



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

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Thursday, June 20, 2024

6:00 PM

BCC Chambers

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**Call to Order/Roll Call**

**Pledge of Allegiance**

**Approval of last meeting minutes**

1. Minutes from Charter Review Commission Meeting on 6/6/2024

**Other Business**

2. Consider the Second Amendment to Agreement Between Seminole County and DSK Law for Legal Services to the Charter Review Commission
3. Verify and Approve DSK Law Monthly Invoice
4. Review and Consider for Adoption Resolution No. 1 Ballot Title: Requiring Supermajority vote by County Commissioners to transfer or change the use of Natural Lands
5. Review and Consider for Adoption Resolution No. 2 Ballot Title: Requiring Supermajority vote by County Commissioners to remove lands from the County's Rural Area
6. Consider a motion to grant the Chairman administrative authority to approve minutes, execute documents and any other administrative matters needing the action of the Charter Commission between now and ceasing to exist, and to call the Charter Commission back in session if need be.

**Public Comment**

**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: 2024-0860**

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**Title:**

Minutes from Charter Review Commission Meeting on 6/6/2024

# SEMINOLE COUNTY, FLORIDA

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



## Meeting Minutes

Thursday, June 6, 2024

6:00 PM

BCC Chambers

## Charter Review Commission

**Call to Order/Roll Call**

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

Angela Fleming attended the meeting via Teams remote technology.

Robin Dehlinger joined the meeting at 6:19 p.m.

Additional Attendees: County Attorney Kate Latorre, Assistant County Attorney Robby McHugh, Board Services Coordinator Dominique Drager, and Deputy Clerk Chariti Guevara.

Chairman Horan called the meeting to order at 6:05 p.m.

**Pledge of Allegiance**

Deborah Bauer led the Pledge of Allegiance.

**Public Comment**

Chairman Horan advised they would be taking public comment first.

With regard to public participation, the following spoke in support of the proposed resolutions: Pat Lindsey, Lee Patrizzi, Linda Raden, Richard Creedon (document received and filed), Cindy Haller, Nancy Harmon, and Wafa Esposito.

Joseph Kovacs spoke in opposition.

Randy Morris spoke neither in support nor opposition but provided a history of the rural boundary.

Deanna Houston submitted a Written Comment Form.

Patrick and Kristi Thomas, Susan Shetler, Dawn Shetler, and Jeff Gross submitted emails.

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

**Approval of last meeting minutes**

1. Minutes from Charter Review Commission Meeting on 5/30/2024 [2024-0794](#)

**Motion** by Rusty Roberts, seconded by Marilyn Crotty, to approve the May 30, 2024, Charter Review Commission meeting minutes.

All members in attendance voted AYE.

**Other Business**

2. Resolution No. 1 Ballot Title: Requiring Supermajority vote by County Commissioners to transfer or change the use of Natural Lands [2024-0792](#)

Upon Marilyn Crotty's request for clarification on the process if they wanted to change the wording in the resolutions, Attorney Simmons reviewed the process and added if they wanted to reconsider previously proposed Resolution No. 3 (Rural Boundary FLU) by itself, the requirement to hold three public hearings would apply. Ms. Martz inquired if the three hearings would be required if there were amendments to Resolution No. 1 (Natural Lands) and/or Resolution No. 2 (Rural Boundary Property Removal), and Attorney Simmons responded the public hearings would be required if the amendments were substantive.

Ms. Martz inquired if there was time to have three public hearings before the deadline to submit the resolutions to the BoCC and Supervisor of Elections, and it was determined there would not be sufficient time.

**Motion** by Scott Culp, seconded by Rusty Roberts, to move approval of Resolution No. 1.

Discussion ensued.

Marilyn Crotty made a **friendly amendment** to include County-owned parks to require a supermajority to transfer or materially change the use of natural lands or county-owned parks. Robin Dehlinger seconded the amendment.

There was discussion on the friendly amendment.

All members in attendance voted NAY on the friendly amendment, with the exception of Deborah Bauer, Marilyn Crotty, and Robin Dehlinger who voted AYE. The amendment fails for lack of majority.

All members in attendance voted AYE on the motion with the exception of Tom O'Hanlon and John Horan who voted NAY. The motion passes by a majority.

3. Resolution No. 2 Ballot Title: Requiring Supermajority vote by County Commissioners to remove lands from the County's Rural Area [2024-0793](#)

**Motion** by John Horan, seconded by Scott Culp, to do nothing.

Discussion ensued. Ms. Smith inquired if the motion to do nothing means Chairman Horan is advocating for not moving forward on Resolution No. 2. Chairman Horan responded, "Resolution No. 1, good, and Resolution No. 2, no." Mr. Culp, as the seconder, stated it was his understanding they were addressing at this meeting the items to come before the CRC on the 20th. Even if they make this motion, they don't need any other amendments to it, but it would still be voted on, on June 20th. After further discussion, Chairman Horan **withdrew** his motion.

**Motion** by Colleen Hufford, seconded by Michelle Smith, to accept what is on Page 48 as requiring a majority by County Commission to remove property from the County's rural boundary by a supermajority.

Under discussion, Mr. Culp confirmed with the motioner and seconder the motion only has to do with the wording to be presented to the CRC on June 20th.

Discussion on the motion ensued.

All members in attendance voted AYE.

**Next scheduled meeting date**

The next meeting is scheduled for June 20, 2024, at 6:00 p.m.

**Adjournment**

There being no further business to come before the CRC, the Chairman declared the meeting adjourned at 7:45 p.m.

The audio for this meeting may be found at <https://share.seminoleclerk.org/index.php/s/fAqD5I9eU08A3v8>. The link will be available until December 31, 2024. After which, a public records request for the audio may be made by contacting the Seminole County Clerk of Courts Commission Records Office at 407-665-7663 or [countycommissionrecords@seminoleclerk.org](mailto:countycommissionrecords@seminoleclerk.org)

# SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 6-6-24

Name: Pat Lindsey

Address: 1851 Old River Tr  
Chuluota, FL 32766

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

save recreation + "PARKS"

Rural boundary + supermajority  
+ add "land use changes"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 6-6-24

Name: Lee Parrizzi

Address: 265 RIVERWOODS DR  
CHULUOKA

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

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# *SPEAKER REQUEST FORM*

Seminole County

Charter Review Commission Meeting

Date: 6/6/24

Name: Linda Radun

Address: 657 Lake or ALT sp FL

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

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# SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 6-6-2024

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.

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# Orlando Sentinel

FINAL EDITION

Wednesday, June 5, 2024

\$4.50

## Demings signals his support for rural boundary

Mayor says he is 'leaning towards' Nov. ballot measure

By Stephen Hudak  
Orlando Sentinel

The up-again, down-again proposal to put an Orange County rural growth-control referendum on the November ballot may be headed toward an improbable victory, as county Mayor Jerry Demings said for the first time Tuesday he is "leaning towards doing something with a rural boundary."

The county board's final decision is probably weeks away but Demings' support lays out a path that would thwart state legislators and developers who tried to strangle the ballot proposal in its cradle through a preemption clause added to a commerce bill earlier this year.

While Demings signaled his support of the issue, he said it may

take time to resolve unsettled legal questions.

"I want us to be right," he said, saying he trusted County Attorney Jeffrey Newton to clarify the county's authority to act. "In our zeal to take care of our community and follow the will of the people, we should not inadvertently harm ourselves in the long term."

The board has scheduled two workshops before voting in late July.

Commissioners heard Tuesday from more than 50 boundary advocates, many of whom have fought repeated battles over the past two decades to keep urban-style development from creeping closer to their farms and homes east of the Econ River and other rural areas.

"Urban sprawl is a pressing concern that threatens the character of our rural areas, the vitality of our agricultural lands and essential wildlife corridors that

Turn to Referendum, Page 6

# SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 6/6/24

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.

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# SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 7/6/2024

Name: Nancy Harmon

Address: 752 Pioneer Way

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

1) Resolutions add Park

2) include OR change Level Use

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# SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 6/7/24

Name: Walter ESPOSITO

Address: 5040 Hawks Hammerck way

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

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# *SPEAKER REQUEST FORM*

Seminole County

Charter Review Commission Meeting

Date: 6/6/2024

Name: Joseph Kovacs

Address: 215 N. Edg Dr. Orlando FL 32801

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

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# SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: \_\_\_\_\_

Name: Ronald Morris

Address: 7150 S. ATLANTIC AVE  
NSB, FL 32169

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

HISTORICAL PERSPECTIVE

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

COMMENT  
~~SPEAKER REQUEST FORM~~

Seminole County

Charter Review Commission Meeting

Date: 6/6 /~~200~~ 2024

Name: Meanna Houston

Address: 750 Sagana Pt., La

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

I support Resolution #1 + 2.  
Please add to #1 Natural  
lands AND parks AND rural  
properties  
for Resolution # 2  
Please re-instate ~~that~~  
prior language from  
resolution # 3 that you  
can't change land use in  
the County's Rural Area.

## Chariti Guevara

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**From:** Drager, Dominique <ddrager@seminolecountyfl.gov>  
**Sent:** Thursday, June 6, 2024 5:56 PM  
**To:** Chariti Guevara  
**Subject:** FW: Keeping Black Hammock Rural

**EXTERNAL EMAIL:** The email originated from outside of the Seminole County Clerk's Office. Please DO NOT reply to this email, open any links or attachments unless you trust the sender and know the content is safe.



### Dominique Drager

Board Services Coordinator  
County Manager's Office | Business Office  
O: (407) 665-7410  
1101 E. First Street, Sanford, FL 32771-1468  
[ddrager@seminolecountyfl.gov](mailto:ddrager@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



/SeminoleCounty



@seminolecountyfl



@seminolecounty



/SeminoleCounty

**From:** Koontz, Meloney <mkoontz@seminolecountyfl.gov>  
**Sent:** Thursday, June 6, 2024 5:54 PM  
**To:** Drager, Dominique <ddrager@seminolecountyfl.gov>  
**Subject:** Fwd: Keeping Black Hammock Rural

Sent from my iPhone

Begin forwarded message:

**From:** Kristi Thomas <[klthomas25@yahoo.com](mailto:klthomas25@yahoo.com)>  
**Date:** June 6, 2024 at 5:53:53 PM EDT  
**To:** "Koontz, Meloney" <[mkoontz@seminolecountyfl.gov](mailto:mkoontz@seminolecountyfl.gov)>  
**Subject:** Keeping Black Hammock Rural

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at [CSDSupport@seminolecountyfl.gov](mailto:CSDSupport@seminolecountyfl.gov)

Ms. Koontz,

I apologize for the late email. We had planned on attending your meeting this evening, but due to work schedules, we are unable to make it.

We do however want our voices to be heard. We live on Howard Avenue in Black Hammock (Oviedo) and have heard that developers are attempting to get the rural zoning lifted and begin building in the

neighborhood. We are completely against this and wish to have the referendums added to the upcoming ballot to keep this area rural and for land to keep being used for agricultural purposes. This area is a small gem in an already overgrown town.

There has to be some sort of limit. The people who bought property here, did so for a reason. We love the country feel of this neighborhood and it is sad that the county is even thinking about entertaining the idea of ruining it.

If you need anything further from us, please feel free to let me know. We thank you for your time.

Respectfully,

Patrick and Kristi Thomas

\*\*\*\*Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.\*\*\*\*

## Drager, Dominique

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**To:** Koontz, Meloney  
**Subject:** RE: Black Hammock Concerns

**From:** susan shetler <[ss2415@hotmail.com](mailto:ss2415@hotmail.com)>  
**Date:** June 5, 2024 at 9:53:37 PM EDT  
**To:** "Koontz, Meloney" <[mkoontz@seminolecountyfl.gov](mailto:mkoontz@seminolecountyfl.gov)>  
**Subject:** Black Hammock Concerns

Dear Ms. Koontz,

My property is on Howard Avenue, purchased in 74. We had always been told by the Planning & Zoning department that the Hammock would never be rezoned and the Planning and Zoning dept would never endorse a rezoning. We need your help.


I am writing to express my strong opposition to the proposed zoning changes in the Black Hammock area, which are scheduled to be discussed at the zoning meeting on June 6, 2024.

Although I am unable to attend the meeting in person, I want to ensure that my concerns are heard and hopefully considered.

I am very concerned about the potential negative impacts that the proposed zoning changes will have, such as environmental degradation, increased traffic, loss of community character, decreased property values. The unique character and natural beauty of Black Hammock are important to me and many other residents, and I believe that the proposed changes could jeopardize these valuable attributes. We need to protect what we have left and need your help in doing so.

Please consider the long-term consequences of these zoning changes and to prioritize the preservation of our community's character and environment. I strongly believe that maintaining the current zoning regulations is in the best interest of all residents of Black Hammock.

Thank you for your attention to this matter. I hope that my concerns, along with those of other residents, will be taken into account during your deliberations.

Sincerely,  
Susan Shetler  
2415 Howard Ave  
Oviedo Susan   
Sent from my iPhone

## Drager, Dominique

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**From:** Koontz, Meloney  
**Sent:** Tuesday, June 4, 2024 6:34 AM  
**To:** Drager, Dominique  
**Subject:** Fwd: Black Hammock Concerns

Dominique,

Please print this email and provide to Chairman Horan for the record. He may ask you to read it during public comment. If not, please make sure you give a copy to the Clerk.

Sent from my iPhone

Begin forwarded message:

**From:** Dawn Shetler <dawnshetler@hotmail.com>  
**Date:** June 3, 2024 at 9:03:48 PM EDT  
**To:** "Koontz, Meloney" <mkoontz@seminolecountyfl.gov>  
**Subject:** Black Hammock Concerns

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Dear Ms. Koontz,

I was born and raised in the Black Hammock and am a lifelong Seminole county resident. Our property is on Howard Avenue, purchased in 74. We had always been told by the Planning & Zoning department that the Hammock would never be rezoned and the Planning and Zoning dept would never endorse a rezoning. We need your help.

I am writing to express my strong opposition to the proposed zoning changes in the Black Hammock area, which are scheduled to be discussed at the zoning meeting on June 6, 2024.

Although I am unable to attend the meeting in person, I want to ensure that my concerns are heard and hopefully considered.

I am very concerned about the potential negative impacts that the proposed zoning changes will have, such as environmental degradation, increased traffic, loss of community character, decreased property values. The unique character and natural beauty of Black Hammock are important to me and many other residents, and I believe that the proposed changes could jeopardize these valuable attributes. We need to protect what we have left and need your help in doing so.

I urge you to consider the long-term consequences of these zoning changes and to prioritize the preservation of our community's character and environment. I strongly believe that maintaining the current zoning regulations is in the best interest of all residents of Black Hammock.

Thank you for your attention to this matter. I hope that my concerns, along with those of other

residents, will be taken into account during your deliberations.

Sincerely,  
Dawn

## Drager, Dominique

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**To:** Koontz, Meloney  
**Subject:** RE: REZONING

**From:** Jeff Gross <[jeff.gross00@gmail.com](mailto:jeff.gross00@gmail.com)>  
**Date:** June 5, 2024 at 3:05:13 PM EDT  
**To:** "Koontz, Meloney" <[mkoontz@seminolecountyfl.gov](mailto:mkoontz@seminolecountyfl.gov)>  
**Subject:** REZONING

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Dear Ms. Koontz,

I am writing to express my strong opposition to the proposed zoning changes in the Black Hammock area, which are scheduled to be discussed at the zoning meeting on June 6, 2024. Unfortunately, I am unable to attend the meeting in person, but I wanted to ensure that my concerns are heard and considered.

As a resident of Black Hammock, I am deeply concerned about the potential negative impacts that the proposed zoning changes could have on our community. Specifically, I am worried about what these potential changes could cause, such as environmental degradation, increased traffic, loss of community character, decreased property values. The unique character and natural beauty of Black Hammock are important to me and many other residents, and I believe that the proposed changes could jeopardize these valuable attributes.

I urge you to consider the long-term consequences of these zoning changes and to prioritize the preservation of our community's character and environment. I strongly believe that maintaining the current zoning regulations is in the best interest of all residents of Black Hammock.

Thank you for your attention to this matter. I hope that my concerns, along with those of other residents, will be taken into account during your deliberations.

Sincerely,  
Jeff Gross





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0864**

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**Title:**

Consider the Second Amendment to Agreement Between Seminole County and DSK Law for Legal Services to the Charter Review Commission

**SECOND AMENDMENT TO AGREEMENT BETWEEN SEMINOLE COUNTY AND  
DSK LAW FOR LEGAL SERVICES TO THE CHARTER REVIEW COMMISSION**

THIS SECOND AMENDMENT is made and entered into this \_\_\_\_\_ day of June, 2024, and is to that certain Agreement made and entered into on the 15<sup>th</sup> day of December, 2023 and as amended on May 2, 2024, between **DEBEAUBIEN, SIMMONS, KNIGHT, MANTZARIS & NEAL, LLP**, a/k/a **DSK LAW** a law firm authorized to do business in the State of Florida, whose address is 332 North Magnolia Avenue, Orlando, Florida 32801, in this Amendment referred to as “FIRM”, and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1<sup>st</sup> Street, Sanford, Florida 32771, in this Amendment referred to as “COUNTY”.

**WITNESSETH:**

**WHEREAS**, FIRM and COUNTY entered into the above referenced Agreement on December 15<sup>th</sup>, 2023 and as amended on May 2, 2024, to provide legal services for COUNTY’s Charter Review Commission; and

**WHEREAS**, the parties desire to amend the Agreement in order to revise the contract pricing and to enable both parties to continue to enjoy the mutual benefits the Agreement provides; and

**WHEREAS**, Section 20 of the Agreement provides that any amendments will be valid only when expressed in writing and duly signed by the parties.

**NOW, THEREFORE**, in consideration of the mutual understandings and agreements contained in this Amendment, the parties agree to amend the Agreement as follows:

1. Section 4 of the Agreement is amended to read as follows:

**Section 4. Payment.** FIRM shall provide professional services to COUNTY as described in Section 2 above with reasonable attorneys’ fees, costs and expenses not to exceed FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00) for the term of this Agreement.

FIRM shall be compensated by COUNTY at the following hourly rates for actual reasonable time spent by either an attorney licensed by the State of Florida or a practicing paralegal:

**Attorney:** \$250/hour  
**Paralegal:** \$120/hour

FIRM will bill COUNTY on a monthly basis on or about the 15<sup>th</sup> day of the following month for services rendered during the previous month toward completion of the Scope of Services. This invoice shall be sent to COUNTY address, listed in the Notice section below. FIRM will request reimbursement at cost for out-of-pocket expenses which may include communication costs (for example, courier or long-distance telephone charges), document reproduction costs, and computer research charges. If it becomes apparent that the matters COUNTY is requesting FIRM to handle require that the \$55,000 cap set forth above will be exceeded, COUNTY and FIRM shall discuss and attempt to agree on a revised cap.

2. Except as modified by this Second Amendment, all terms and conditions of the original Agreement remain in full force and effect for the term of the Agreement.


**IN WITNESS WHEREOF**, the parties have executed this Second Amendment for the purposes stated above.

ATTEST:



Witness

Whitney Dunbar  
Print Name



Witness

Megan Bennett  
Print Name

DSK LAW

By:

  
DAVID H. SIMMONS, ESQ., As President

Date:

6/13/24 *DHS, PA., at Parkes*

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

For the use and reliance of  
Seminole County only.

Approved as to form and  
legal sufficiency.

By: \_\_\_\_\_  
DARREN GRAY, County Manager

Date: \_\_\_\_\_

As authorized for execution by Section 3.554  
(10) of the Seminole County Administrative  
Code.

\_\_\_\_\_  
County Attorney

RM/dbd

4/9/2024 6/13/2024

T:\Users\Legal Secretary CSB\Community Services\2024 Agreements\Agreement for Legal Services (DSK Law) 2am.docx





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0863**

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**Title:**

Verify and Approve DSK Law Monthly Invoice

# DSK Law

de Beaubien · Simmons · Knight · Mantzaris · Neal

EST.1976

Post Office Box 87  
332 North Magnolia Avenue  
Orlando, Florida 32802  
Phone: 407-422-2454  
Tax ID No. 59-2206392  
www.dsklawgroup.com

Seminole County  
1101 E First Street  
Sanford, FL 32771-1468

May 13, 2024  
Invoice # 504889

For Legal Services Rendered Through 04/30/24

Re: 061602 Seminole County Charter Review Commission - 2024

Date	Atty	Description	Hours	Amount
04/04/24	DHS	Prepare for and attend Seminole County Charter Review Commission meeting; Review ordinances re supermajority vote issue, land use planning, Sec. 190.85 and Sec. 190.215, SB 1420, etc.	6.00	1,500.00
04/09/24	DHS	Receive and review e-mails from M. Koontz; Prepare e-mail to M. Koontz	0.20	50.00
04/10/24	DHS	Prepare redraft of Charter Amendments with Natural Lands, Parks, and Rural Boundary 4/10/24; Prepare e-mails to M. Koontz; Receive and review e-mails from M. Koontz; Prepare draft ballot summary language	4.70	1,175.00
04/11/24	DHS	Research restrictions and applicability of single subject rule to the CRC; Prepare ballot summary language; Receive and review e-mail from M. Koontz; Prepare for and attend Teams conference with K. Latorre, M. Koontz, and R. McHugh	3.50	875.00
04/12/24	DHS	Review and further revise proposed amendments with K. Latorre's revisions 4/11/24, with DHS's further edits	0.60	150.00
04/14/24	DHS	Prepare draft Resolutions with ballot summary language for the proposed Charter Amendments discussed by the CRC members; Review prior meeting minutes, etc.	3.80	950.00

SEMINOLE COUNTY  
ATTORNEY'S OFFICE

RECEIVED BY: DBD  
DATE: 5/20/24  
TIME: 11:05am

**de Beaubien, Simmons, Knight, Mantzaris & Neal LLP**

Client Ref: SEMICO - 061602  
**Invoice # 504889**

May 13, 2024  
**Page 2**

<b>Date</b>	<b>Atty</b>	<b>Description</b>	<b>Hours</b>	<b>Amount</b>
04/15/24	DHS	Prepare draft Resolutions and ballot summary language	3.50	875.00
04/16/24	DHS	Prepare for and attend Teams meeting conference with K. Latorre and M. Koontz re draft resolution language; Revise language based on the Teams meeting conference; Prepare re CRC meeting on Wednesday, April 17, 2024	2.60	650.00
04/17/24	DHS	Prepare for and attend Seminole County Charter Review Commission meeting	4.40	1,100.00
04/22/24	DHS	Revise draft resolutions as directed by the Seminole County Charter Review Commission; Prepare e-mails to M. Koontz and K. Latorre; Receive and review e-mails from K. Latorre; Further revise draft language based on Teams meeting conference with M. Koontz and K. Latorre; Prepare e-mail to PHH; Receive and review e-mail from PHH; Prepare e-mail to M. Koontz, et al., re title language and ballot summary language	3.50	875.00
04/22/24	PHH	Research issues re: the construction and application of Fla. Stat. 101.161 pertaining to ballot amendments and initiatives, including the word count limitations for the title and summary of the amendment; Exchange e-mails with DHS re: same	1.10	275.00
04/23/24	DHS	Further revise draft proposed Resolutions by the CRC; Prepare e-mails to M. Koontz; Receive and review e-mail from M. Koontz	2.20	550.00
04/23/24	IDA	Prepare e-mail to DHS re: providing research for review of Seminole County Charter	0.10	25.00
04/24/24	DHS	Prepare draft Ballot titles for the three draft Resolutions; Prepare e-mail to M. Koontz, K. Latorre, and R. McHugh re same	1.50	375.00
04/24/24	IDA	Review issues re: Florida Statutes on county charters	0.40	100.00
04/25/24	DHS	Prepare for and attend Seminole County Charter Review Commission meeting	4.50	1,125.00

**de Beaubien, Simmons, Knight, Mantzaris & Neal LLP**

Client Ref: SEMICO - 061602  
 Invoice # 504889

May 13, 2024  
 Page 3

<b>Date</b>	<b>Atty</b>	<b>Description</b>	<b>Hours</b>	<b>Amount</b>
04/27/24	DHS	Prepare e-mail to IA re research re requirement of 3 hearings and ability of the CRC to amend any proposal based on Robert's Rules of Order; Prepare two Resolutions for proposed Amendments to the Charter; Prepare e-mails to M. Koontz, et al.; Prepare e-mails to IA re research issues relating to the requirement of three hearings	3.10	775.00
04/27/24	DHS	Receive and review e-mails from M. Koontz; Prepare e-mails to IA re research issues	0.20	50.00
04/29/24	IDA	Review issues and legal procedures re: requirement of Seminole County Charter to have three public hearings before CRC may amend or revise Charter, Robert's Rules of Order, case law, etc.	3.40	850.00
04/30/24	IDA	Continue to review issues and legal procedures re: requirement of Seminole County Charter to have three public hearings before CRC may amend or revise Charter, Motions for Reconsideration, waiver of the rules, etc.	4.30	1,075.00
04/30/24	IDA	Continue to review issues and legal procedures re: requirement of Seminole County Charter to have three public hearings before CRC may amend or revise Charter, etc.	3.60	900.00

**Summary of Services**

		<b>Rate</b>	<b>Hours</b>	<b>Amount</b>
DHS	David H Simmons - Partner	250.00	44.30	11,075.00
PHH	Hayden P Haskins - Associate	250.00	1.10	275.00
IDA	Isaac Allen - Associate	250.00	11.80	2,950.00

**Total Fees** *See email Less \$2,825*  
*Between Kate Labre & David Simmons*

<b>57.20</b>	<b>\$14,300.00</b>
	<i>- 2,825</i>
<b>Current Due</b>	<b>\$14,300.00</b> <i>\$11,475</i>
Previous Balance	13,707.00
Payments Since Last Bill	-11,096.00
<b>Total Due</b>	<b>\$16,911.00</b>



**de Beaubien, Simmons, Knight, Mantzaris & Neal LLP**

Client Ref: SEMICO - 061602  
**Invoice # 504889**

May 13, 2024  
**Page 4**

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392

## Koontz, Meloney

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**From:** Simmons, David H. <dsimmons@dsklawgroup.com>  
**Sent:** Wednesday, June 12, 2024 7:07 PM  
**To:** Latorre, Kate  
**Cc:** Koontz, Meloney; Serio, Ann  
**Subject:** RE: [EXT]DSK Invoice - 5-13-2024

**NOTICE:** This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at [CSOSupport@seminolecountyfl.gov](mailto:CSOSupport@seminolecountyfl.gov)

Kate: You are correct.

David  
David Simmons

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

----- Original message -----

**From:** "Latorre, Kate" <klatorre@seminolecountyfl.gov>  
**Date:** 6/12/24 3:31 PM (GMT-05:00)  
**To:** "Simmons, David H." <dsimmons@dsklawgroup.com>  
**Cc:** "Koontz, Meloney" <mkoontz@seminolecountyfl.gov>  
**Subject:** [EXT]DSK Invoice - 5-13-2024

Senator Simmons:

I am writing to confirm our telephone conversation during which we agreed to remove the last three time entries from DSK Invoice #504889 dated May 13, 2024.

The last three entries are as follows:

4/29/24	IDA	3.4 Hours	\$850
4/30/24	IDA	4.3 Hours	\$1,075
4/30/24	IDA	3.6 Hours	\$900

Removing these entries results in a decrease in the amount due to DSK by \$2,825, for a total due of **\$11,475**.

If you could please reply to this email, confirming you're in agreement with this adjustment, we will process the invoice for payment accordingly.

Thank you!

Kate Latorre



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0861**

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**Title:**

Review and Consider for Adoption 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

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

## Agenda Memorandum

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**File Number: 2024-0862**

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**Title:**

Review and Consider for Adoption 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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0901**

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**Title:**

Consider a motion to grant the Chairman administrative authority to approve minutes, execute documents and any other administrative matters needing the action of the Charter Commission between now and ceasing to exist, and to call the Charter Commission back in session if need be.