



SEMINOLE COUNTY, FLORIDA
Charter Review Commission
Meeting Agenda

Thursday, June 6, 2024

6:00 PM

BCC Chambers

Call to Order/Roll Call

Pledge of Allegiance

Approval of last meeting minutes

1. Minutes from Charter Review Commission Meeting on 5/30/2024

Other Business

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

The next scheduled meeting date of the Charter Review Commission is on June 20, 2024 at 6:00 PM

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: 2024-0794

Title:

Minutes from Charter Review Commission Meeting on 5/30/2024

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Thursday, May 30, 2024

6:00 PM

3rd Public Hearing

BCC Chambers

Charter Review Commission

Call to Order/Roll Call

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

Angela Fleming and Attorney David Simmons appeared via Teams remote technology.

Additional Attendees: Assistant County Manager Meloney Koontz, Assistant County Attorney Robby McHugh, and Deputy Clerk Chariti Guevara.

Vice Chairman Michelle Smith chaired the meeting.

Pledge of Allegiance

Robin Dehlinger led the Pledge of Allegiance.

Approval of last meeting minutes

1. Minutes from Charter Review Commission Meeting on 5/16/2024 [2024-0733](#)

Motion by Rusty Roberts, seconded by Deborah Bauer, to approve the May 16, 2024, Charter Review Commission meeting minutes.

All members in attendance voted AYE.

Public Hearings - Legislative

2. Resolution No. 1 Ballot Title: Requiring Supermajority vote by County Commissioners to transfer or change the use of Natural Lands [2024-0734](#)
3. Resolution No. 2 Ballot Title: Requiring Supermajority vote by County Commissioners to remove lands from the County's Rural Area [2024-0735](#)

Public Comment

With regard to public participation, the following spoke in support: Cathy Swerdlow, Megan Sladek, Fred Schott, Lee Patrizzi, Pat Lindsey, George Sellery (document received and filed), Pat Southward, Patricia Burkett (document received and filed), Kyle Curran, David Bear, Leslie Grubl, Kelley Diona Miller, Barbara Wayne, Elizabeth Haller, David Nash, Linda Raden, Wafa Esposito, Valerie Schulz, Nancy Harmon, and Anna Thoma.

Joseph Kovacs spoke in opposition (letter received and filed).

Cindy Haller and Maria Szucs submitted Written Comment Forms. Emails from Courtney Keese, Michele Dewey, and Kim Moore were received and filed.

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

Next scheduled meeting date

The next two meetings are scheduled for June 6th and 20th, 2024, at 6:00 p.m.

There was brief discussion to decide at the next meeting on June 6th if an additional meeting needs to be scheduled for June 13th.

Adjournment

There being no further business to come before the CRC, the Vice Chairman declared the meeting adjourned at 7:04 p.m.

The audio for this meeting may be found at <https://share.seminoleclerk.org/index.php/s/rTOi6g9GdHRGqlp>. 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.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/24

Name: Cathy Swerdlow - Pres. LWV Sem. Co.

Address: 115 E Wyndham Ct Longwood

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: 30 MAY 24

Name: Megan Sladek

Address: 6007 Lake Charm Cir. Oviedo 32765

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: May 30, 2024

Name: Fred Schott

Address: 291 Evansdale Road, Lake Mary

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: 5-30-24

Name: Lee PATRIZZI

Address: 265 RIVERWOODS WALK 32766

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

PLZ DO NOT ALLOW RES 2 ONTE
THE BALLOT WITHOUT ALSO APPROVING
RES. 3, EITHER AS ORIGINALLY PROPOSED
OR IN A RE-PHRASED RES. 2

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5-30-24

Name: Pat Lindsey

Address: 1851 Old River Tr Chuluota
32766

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

Requesting both Resolution 2 + 3
on the ballot. IF you do not
allow 3 then also do not allow
2.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/2024

Name: George Sellers

Address: 5231 Shoreline Circle, SANFORD, FL

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

Table 17. Population Per Square Mile for Florida Counties, 2000 to 2023

State and County	Land Area in 2020 (sq. miles)	Population Per Square Mile *				County Ranking			
		2023	2020	2010	2000	2023	2020	2010	2000
FLORIDA	53,652	422	401	350	298	(X)	(X)	(X)	(X)
Pinellas	274✓	3,557	3,504	3,349	3,367	1	1	1	1
Orange	902	1,655	1,585	1,270	994	2	3	5	6
Broward	1,203	1,641	1,617	1,453	1,349	3	2	2	2
* Seminole	309✓	1,576	1,522	1,366	1,180	4	4	3	4
Hillsborough	1,022	1,508	1,428	1,203	978	5	5	6	7
Miami-Dade	1,900	1,457	1,422	1,314	1,186	6	6	4	3
Duval	763	1,378	1,305	1,133	1,021	7	7	7	5
Lee	781	1,026	974	792	565	8	8	8	10
Sarasota	556	835	781	682	586	9	9	9	8
Pasco	747	818	753	622	462	10	11	11	12
Palm Beach	1,964	780	760	672	576	11	10	10	9
St. Lucie	572	644	576	486	337	12	13	13	17
Brevard	1,015	631	598	535	469	13	12	12	11
Manatee	743	592	538	435	355	14	14	16	16
Volusia	1,101	530	503	449	403	15	15	15	14
St. Johns	601	525	455	316	205	16	17	20	26
Escambia	657	508	490	453	448	17	16	14	13
Leon	668	452	437	412	358	18	18	17	15
Polk	1,798	444	403	335	269	19	21	19	19
Lake	952	436	404	312	221	20	20	22	24
Hernando	473	432	411	365	277	21	19	18	18
Clay	605	382	361	316	233	22	22	21	22
Alachua	876	335	318	282	249	23	23	23	20
Indian River	503	334	318	275	225	24	24	24	23
Osceola	1,328	331	293	202	130	25	25	30	31
Charlotte	681	300	274	235	208	26	27	27	25
Martin	544	299	291	269	233	27	26	25	21
Sumter	557	279	233	168	96	28	31	33	36
Citrus	582	279	264	243	203	29	28	26	27
Flagler	486	269	237	197	102	30	29	31	34
Marion	1,588	254	237	209	163	31	30	29	30
Bay	759	247	231	223	195	32	32	28	28
Okaloosa	930	236	228	194	183	33	33	32	29

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/24

Name: PAT SOUTHWORTH

Address: 316 OAK LEAF CIRCLE
LK MAAM

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: May 30, 2021

Name: Patricia D Burkert

Address: 1821 Carlton St Longwood, 32757

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

Highest restrictions on any
new use of Natural lands.

Add Parks.

Leave the Rural Boundary as is.

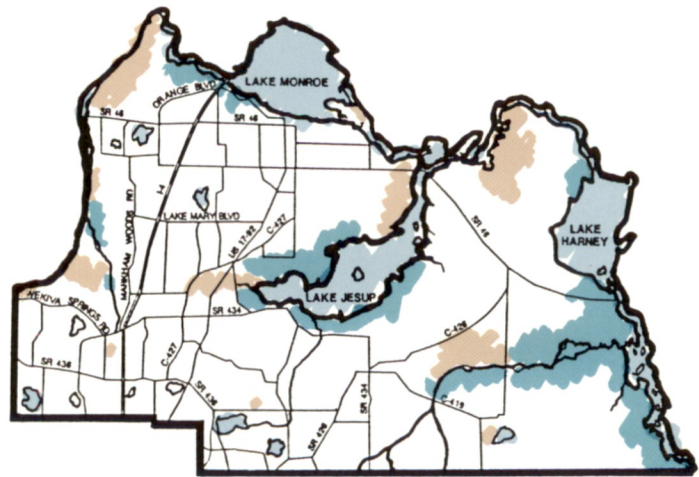
!!!!

NATURAL/ENVIRONMENTAL LANDS REFERENDUM

ON NOVEMBER 6, 1990, SEMINOLE COUNTY WILL HOLD A NATURAL/ENVIRONMENTAL LANDS REFERENDUM TO DETERMINE IF COUNTY RESIDENTS AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PURCHASE AND PRESERVE IMPORTANT NATURAL/ENVIRONMENTAL LANDS.

WHY ACQUIRE LAND?

Seminole County is blessed with many natural resources. The acquisition and preservation of natural/environmental lands will help preserve the habitat of threatened and endangered species and provide opportunities for all residents to enjoy our natural forests and undisturbed lands for passive recreation and education.



EXISTING PROTECTED AREAS

POTENTIAL PROTECTED AREAS

WHAT LANDS MAY BE ACQUIRED?

Lands which may be acquired include land along the County's rivers and streams such as the Wekiva, Saint Johns and Econlockhatchee Rivers, Lake Jesup, Spring Hammock, Black Hammock and the Central Florida Zoo area.

HOW WILL LANDS BE SELECTED FOR ACQUISITION?

A Natural Lands Advisory Committee of Seminole County residents would be formed to recommend properties for acquisition. Acquisition would be through voluntary sale by property owners.

HOW MUCH WILL THE PROGRAM COST?

The program, if approved, would allow for up to 1/4 mill ad valorem assessment over a twenty year period. This assessment could provide \$20.28 million dollars for the purchase of natural lands. The cost to the average homeowner (with a \$75,000 home and \$25,000 homestead exemption) is approximately \$12.00 per year.



**SEMINOLE COUNTY NATURAL LANDS
VOTE NOVEMBER 6**

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U. S. POSTAGE
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SANFORD FL
PERMIT NO. 16



**SHOULD SEMINOLE COUNTY
ACQUIRE AND PRESERVE NATURAL LANDS ?**

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/2024

Name: Kyle Curran

Address: 3152 Integra Lakes Ln
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: 5/30/24

Name: David Bear

Address: 921 Tuskanilla Tr.

In favor of Referendums #1 & #2

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: 10/30/24

Name: Joseph Kovacs

Address: 215 N. Eola Dr. Orlando FL 32801

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



JOSEPH A. KOVECSES, JR.

Of Counsel

joseph.kovecses@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6704 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



May 30, 2024

VIA U.S. MAIL AND FACSIMILE

Seminole County Charter Review Commission
1101 East 1st Street
Sanford, FL 32771

Fax: (407) 665-7959

Re: Hi-Oaks, LLC’s Objection to Resolution No. 2 Ballot Title: Requiring Supermajority vote by County Commissioners to Remove Lands from the County’s Rural Area

Dear Charter Review Commissioners:

This firm represents Hi-Oaks, LLC, which owns more than 670 acres of agricultural land within the County’s Rural Area. The purpose of this letter is to set forth our objections to the proposed amendment to the Seminole County Home Rule Charter proposed in Resolution No. 2 (“Amendment”) currently before the Seminole County Charter Review Commission (“CRC”).

Objection No. 1

The proposed Amendment, if adopted, would divest the County Commission of power to regulate land and unnecessarily reduces the County’s flexibility and ability to respond to changing conditions in and around the Rural Area. Section 5.2 of the County’s Home Rule Charter already vests the County Commission with control over amendments to the Rural Area Boundary by a majority vote of 3 out of the 5 commissioners, subject to the restrictions and limitations in the Comprehensive Plan that are discussed below.

Objection No. 2

The County’s Comprehensive Plan and Land Development Code already include significant and



substantial regulation of the County's Rural Area. Further regulation is unnecessary and overburdensome. Comprehensive Plan Objective FLU 11 is specifically designed to preserve rural lifestyles in Seminole County. The County also adopted an entire Conservation Element of its Comprehensive Plan with the stated purpose of setting forth the County's plan to protect its natural resources. The Future Land Use Element of the Comprehensive Plan, at pages FLU-112 and FLU-113, sets forth the high standards for amending the Urban/Rural Boundary. First, the Comprehensive Plan requires that the process currently set forth in the Home Rule Charter is followed, which states that an ordinance must be adopted by a majority of the County Commissioners. Second, all of the following standards must be affirmatively met to remove any property from the Rural Area:

A Demonstration of Need:

1. Data and analysis shall be provided to document that additional urban lands are needed to accommodate population, housing or employment projected for the horizon year of this Plan, based on the population projections used by the current version of the Seminole County Comprehensive Plan; or
2. Data and analysis shall be provided to document that additional lands are required to support affordable, workforce or obtainable housing opportunities and choices in proximity to employment opportunities and public transportation or that such amendment is needed to achieve the adopted redevelopment goals of the County because of the lack of suitable redevelopable or vacant land within the urban area; or
3. Data and analysis shall be provided to document that additional lands are required to support the adopted economic development goals of the County because of the lack of suitable vacant or redevelopable land within the urban area; or
4. Data and analysis shall be provided to document that additional lands are required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.

B Locational Analysis of Amendments:

1. Availability of facilities and services, and the orderly, efficient and cost-

effective provision of service, given that the level of service for potable water and sanitary sewer in the Rural Area is on-site service, and that availability of public school capacity in the Rural Area is limited; and

2. Fiscal capacity to provide adopted levels of service; and
3. Protection of environmental and natural resources, including regionally significant natural areas.
 - a Analysis that the amendment would not negatively impact the interconnected system of wetlands/uplands that exist in the Rural Area and provide a high quality mosaic of regional significance. This analysis must describe how the amendment protects the wetlands/uplands systems, including:
 - 1) Retaining the connectivity of wetlands;
 - 2) Retaining/Improving the ecological quality of wetlands; and
 - 3) Retaining the functional and structure values of the types of wetlands in the Rural Area.
 - b If amendment to the Urban/Rural Boundary is approved, developments shall avoid impact to wetlands to the maximum extent possible by utilization of clustering and other special techniques.
4. Contiguity to existing boundary and urban development patterns so as to discourage urban sprawl; and
5. Adequate transitions to maintain compatibility with adjacent, existing communities.

C Mandatory Consistency with the Goals, Objectives and Policies of the Plan and Regional, Plans:

1. Any proposed amendment to the Urban/Rural Boundary must undergo an assessment of consistency with applicable goals, objectives and policies of

this Plan, the East Central Florida Regional Planning Council's Strategic Regional Policy Plan, and the Central Florida Regional Growth Vision.

Comp. Plan, FLU-112 to FLU-113. Thus, any request to amend the Urban/Rural Boundary requires specific data and analysis to demonstrate the availability of facilities and services and the orderly, efficient, and cost effective provision of services. Without the required showing, property cannot be removed from the Rural Area and land use is limited to those uses allowed under the County's Rural Land Use Categories set forth in the Comprehensive Plan. Also, any amendment to the Rural Area Boundary must be submitted to the appropriate State of Florida reviewing agency.

Thus, there is already sufficient protection and procedural safeguards to protect the County's Rural Area. To require a supermajority to change the boundary goes beyond a mere procedural safeguard, but rather is designed to overburden private property and circumvent the property rights of owners within the Rural Area to request changes to the boundary as circumstances and changing conditions require.

Objection No. 3

The Amendment infringes on the private property rights of landowners within the Rural Area and the Property Rights Element of the County's Comprehensive Plan. Seminole County Comprehensive Plan Objective FLU 17 (Protection from Unreasonable Land Development Regulation) states that:

The County shall not intentionally enact or impose any unreasonable land development regulation or apply any land development regulation in an unreasonable manner such that the taking of private property rights would result.

Within Objective FLU 17, Policy FLU 17.2 (Evaluation of New Land Development Regulations) requires that any County actions regulating land use "shall be evaluated prior to their enactment to determine the extent and scope of their impact upon private property rights." The County must also comply with section 163.3161(10), *Florida Statutes*, which states that

. . . . It is the intent of the Legislature that all rules, ordinances, regulations, comprehensive plans and amendments thereto, and programs adopted under the authority of this act must be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions by others which would harm their property or which would constitute an inordinate burden on property rights

The protection of private property rights is of such high concern that there is a dedicated Property Rights Element of the County's Comprehensive Plan. Within that Property Rights Element, Objective PR 2 (Protection of Private Property Rights) states that:

The County shall not intentionally enact or impose any unreasonable land development regulation or apply any land development regulation in an unreasonable manner such that the taking of private property rights would result.

Comprehensive Plan Policy PR 2.2(D) (Evaluation Criteria of Property Rights Assertions) contains the County's definition for a regulation placing an unfair burden on property as follows:

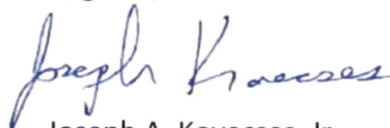
An unfair burden on property owners will occur when property is too stringently regulated in view of the level of regulation necessary to protect the public health, safety, morals, or welfare, in view of consistency with [the Comprehensive] Plan, in view of compatibility with abutting or proximate land uses, and in view of generally acceptable planning principles.

Here, the Rural Area Boundary and property within the Rural Area is already heavily and stringently regulated through the existing Home Rule Charter provisions, the Land Development Code, and the Comprehensive Plan. Any additional regulation, such as that proposed in the Amendment, will place an unfair burden on property within the Rural Area.

Conclusion

We respectfully object to Resolution No. 2 and request that the CRC vote NO on Resolution No. 2 for the reasons stated herein and the reasons raised during the CRC public comment sessions.

Regards,



Joseph A. Kovacs, Jr.
Of Counsel

Cc: Seminole County Attorney's Office, CAOAdmin@seminolecountyfl.gov
Hi-Oaks, LLC

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/24

Name: Leslie Grubi

Address: 1841 Misty Morn Pl,
Longwood, FL 32779

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: 5/30/24

Name: Kelley DIONA Miller

Address: 224 Volterra Way Lake Mary FL 3246

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: 5/30/24

Name: Barbara Wayne

Address: 1207 Deer Run Dr Winter Springs

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: 5/30, 2024

Name: Elizabeth Haller

Address: 1737 Beacon Dr Sanford FL

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

effects on climate is bad, nowhere for the animals to go, flooding will get worse

Additional comments

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/24

Name: David Nash

Address: 1692 Orrington Payne Pl. 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: 5/30/24

Name: ~~David N...~~ Lindae Raden

Address: ~~11453 ...~~
657 Lake Dr
Cult-SP9 32701

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: 5/30/24

Name: Wafa ESPOSITO

Address: 5040 Hawks Hammock
Way

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: 5/30/24

Name: ~~David [redacted]~~ Valerie Schulz

Address: ~~1163 [redacted] Longwood FL 32779~~
1800 Crowley Cir, Longwood 32779

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: 5/30/24

Name: ~~David Nash~~ Nancy Harmon

Address: ~~11692 Orange Park Parkway, Orlando, FL 32707~~

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

1. I am asking you to meet to consider the speakers to meet and make ~~the~~ parks protected by adding the word "Parks" to the referendum language.
2. Ensure the ballot include supermajority to ^{approve an} increase of density/land use within the Metrol boundary.
3. Give citizens the opportunity to vote once again to increase the protection of the rural area and add the requirement that only by Supermajority ^{vote} may any land use changes occur.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/24

Name: ~~David Nash~~  Anna Thoma

Address: ~~1632 30th St, Palm Bay, FL 32909~~

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

I support these resolutions. Please add
PARKS to #1 and Zoning to #2.
Land Use changes needs to be stated in
#2

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/24

Name: Cindy Halber

Address: 1731 Beacon Dr.

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

Future Land use can get too easily
changed & become a trend. Please protect
the density ~~is~~ in the rural boundary.
Incorporate this in an amendment.

Also, our rural boundary is important
for air quality, to keep our temps
down & water quality, along with
other benefits.

Please read for me

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/30/24

Name: ~~David Nash~~ MARIA SZUCS (rhymes with Dukes)

Address: ~~1092 Northgate Parkway, Palm Bay, FL 32909~~
282 SHRIKE CT., ALTAMONTE SPRINGS

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

I would like to share my support for the proposed amendments. In the last session, an attorney spoke against the amendments, saying that changing to a super majority would create a hardship for the county commissioners. I believe "hardship" was the word. but if I'm wrong on the specific word, that was the gist. It was an interesting argument because shouldn't it be at least a little bit hard to go against the will of the people? Who wants it to be easy? Any development leads to more and more.

Thank you.

Koontz, Meloney

From: Courtney Keesee <blackhammockranch@gmail.com>
Sent: Thursday, May 30, 2024 3:54 PM
To: Koontz, Meloney
Subject: Hi Ms. Koontz - Charter Review Meeting

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Hi Ms. Koontz,

Thank you for your time and kind ear in relaying to the committee for us, our and many of our neighbors feelings regarding the upcoming supermajority vote regarding the lifting of the rural boundary in Seminole County.

I know many of our neighbors just found out last week about the public meetings and many including ourselves are not able to be there today and many again unable to be there June 6th. As schools have just let out and many neighbors are on planned summer vacations or working. I will relay your email info to our neighbors as well so they may email you individually communicating their feelings regarding the vote.

There are approx 1,200 residents in the Black Hammock, although we have not had the chance to speak to everyone of them yet regarding their thoughts and feelings on the upcoming vote, the many we have spoken to, including ourselves, love this land the way it is and would never want anything to be able to swiftly or with procession change or lift the A and R zonings here. Everyone we have spoken to, and I will ask all those in our community forum and outside of it to reach out to you as well to communicate their personal thoughts as well on the matter.

We have been told by the Planning and Zoning Dept that Black Hammock will never be rezoned and that the Planning and Zoning Dept would never endorse a rezoning. We support that stance and oppose any lifting of any zoning here in the Black Hammock and the extended rural boundary. We hope and trust the commissioners will listen and heed our feelings, thoughts and rights regarding, land use and defense of current property ownership's staying zoned such as they are.

Thank you for your time and kind ear and the Commissioners as well, in representing our strong and passionate feelings regarding this upcoming vote. If it were up to the Black Hammock residents, not even an apocalyptic event should warrant the rezoning of the rural boundary.

Thank you.

Warm Regards,
Jon Howell & Courtney Keesee

Koontz, Meloney

From: Michele D <michele.earth@gmail.com>
Sent: Thursday, May 30, 2024 4:15 PM
To: Koontz, Meloney
Subject: Rural Boundary

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

Dear Ms. Koontz,

I am writing about protecting the rural boundary for these 10 important reasons:

- 1 - To protect native species, including the Florida panther that is known to depend on these areas to hide from humans in central Florida
- 2 - To not contribute more to the urban heat index which is rising more each year, especially this spring
- 3 -- To help with weather, as temperatures were normally predictable because forests and water areas helped to maintain it
- 4 - To protect natural flood zones
- 5 - To maintain the Florida aquifer that is 90 percent of our drinking water and that feeds our springs and rivers, with lower water flow now affecting Wekiva Springs and many other springs throughout Florida
- 6 - To support healthier air quality, noted not only for supplying oxygen, but also for absorbing pollution, a leading cause of health problems, and for absorbing enormous amounts of carbon
- 6 - To not contribute to the lower ozone
- 7 - For people's mental health, proven to: help with recovery of physical health and loss, improve concentration/productivity, and be relaxing/soothing, even lower violent crimes
- 8 - To protect native plants, including native medicinal plants and food we might need in the future, and that are part of the biodiversity that protects native animals
- 9 - To protect people, as animals that are pushed out of habits are forced to share urban areas that put themselves at more risk
- 10 - To improve and maintain the balance of life, even for a drive to the country

Please consider these issues for their importance to the health of people and our native species to take protect the rural boundaries. Biodiversity is important to humans and native species. Historically, protecting rural areas was considered important.

Thank you,
Michele Dewey
202 Sir Lawrence Drive
Sanford, FL

Koontz, Meloney

From: Kim Moore <ksmoore01@yahoo.com>
Sent: Saturday, May 18, 2024 11:58 AM
To: marilyncrotty07@gmail.com; Koontz, Meloney
Subject: Seminole County Charter Amendments

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"I support 3 Seminole County charter amendments to be on this year's ballot. 1. require a super majority to remove land from the rural boundary. 2. require a super majority to increase development density in the Rural Boundary. 3. require a super majority to sell wilderness areas and land purchased by Seminole Forever."

I am unable to make the 06-06-2024 meeting but what my view noted. Thank you. Kimberly Moore 838 Rosalia Dr. Sanford, FL 32771 407-754-6021 ksmoore01@yahoo.com.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0792

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

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

Agenda Memorandum

File Number: 2024-0793

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.

By: John Horan

Chairman, Seminole County Charter Review Commission