different zoning district only upon a Supermajority Vote of the entire membership of the Board.

There were questions with Attorney Simmons and member discussion.

Motion by Scott Culp, seconded by Nicole Martz, to adopt Proposed Resolution No. 2, Proposing 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, rezone, or materially change the use or purpose of Natural Lands owned by Seminole County; for a referendum; for an effective date; and for submission to the Board of County Commissioners of Seminole County, Florida.

Under discussion, there were questions and answers with Attorney Simmons and CRC discussion. Mr. Culp stated he made the motion for discussion and he recommends removing Sections C and D because Sections A and B handle everything they are intending to do with Natural Lands that the County has somehow purchased. Rezoning does not need to be

discussed because it talks about things you can do with that in Section B. Discussion ensued. Ms. Martz, as the seconder, agreed that Section C can be removed. However, parks would need to be added to Section B to remove Section D. She does not want the word "rezone" in this.

Further discussion ensued.

Mr. Culp amended the motion to remove Sections C and D from the proposed resolution and remove the word "rezone" from the ballot referendum. Ms. Martz withdrew her second, and Michelle Smith seconded the amended motion.

Further questions and discussion ensued.

Upon request by Ms. Martz to restate the motion, Mr. Culp stated it was to adopt Proposed Resolution No. 2, excluding 5.6 C and D; as well as the referendum language on page 47 of the agenda packet excluding the word "rezone."

Ms. Martz inquired if the motion was to include it on the ballot or a motion to move it forward to public hearing. There was discussion on procedure, and it was determined the motion was to move it forward to public hearing.

All members in attendance voted AYE.

- B Section 5.2 (B) – Removal of Property from Rural Area – With a supermajority of the Board of County Commissioners - 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 or amend the Rural Boundary, 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. (Ord. No. 2004-36 § 3, eff. 11-03-04).
- C Section 5.3 (C) – Future Land Use Designations – From and after the effective date of this section the future land use designations contained in the Seminole County Comprehensive Plan shall control the density and intensity of development on all Rural Lands, as that term is defined herein. The Board of County Commissioners must approve all changes to the future land use designations of all Rural Lands, regardless of whether some or all of the Rural Lands are located within a municipality. (Ord. No. 2004-36 § 3, eff. 11-03-04). Any vote to change the future land use designations of any Rural Lands, however, shall only be by Supermajority vote of the Board of County Commissioners.

Motion by Marilyn Crotty, seconded by Deborah Bauer, to approve moving forward to public hearing Proposed Resolution No. 1, Proposing 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” or change the future land use designation of “rural lands,” as those terms are defined in Article V of the Charter.

Under discussion, there were questions and answers with Attorney Simmons and CRC discussion. There was CRC consensus to separate the proposed resolution into two separate resolutions: One for future land use designation and one for removing land from the designated rural area.

Ms. Crotty tabled the motion until the next meeting.

### **Public Comment**

With regard to public participation, the following spoke:

- Valerie Shultz spoke in support of a supermajority vote for the rural boundary proposals.
- Rex Clonts spoke in opposition of a supermajority vote for the rural boundary proposals.
- Jacob Clonts spoke in opposition of a supermajority vote for the rural boundary proposals.
- Leslie Grubl spoke in support of a supermajority vote for the rural boundary proposals.
- David Nash spoke in support of a supermajority vote for the rural boundary proposals.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

### **Next scheduled meeting date**

The next meeting is scheduled for Thursday, April 25, 2024, at 6:00 p.m.

### **Adjournment**

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 8:02 p.m., this same date.

# SEMINOLE COUNTY, FLORIDA

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



## Meeting Minutes

Thursday, April 25, 2024

6:00 PM

BCC Chambers

Charter Review Commission



**Call to Order/Roll Call**

<b>Present</b>	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
<b>Absent</b>	Scott Culp

Angela Fleming, Nicole Martz, and Michelle Smith joined the meeting at 6:10 p.m.

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

**Pledge of Allegiance**

Emily Tallman led the Pledge of Allegiance.

**Other Business**

1. Verify and Approve DSK Law Monthly Invoice [2024-0568](#)  
 Motion by John Richardson, seconded by Sean Barth, to approve the DSK Law monthly invoice.  
 All members in attendance voted AYE.
2. Review the Draft Charter Amendment Language and Draft Ballot Language [2024-0565](#)

**Proposed Resolution No. 1 (Natural Lands)**

Motion by Marilyn Crotty, seconded by Robin Dehlinger, to **amend** Proposed Resolution No. 1, Proposing 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, **by changing the language of Section 5.6 to read Transfer or Material Change of Use or Purpose of Designated Natural Lands and Parks by the Board of County Commissioners; under Section A, Definitions, change Section 2 to define Parks as County-owned property used as active or passive recreational facilities; change current Section 2, Supermajority Vote, to become Section 3; under Section B, change the language to the County shall manage the real property held in fee or otherwise acquired or managed as Natural Lands and Parks.**

Discussion ensued.

All members in attendance voted NAY, with the exception of Deborah Bauer, Marilyn Crotty,

and Robin Dehlinger who voted AYE.  
The motion fails for lack of a majority.

### **Proposed Resolution No. 2 (Rural Boundary Property Removal)**

Motion by Marilyn Crotty, seconded Deborah Bauer, to move forward to public hearing Proposed Resolution No. 2, Proposing 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.

Discussion ensued.

All members in attendance voted AYE, with the exception of Sean Barth, Tom O'Hanlon, John Horan, Michelle Smith, and Colleen Hufford who voted NAY.

The motion passes by a majority.

### **Proposed Resolution No. 3 (Rural Boundary FLU)**

Motion by Deborah Bauer, seconded by Marilyn Crotty, to move forward to public hearing Proposed Resolution No. 3, Proposing 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 change the future land use designation of "rural lands," 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.

Angela Fleming, Emily Tallman, Deborah Bauer, Nicole Martz, Marilyn Crotty, Robin Dehlinger, and John Richardson voted AYE.

Sean Barth, Carissa Lawhun, Tom O'Hanlon, John Horan, Michelle Smith, Rusty Roberts, and Colleen Hufford voted NAY.

The motion fails for lack of a majority.

Ms. Crotty commented this proposition could be readdressed at the public hearing if needed. Ms. Martz inquired how they could readdress a proposition that does not advance to public hearing but comes up during the public hearing. Attorney Simmons explained the language for Proposed Resolution No. 2, removal of property from the rural boundary, could be amended to include the language from Proposed Resolution No. 3, future land use designation.

### **Public Hearing Discussion**

There was discussion on the upcoming public hearings scheduled for May 2, May 16, and

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June 6, 2024, at 6:00 p.m. Upon inquiry of Ms. Crotty, Assistant County Manager Meloney

Koontz explained the meeting is going to open at 6:00 p.m. If nobody from the public appears, they can adjourn early. Upon inquiry of Ms. Crotty, Ms. Koontz advised notice of the public hearings will be posted on all of the County's social media platforms and website.

### **Public Comment**

With regard to Public Participation, the following spoke in support of moving all three proposed resolutions forward to public hearing:

- Lee Patriza
- David Bear
- Teresa Murley
- Ginger Creedon
- Richard Creedon
- Nancy Harmon

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

### **Next scheduled meeting date**

The next meeting is scheduled for public hearing on Thursday, May 2, 2024, at 6:00 p.m.

### **Adjournment**

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 7:27 p.m., this same date.



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0622**

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**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.

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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

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**File Number: 2024-0623**

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**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 ~~strike throughs~~):

**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.

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By: John Horan

Chairman, Seminole County Charter Review Commission