

Seminole Forever

Board of County Commissioners
Work Session



June 13th, 2023



March 14, 2023 Work Session Outline

- 1. Brief Review of Past Acquisition Efforts**
- 2. Current Status, Needs and Opportunities**
- 3. Draft Seminole Forever Proposed Ordinance**

March 14th Status, Needs & Opportunities Summary

- ▶ 1. No additional funding available in Natural Lands Bond Program for new natural lands acquisition;
- ▶ 2. Need for additional parks and/or open space in the urbanized areas as the County's population continues to grow;
- ▶ 3. Need for potential acquisitions within the rural boundary area;
- ▶ 4. **2023 Parks and Natural Lands System Master Plan;**
 - a) Will identify need areas based on desired levels of service within urbanized and rural areas;
 - b) Public engagement meetings to be scheduled;
 - c) Prioritization of projects and future investment into the current and future system;
 - d) Identification of funding alternatives and opportunities.

March 14th Seminole Forever – Chapter 190 Parks & Recreation

- 190.201 Legislative Intent/Use of Acquired Lands by the Public
- 190.202 Definitions
- 190.203 The Use of an Advisory Board and its Purpose
- 190.204 The Leisure Services Department Acts as Liaison
- 190.205 Duties of ARC and Leisure Services
- 190.206 Dedicated Funding of Seminole Forever
- 190.207 Partnerships & Alternative Funding Sources
- 190.208 Property Eligible for Acquisition and Management
- 190.209 Criteria for Selecting Properties for Acquisition
- 190.210 Increased Priority Criteria for Acquisition
- 190.211 Five-year Acquisition Plan
- 190.212 Land Selection Process
- 190.213 Post-Acquisition Management and Property Improvements
- 190.214 Alternatives to Fee Simple Acquisition
- 190.215 Supermajority Required to Change Any Part of Ordinance

Updated Status, Needs & Opportunities Summary

- ▶ 1. No additional funding available in Natural Lands Bond Program for new natural lands acquisition;
- ▶ 2. Need for additional parks and/or open space in the urbanized areas as the County's population continues to grow;
- ▶ 3. Need for potential acquisitions within the rural boundary area;
- ▶ 4. **2023 Parks and Natural Lands System Master Plan;**
 - a) Will identify need areas based on desired levels of service within urbanized and rural areas;
 - b) Public engagement meetings to be scheduled;
 - c) Prioritization of projects and future investment into the current and future system;
 - d) Identification of funding alternatives and opportunities.
 - e) **Project has been initiated and is in process – Anticipated completion in late 2023**
- ▶ 5. **Yarborough Property Florida Forever Application;**
 - a) Staff has worked through the Florida Forever Application Process – 'Gone to School' on the Process

Updated DRAFT Resolution Revision Process

DRAFT – Not for Execution
March 6, 2023 (PREVIOUS DRAFT)

DRAFT – Not for Execution
June 13, 2023 Version
CURRENT VERSION

ORDINANCE

ORDINANCE

LEISURE SERVICES DEPARTMENT
ADMINISTRATIVE OFFICES



Seminole Forever – WORKING DOCUMENT – June 13, 2023

March 14, 2023 BCC Work Session Notes

Supplemented with comments from Commissioner briefings

Chapter Introduction – General Notes

190.201 Legislative intent/use of Acquired Lands by the public.

1. Nothing in this ordinance will preclude a privately led initiative (Zembower)

NEXT STEPS

✓ Staff added language in section 206 (e), page 8 of 15, Dedicated Funding of Seminole Forever to reflect this request.

2. What are the seven cities doing and would they be willing to partner with us (All commissioners)

NEXT STEPS

✓ Language added in section 207, page 8 of 15, Partnerships & Alternative Funding Sources.

3. What is the plan (30/30 plan)? (Dallari)

FOR DISCUSSION

- This does not affect the ordinance and will be further addressed later.
- Staff will investigate and provide insight into this type of conservation plan.

ecologic

General Approach to Revision of the Ordinance

- ▶ 1. Clarification needed on definition of terms - revised throughout the ordinance
- ▶ 2. Further refinement and revisions needed on roles of the ARC and County staff's role in the process, i.e. Leisure Services - revised throughout the ordinance
- ▶ 3. Where needed, staff consulted both the definition of the Florida Forever program, but also the various processes involved
- ▶ 4. Where specific questions or comments on metrics – such as funding thresholds, percentages, operations and maintenance and other specific requirements of the program – staff consulted both the Florida Forever program as well as run scenarios to help inform suggested updated language in the ordinance
- ▶ 5. Staff scrubbed the document on multiple occasions to ensure that when one revision was made that it didn't adversely affect another section

190.201 Legislative Intent/Use of Acquired Lands by the Public

The **purpose** is to establish regulations relating to the acquisition of properties, acquired through Seminole Forever:

- ▶ Added clarifying language based on overall comments to broaden the types of properties which may be considered under the proposed program.

Line 50:

“...through the addition of parks, community gardens, farmlands, or other lands for resource based passive recreation.”

190.202 Definitions

► Further refinement completed in this section, including:

Line 54: ARC Definition – revised the acronym to mean **“Acquisition and Restoration Council”**

Line 69: Added definition for **Resource Based Passive Recreation**

Line 73: Passive Recreation definition revised to include **community gardens, playgrounds and farms**

Line 77: Preservation Only Lands definition revised as “**environmentally sensitive lands ... which also have** no public access due to their environmental conditions...”

Line 84: Deleted the generic ‘Recreation Lands’ definition and replaced it with the clarifications above

190.203 Use of an Advisory Board and its Purpose

- ▶ Creation of the ARC more closely mirrors the Florida Forever program

(a) CREATION:

Line 91: removed references to the PPAC

(b) PURPOSE:

Line 96: Provide input and suggestions directly to the BCC

(c) APPOINTMENT, QUALIFICATION, AND COMPENSATION:

Line 100: ARC will consist of seven (7) voting members selected by the BCC, one by each Commissioner **and the other two (2) members nominated and selected by the BCC;**

Line 106: Added to ex-officio members list to include advocacy groups such as **1,000 Friends of Florida, Audubon of Florida, Seminole Soil and Water Conservation District**

Line 111: Added language to provide staggered terms per Florida Forever model

190.203 Use of an Advisory Board and its Purpose

- ▶ Creation of the ARC more closely mirrors the Florida Forever program

(c) APPOINTMENT, QUALIFICATION, AND COMPENSATION (continued):

Line 117: Added qualifications language mirroring the Florida Forever model

Line 127: Added conflict of interest statement

190.204 Partnerships: Nonprofits and Community Involvement

- ▶ Relocated this section – some text in previous version was redistributed to other sections where it was more appropriate and/or relevant

190.204 The Leisure Services Department Acts as Liaison

- ▶ Clarified role of Leisure Services and the ARC

Line 134: Leisure Services providing ARC *help and guidance whenever necessary. ARC will report directly to the Board, providing their input and suggestions on public lands that the County should acquire.*

190.205 Duties of ARC and Leisure Services

- ▶ Clarified role of ARC

Line 138: “ARC shall make recommendations...”

190.206 Dedicated Funding of Seminole Forever

- ▶ Clarified and added other sources of funding to aggregated 5% threshold

Line 154: Allocate five percent of the General Fund or the equivalent combination of other applicable funds...

Line 157: TDT remains as a potential source, but only with approval of the Tourism Development Council and review by the County Attorney's Office.

Purpose is to include the full 'toolbox' of options in this section now and in the future with certain protections and caveats. This also includes grants, matching funds, donations, BCC-issued bonds and/or any privately-led initiative by the public. (Lines 160-171, Section 190.207 list of potential funding)

- ▶ **Line 174:** Deleted "must allocate 10% of the purchase price to the property's capital improvement".

There may be scenarios where minimal capital improvements may be required, and others where more than 10% may be required. Line 231 now requires a 'management prospectus' prior to acquisition so that capital needs may be determined on a case-by-case basis as part of the evaluation process.

190.207 Partnerships & Alternate Funding Sources

- ▶ **Line 184:** Alternate funding sources may include but not limited to:
 1. **Florida Forever** (which includes Florida Wildlife Corridor funding)
 2. **Florida Communities Trust Fund**
 3. **Land and Water Conservation Fund**
 4. **Florida Recreation Development Assistance Program**
 5. **Recreational Trails Program**
 6. **Natural Resources Conservation Service**
 7. **Rural and Family Lands Protection Program**

- ▶ **Line 191:** Added seeking volunteers to support the program

190.208 Property Eligible for Acquisition and Management

- ▶ **Line 196:** Added clarifying language consistent with the modifications made to the definitions and throughout the document.
- ▶ **Line 199:** Defined 'joint acquisition process' as the County sharing the costs with other parties

190.209 Criteria for Selecting Properties for Acquisition

- ▶ **Line 203:** Added the outlined general criteria in use in the evaluation of Natural Lands Program lands:
 - 1. Vulnerability to development,***
 - 2. Diversity of species and habitats,***
 - 3. Connectedness to other conservation lands***
 - 4. Use potential for passive recreation or education***
 - 5. Special considerations including strong public interest***

The purpose of the outline is to provide a baseline criteria already in place in Seminole County for the ARC to then refine and seek approval of the final evaluation criteria to the BCC.

190.210 Increased Priority for Acquisition

- ▶ Line 222: Added definition of threatened or endangered species *as defined by the Florida Fish and Wildlife Conservation Commission, the US Fish and Wildlife Service, and the Florida Department of Agriculture and Consumer Services*
- ▶ Line 225: Added *Floodplain/wetland protection, including water quality and water quantity factors*

190.211 Five-Year Acquisition Plan

- ▶ Line 228: ARC creates the five-year plan with input from Leisure Services
- ▶ Line 231: *Each qualifying property shall also include an operation and management prospectus. This plan will provide whether the property requires any improvements and any related costs for maintenance.*
- ▶ Line 239: Added allowance for the County to purchase property *as a direct response to the shifting forces of the real estate market.*

190.212 Land Selection Process

- ▶ Added minor text revisions throughout to align the County's process with that of Florida Forever. Also clarifies that ARC is responsible for relaying their recommendations to the BCC with the assistance of Leisure Services.

190.213 Post-Acquisition Management and Property Improvements

- ▶ Added reference to section 190.211 for clarity

190.214 Alternatives to Fee Simple Acquisition

- ▶ No changes – questions/issues covered in other relevant sections

190.215 Supermajority Required to Change any part of Ordinance

- ▶ No changes



Next Steps:

1. Discussion, Questions
2. Direct staff to bring back finalized, updated Ordinance for adoption