



SEMINOLE COUNTY, FLORIDA
Charter Review Commission
Meeting Agenda

Wednesday, April 17, 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 4/4/2024

Other Business

2. Presentation by Chairman Horan
3. Consider the First Amendment to Agreement Between Seminole County and DSK Law for Legal Services to the Charter Review Commission
4. Review the Draft Charter Amendment Language and Draft Ballot Language

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

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

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

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

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

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

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

B Section 5.2 (B) – Removal of Property from Rural Area – With a supermajority of the Board of County Commissioners - The Board of County Commissioners may remove property from the "Rural Area" and amend the Rural Boundary accordingly, by ordinance whenever, in the opinion of the Board, such a change is necessary. Any vote to remove property from the Rural Area or amend the Rural Boundary, however, shall only be by Supermajority vote of the Board of County Commissioners. Nothing herein shall authorize the County Commission to expand the "Rural Area" beyond the area contained in the above referenced legal description. (Ord. No. 2004-36 § 3, eff. 11-03-04).

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

Public Comment**Next scheduled meeting date**

The next scheduled meeting of the Charter Review Commission is on April 25, 2024

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: 2024-0526

Title:

Minutes from Charter Review Commission Meeting on 4/4/2024

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Thursday, April 4, 2024

6:00 PM

BCC Chambers

Charter Review Commission

Call to Order/Roll Call**Present**

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

Scott Culp attended virtually via Teams.

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

Pledge of Allegiance

Rusty Roberts led the Pledge of Allegiance.

Approval of last meeting minutes

1. Minutes from Charter Review Commission Meetings on 3/7/2024 and 3/21/2024 [2024-0387](#)

Motion by John Richardson, seconded by Rusty Roberts, to approve the March 21, 2024, Charter Review Commission meeting minutes.

All members in attendance voted AYE.

Motion by Rusty Roberts, seconded by Sean Barth, to approve the March 7, 2024, Charter Review Commission meeting minutes.

All members in attendance voted AYE.

Other Business

2. Verify and Approve DSK Law Monthly Invoice [2024-0391](#)

Motion by Tom O'Hanlon, seconded by Michelle Smith, to approve the DSK Law monthly invoice.

All members in attendance voted AYE.

3. Review Updated CRC Meeting Schedule [2024-0392](#)

Ms. Koontz reviewed the meeting schedule and discussion ensued.

Motion by Tom O'Hanlon, seconded by Sean Barth, to schedule an additional CRC meeting on Thursday, April, 25, 2024. It will be decided at the April 17th meeting if the additional April 25th meeting will go forward or be canceled.

All members in attendance voted AYE.

4. Presentation by Rick Durr, Parks and Recreation Director[2024-0388](#)

In connection with adding a new section of the Charter to include a requirement of a supermajority of the BCC to allow for the sale, lease, or disposition of County-owned parks, trails, and conservation areas, Rick Durr, Parks and Recreation Director, addressed the members and presented the Parks & recreation Lands Protection Status Update (presentation received and filed). The presentation was followed by questions and discussion.

Motion by Tom O'Hanlon, seconded by Deborah Bauer, to include Natural Lands with the provisions that the County Commission has twice voted for that a supermajority in order to sell them.

Under discussion, Ms. Bauer stated she would like to make friendly amendments to tweak some of the wording. She inquired if the proposed language only refers to Natural Lands that would be reflective of the bond program to cover other County-owned property/land, excluding trails, and do they need to broaden the definition of the wording to include the majority of what is on the map on page 19 to include, lands, park lands, rec areas, and land acquired under Seminole Forever.

Mr. Durr responded that from a land planning and management perspective, it is only County-owned property including the trails. They have to abide by all the rules and regulations with the portions of the trails the County does own, just as they do in a lease agreement they have on trails that the County manages but is on someone else's property. In managing those properties, this is strictly towards those properties that are owned, operated, and managed under ordinance by the county.

Ms. Martz suggested limiting it to Natural Lands and both passive and active park lands with a supermajority for sale or conversion.

Ms. Bauer stated the first friendly amendment would be as Ms. Martz has laid out so they encompass not just Natural Lands but parks and recreations and conservation areas.

Ms. Bauer stated her second friendly amendment would be in the proposed language of 5.6(B) where it says, "The County shall manage the real property held in fee or otherwise acquired or managed as natural lands for the benefits of the citizens of Seminole County and shall dispose..." She would like it to say dispose or convert instead of just dispose. Ms. Martz suggested they clarify convert to something other than parks or recreation. Mr. Horan suggested also adding "materially change." Discussion ensued.

Ms. Bauer confirmed with Attorney Simmons that with the amendments as she has specified them that he understands the intent of what the proposed amendments to the motion are for drafting the wording.

Mr. O'Hanlon agreed to the friendly amendments.

Ms. Martz clarified the motion is to direct Attorney Simmons, with the assistance of county staff, to draft language that would require a supermajority for the sale, transfer, conversion of Natural Lands and park facilities. Ms. Smith added based on that language, they will vote at the next meeting whether to put it out for the Charter. Today they are simply deciding to draft language to consider at the next meeting.

All members in attendance voted AYE, with the exception of John Horan who voted NAY.

The motion passes by a majority.

5. Review and Consider Possible Charter Amendments [2024-0390](#)
- a Review draft wording for a New Section of the Charter to include a requirement of a supermajority of the BCC to allow for the sale, lease, or disposition of county-owned parks, trails, and conservation area
 - b Discuss amending section 5.2 (B) Rural Boundry removal by a supermajority of the BCC
 - c Discuss amending Section 5.2 (C) Density or Intensity in rural areas can be changed by a supermajority of the BCC

It was determined 5(a) was covered during Item 4.

There was discussion and questions with Attorney Simmons on Sections (b) and (c).

Motion by Marilyn Crotty, seconded by Deborah Bauer, to direct Attorney Simmons, in conjunction with County staff, to draft an amendment to the Charter that would require a supermajority to remove land from the rural boundary.

Under discussion, Rebecca Hammock, Development Services Director, answered questions regarding the rural boundaries, and continued discussion ensued.

Ms. Martz called the question. Chairman Horan requested the motion be restated.

Motion by Marilyn Crotty, seconded by Deborah Bauer, to direct Attorney Simmons, in conjunction with County staff, to draft an amendment to the Charter that would require a supermajority to remove land from the rural boundary.

Ms. Martz proposed the friendly amendment of a supermajority for removal in the motion would include the language be prepared for a supermajority for the change of land use as well. The motioner and seconder agreed.

All members in attendance voted AYE, with the exception of Sean Barth, Tom O'Hanlon, Rusty Roberts, and John Horan who voted NAY.

The motion passes by a majority.

Public Comment

With regard to public participation, no one spoke and public input was closed.

Next scheduled meeting date

The next meeting is scheduled for Wednesday, April 17, 2024, at 6:00 p.m.

Adjournment

There being no further business to come before the CRC, the Chairman declared the meeting adjourned at 7:50 p.m., this same date.

UNAPPROVED



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0544

Title:

Presentation by Chairman Horan



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0528

Title:

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

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

THIS FIRST AMENDMENT is made and entered into this ____ day of _____, 202____, and is to that certain Agreement made and entered into on the 15th day of December, 2023, 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. 1st Street, Sanford, Florida 32771, in this Amendment referred to as “COUNTY”.

W I T N E S S E T H:

WHEREAS, CONTRACTOR and COUNTY entered into the above referenced Agreement on December 15th, 2023 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 FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) for the term of this Agreement.

The 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

The FIRM will bill COUNTY on a monthly basis on or about the 15th 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 the COUNTY address, listed in the Notice section below. The 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 the COUNTY is requesting FIRM to handle require that the \$45,000 cap set forth above will be exceeded, the COUNTY and FIRM shall discuss and attempt to agree on a revised cap.

2. Except as modified by this First 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 First Amendment for the purposes stated above.

ATTEST:

DSK LAW

Witness

By: _____
DAVID H. SIMMONS, ESQ., As President

Print Name

Date: _____

Witness

Print Name

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.

County Attorney
RM/dbd
4/9/2024



By: _____
DARREN GRAY, County Manager

Date: _____

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

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SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0527

Title:

Review the Draft Charter Amendment Language and Draft Ballot Language



SEMINOLE COUNTY
HOME RULE CHARTER

January 2021

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SEMINOLE COUNTY HOME RULE CHARTER**

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**SEMINOLE COUNTY
HOME RULE CHARTER**

PREAMBLE

The citizens of Seminole County, Florida, believing that governmental decisions affecting local interests should be made locally rather than by the State, and, in order to bring to the County the full home rule benefits afforded by the Constitution of the State of Florida to charter counties, do ordain and establish this Home Rule Charter for Seminole County, Florida.

ARTICLE I

**CREATION, POWERS AND ORDINANCES OF HOME RULE CHARTER
GOVERNMENT**

**Section 1.1 Creation and General Powers of Home Rule
Charter Government.**

Seminole County shall be a home rule charter county, and, except as may be limited by this Home Rule Charter, shall have all county and municipal powers of self-government granted now or in the future by the Constitution and laws of the State of Florida.

Section 1.2 Body Corporate, Name and Boundaries.

Seminole County shall be a body corporate and politic. The corporate name shall be Seminole County. The county seat and boundaries shall be those presently designated by law.

Section 1.3 Relation to State Law.

The provisions of this Home Rule Charter are not intended, and shall not be construed, to conflict with the constitution of the State of Florida, general law, or special law approved by vote of the electorate.

Section 1.4 Relation to Municipal Ordinances.

Except as otherwise provided by this Charter, municipal ordinances shall prevail over County ordinances to the extent of any conflict. (Ord. No. 2004-36 § 2, eff. 11-03-04).

CHT: 1

ARTICLE II

ORGANIZATION OF COUNTY GOVERNMENT

Section 2.1 Elected Commission and Appointed County Manager Form of Government.

Seminole County shall operate under an elected County Commission and appointed County Manager form of government with separation of legislative and executive functions in accordance with the provisions of this Home Rule Charter. The legislative responsibilities and powers of the County shall be assigned to, and vested in, the Board of County Commissioners. The executive responsibilities and power of the County shall be assigned to and vested in the County Manager, who shall carry out the directives and policies of the Board of County Commissioners and enforce all orders, resolutions, ordinances, and regulations of the Board, the County Charter, and all applicable general law, to assure that they are faithfully executed. Prosecution and defense of legal causes in behalf of the County and legal services to the Board of County Commissioners and administrative staff shall be the responsibility of the Office of County Attorney. (Res. No. 94-R-242, eff. 01-01-95).

Section 2.2 Legislative Branch.

A. The County Commission.

The governing body of the County shall be a Board of County Commissioners composed of five (5) members serving staggered terms of four (4) years. There shall be one Commissioner for each of the five (5) County Commission districts established pursuant to general law and they shall be elected on a county-wide basis by the electors of the County. Each candidate for the office of County Commissioner shall reside within the district from which such candidate seeks election at the time of qualifying to run for that office¹, and during the term of office each Commissioner shall reside in the district from which such Commissioner ran for office, provided that any Commissioner who is removed from a district by redistricting may continue to serve during the balance of the term of office.

¹ Residing within a district at the time of qualifying to run for office was held unconstitutional in *Goard, et al v. Doe, et al*, Case No. 91-1637-CA-16, 18th Judicial Circuit, April 8, 1992. But see *James v. Volusia County*, 683 So.2d 555 (Fla. 5th DCA 1996) in which the Fifth District Court of Appeals stated that "it might be a reasonable requirement that one who seeks to represent a district actually reside within that district for a period of time prior to qualifying so that he or she might be expected to know and understand the problems of that district." *Id.* at 556-7.

B. Redistricting.

County Commission district boundaries shall be changed only after notice and a public hearing as provided by general law.

C. Salaries and Other Compensation.

Salaries and other compensation of the County Commissioners shall be set by county ordinance, approved at a public hearing, all in accordance with general law and the State Constitution. Any increases in said salaries shall not exceed the percentage change in the U.S. Consumer Price Index for Urban Wage Earners and Clerical Workers Revised during the preceding calendar year ending December 31st. Any salary increase shall be effective on the first day of January in the year following the adoption of the increase. (Res. No. 2006-R-177, eff. 11-07-06).

D. Authority.

The Board of County Commissioners shall exercise all legislative authority provided by this Home Rule Charter in addition to any other powers and duties authorized by general law or special law. The County Commission shall as a prerequisite to any legislative action (by Ordinance or Resolution) that may have an economic cost to the public or taxpayers of Seminole County, perform an economic impact statement. This requirement may be waived by a majority plus one vote of the entire Board of County Commissioners. The application, interpretation or adjudication of any questions arising under this provision shall be the responsibility of the Board of County Commissioners, whose determination shall be final. (Res. No. 94-R-242, eff. 01-01-95).

E. Administrative Code.

The Board of County Commissioners shall adopt an Administrative Code in accordance with general law within twelve (12) months of the effective date of this Charter.

(1) The Administrative Code shall organize the administration of county government and set forth the duties and responsibilities and powers of all county officials and agencies.

(2) The Administrative Code shall not apply to the elected Constitutional Officers.

F. Vacancies.

A vacancy in the office of County Commissioner shall be defined and filled as provided by general law.

CHT: 3

G. Recall.

The members of the Board of County Commissioners shall be subject to recall as provided by general law.

CHT: 4

H. Initiative.

(1) The electors of Seminole County shall have the right to initiate County ordinances in order to establish new ordinances and to amend or repeal existing ordinances upon petition signed by a number of electors residing in at least three fifths (3/5) of the County Commission election districts and of the County as a whole equal to five percent (5%) of electors qualified to vote in the last preceding general election.

(2) The Sponsor of an initiative ordinance shall, prior to obtaining any signatures, submit the text of the proposed ordinance to the Supervisor of Elections, with the form on which signatures will be affixed, and shall obtain the approval of the Supervisor of Elections of such form. The style and requirements of such form shall be specified by ordinance. The beginning date of any petition drive shall commence upon the date of approval by the Supervisor of Elections of the form in which signatures will be affixed, and said drive shall terminate six (6) months after that date. In the event sufficient signatures are not acquired during that six (6) month period, the petition initiative shall be rendered null and void and none of the signatures may be carried over onto another identical or similar petition. The sponsor shall submit signed and dated forms to the Supervisor of Elections and upon submission shall pay all fees as required by general law. The Supervisor of Elections shall within 60 days verify the signatures thereon.

(3) Within 60 days after the requisite number of names have been verified by the Supervisor of Elections and reported to the Board of County Commissioners, the Board of County Commissioners shall notice and hold a public hearing on the proposed ordinance according to law and vote on it. If the Board fails to enact the proposed ordinance, it shall, by resolution, call a referendum on the question of the adoption of the proposed ordinance to be held at the next general election occurring at least 45 days after the adoption of such resolution. If the question of the adoption of the proposed ordinance is approved by a majority of those registered electors voting on the question, the proposed ordinance shall be declared by resolution of the Board of County Commissioners to be enacted and shall become effective on the date specified in the ordinance, or, if not so specified, on January 1 of the succeeding year. The Board of County Commissioners shall not amend or repeal an ordinance adopted by initiative for a period of one year after the effective date of such ordinance.

(4) The power to enact, amend or repeal an ordinance by initiative shall not include ordinances relating to administrative, or judicial functions of County government, including but not limited to, County budget, debt obligations, capital improvement programs, salaries of County officers and employees, the levy and collection of taxes, and the re-zoning of an individual parcel of land.

I. Non-Interference.

Individual Commission members are prohibited from interfering with employees, officers, or agents under the direct or indirect supervision of the County Manager or the County Attorney. This provision shall not be interpreted to prevent commission members, who are

accountable to the citizens of Seminole County, from making, in the performance of their duties, reasonable inquiries and requests for information from county employees, officers or agents. Neither the County Manager, the County Attorney nor any other county officer or employee shall interfere with rights of commission members hereunder. The application, interpretation or adjudication of any questions arising under this provision shall be the responsibility of the Board of County Commissioners, whose determination shall be final. (Res. No. 94-R-242, eff. 01-01-95).

Section 2.3 Executive Branch.

A. The County Manager.

(1) The County Manager shall be appointed and may be terminated with or without cause by a majority of the membership of the Board of County Commissioners. The County Manager shall be the chief executive officer of the County and all executive responsibilities and power shall be assigned to and vested in the County Manager, and shall consist of the following powers and duties:

(a) Report annually to the Board of County Commissioners and to the citizens on the state of the County, the work of the previous year, recommendations for action or programs for improvement of the County, and the welfare of its residents.

(b) Prepare and submit the annual budget and capital programs to the Board of County Commissioners and execute the budget and capital programs in accordance with appropriations and ordinances adopted by the Commission.

(c) Ensure that all ordinances, resolutions and orders of the Board of County Commissioners and all laws of the State which are subject to enforcement by the Manager, or by officers who are subject under this Charter to the Manager's direction and supervision, are faithfully executed.

(d) Carry into execution such other powers or duties, as are required by this Charter or may be prescribed by the Board of County Commissioners, including by way of enumeration, but not limitation, those powers and duties prescribed in Section 125.85, Florida Statutes (1987).

The County Manager shall exercise all executive authority provided by this Home Rule Charter in addition to all other powers and duties authorized by general or special law.

(2) The County Manager shall be qualified by administrative and executive experience and ability to serve as the chief executive of the County. Minimum qualifications for the County Manager shall be established by County ordinance. The County Manager need not be a resident of the County at the time of appointment, but during the tenure in office the County Manager shall reside within the County.

(3) The compensation of the County Manager shall be fixed by the Board of County Commissioners.

(4) The office of County Manager shall be deemed vacant if the incumbent moves his residence from the County or is, by death, illness, or other casualty, unable to continue in office. A vacancy in the office shall be filled in the same manner as the original appointment. The Board of County Commissioners may appoint an acting County Manager in the case of vacancy, temporary absence or disability until a successor has been appointed and qualified or the County Manager returns.

B. County Department Heads.

(1) The County department heads shall be appointed by and shall be responsible to the County Manager. The Board of County Commissioners shall by majority vote confirm the appointment of department heads. (Res. 94-R-242, eff. 01-01-95).

(2) The County Manager shall have the sole authority to suspend or terminate any department head with or without cause. (Res. No. 94-R-242, eff. 01-01-95).

Section 2.4 Office of County Attorney.

The Office of County Attorney is hereby created to provide for the prosecution and defense of legal causes in behalf of the County and to provide legal services to the Board of County Commissioners, the County Manager, County departments and County boards and agencies as specified by County ordinance. The County Attorney shall be appointed and may be terminated with or without cause by a majority of the membership of the Board of County Commissioners. The County Attorney shall be a member in good standing of the Florida Bar and meet such other minimum qualifications that shall be established by County ordinance, however, residing within the County shall not be required. In addition to carrying out the duties of the Office of County Attorney, the County Attorney shall prepare and submit an annual budget to the Board of County Commissioners for appropriations necessary for the Office of County Attorney to carry out the full and faithful performance of its responsibilities. Employees of the Office of County Attorney shall be exempt from the County's civil service system and shall serve at the pleasure of the County Attorney. (Res. No. 94-R-242, eff. 01-01-95).

Section 2.5 Creation of Audit Committee. [Declared Invalid; see Appendix]

ARTICLE III

ELECTED COUNTY CONSTITUTIONAL OFFICES

Section 3.1 Elected County Constitutional Offices.

The offices of Sheriff, Property Appraiser, Tax Collector, Clerk of the Circuit Court and Supervisor of Elections shall remain as elected constitutional offices and the powers, duties and functions shall not be altered by this Home Rule Charter. The Constitutional officers shall perform their executive and administrative functions as specified by law.

Section 3.2 Seminole County School Board Elections.²

After January 1, 1995, school board members of Seminole County shall be elected in partisan elections. Political party affiliation shall be used by any candidate during the campaign and shall be shown on the ballot. (Res. No. 94-R-242, eff. 01-01-95).

ARTICLE IV

HOME RULE CHARTER TRANSITION, AMENDMENTS, REVIEW, SEVERANCE, EFFECTIVE DATE

Section 4.1 Home Rule Charter Transition.

A. General Provisions.

Unless expressly provided otherwise in this Home Rule Charter, the adoption of this Charter shall not affect any existing contracts or obligations of Seminole County; the validity of any of its laws, ordinances, regulations, and resolutions; or the term of office of any elected County officer, whose term shall continue as if this Charter had not been adopted.

B. Initial County Commissioners.

The persons comprising the Seminole County Board of County Commissioners on the effective date of this Charter shall become the initial members of the Board of County Commissioners of the Charter Government and shall perform the functions thereof until the normal expiration of their terms or until the election and qualification of their successors as provided by law.

²In 1998, the Constitution of the State of Florida was amended to require that school board elections be non-partisan. Art. IX, Section 4(a).

C. Outstanding Bonds.

All outstanding bonds, revenue certificates, and other financial obligations of the County outstanding on the effective date of this Charter shall be obligations of the Charter Government. All actions taken by the former government relating to the issuance of such obligations are hereby ratified and confirmed. Payment of such obligations and the interest thereon shall be made solely from and charged solely against funds derived from the same sources from which such payment would have been made had this Charter not taken effect.

D. Employees Continuation.

All employees of the former county government shall on the effective date on this Charter become employees of the County government created by this Charter. All existing wages, benefits, collective bargaining certifications and agreements, and conditions of employment shall continue, until modified by lawful action of the Board of County Commissioners or joint agreement of the Board and the appropriate bargaining agent when a collective bargaining agreement exists and controls.

Section 4.2 Home Rule Charter Amendments.

A. Amendments Proposed by Petition.

(1) Amendments to the Home Rule Charter may be proposed by petition signed by a number of electors residing in at least three fifths (3/5) of the County Commission election districts and of the County as a whole equal to seven and one half percent (7.5%) of electors qualified to vote in the last preceding general election. Each such proposed amendment shall embrace but one subject and matter directly connected therewith. Each Charter amendment proposed by petition shall be placed on the ballot by resolution of the Board of County Commissioners for the general election occurring in excess of 90 days from the certification by the Supervisor of Elections that the requisite number of signatures has been verified.

(2) The sponsor of a petition amendment shall, prior to obtaining any signatures, submit the text of the proposed amendment to the Supervisor of Elections, with the form on which the signatures will be affixed, and shall obtain the approval of the Supervisor of Elections of such form. The style and requirements of such form shall be specified by ordinance. The beginning date of any petition drive shall commence upon the date of approval by the Supervisor of Elections of the form on which signatures will be affixed, and said drive shall terminate six (6) months after that date. In the event sufficient signatures are not acquired during that six (6) month period, the petition initiative shall be rendered null and void and none of the signatures may be carried over onto another identical or similar petition. The sponsor shall submit signed and dated forms to the Supervisor of Elections and upon submission pay all fees as required by general law. The Supervisor of Elections shall within 60 days verify the signatures thereon.

(3) If approved by a majority of those electors voting on the amendment at the general election, the amendment shall become effective on the date specified in the amendment, or, if not so specified, on January 1 of the succeeding year.

B. Amendments and Revisions by Charter Review Commission.

(1) A Charter Review Commission consisting of 15 electors of the County shall be appointed by the Board of County Commissioners at least 12 months before the general election occurring in 1994 and at least 12 months before the general election every six (6) years thereafter. Of the 15 members, at least one shall reside in each of the municipalities in the County and at least one shall reside in each County Commission district in the unincorporated area. The Charter Commission shall review the Home Rule Charter and propose any amendments or revisions which may be advisable for placement on the general election ballot. No member of the State Legislature, elected County or municipal officer, County Manager, County Department head, County Attorney or Manager, Attorney or Department head of any municipality shall be a member of the Charter Review Commission. Vacancies shall be filled within 30 days in the same manner as the original appointments.

(2) The Charter Review Commission shall meet for the purpose of organization within 30 days after the appointments have been made. The Charter Review Commission shall elect a chairman and vice chairman from among its membership. Further meetings of the Commission shall be held upon the call of the chairman or a majority of the members of the Commission. All meetings shall be open to the public. A majority of the members of the Charter Review Commission shall constitute a quorum. The Commission may adopt such other rules for its operations and proceedings as it deems desirable. Members of the Commission shall receive no compensation but shall be reimbursed for necessary expenses pursuant to law.

(3) Expenses of the Charter Review Commission shall be verified by a majority vote of the Commission and forwarded to the Board of County Commissioners for payment from the general fund of the County. The Charter Review Commission may employ a staff, consult and retain experts, and purchase, lease, or otherwise provide for such supplies, materials, equipment and facilities as it deems necessary and desirable.

(4) The Charter Review Commission shall hold at least three (3) public hearings at intervals of not less than 10 days nor more than 20 days on any proposed Charter amendment or revision, and no Charter amendment or revision shall be submitted to the electorate for adoption unless favorably voted upon by a majority of the entire membership of the Charter Review Commission.

(5) No later than 90 days prior to the general election, the Charter Review Commission shall deliver to the Board of County Commissioners the proposed amendments or revisions, if any, to the Home Rule Charter, and the Board of County Commissioners shall by resolution place such amendments or revisions on the general election ballot. If a majority of the electors voting on the amendments or revisions favor adoption, such amendments or revisions shall

become effective on January 1 of the succeeding year or such other time as the amendment or revision shall provide.

(6) If it does not submit any proposed Charter amendments or revisions to the Board of County Commissioners at least 90 days prior to the general election, the Charter Review Commission shall be automatically dissolved. Otherwise, upon acceptance or rejection of the proposed amendments or revisions by the electors, the Charter Review Commission shall be automatically dissolved. Upon dissolution of the Charter Review Commission, all property of the Charter Review Commission shall thereupon become the property of the County.

C. Amendments Proposed by the Board of County Commissioners.

(1) Amendments to this Home Rule Charter may be proposed by ordinance enacted by the Board of County Commissioners by an affirmative vote of a majority of the membership of the Board of County Commissioners. Each proposed amendment shall embrace but one subject and matter directly connected therewith. Each proposed amendment shall only become effective upon approval by a majority of the electors of Seminole County voting in a referendum at the next general election. The Board of County Commissioners shall give public notice of such referendum election as required by general law.

(2) If approved by a majority of those electors voting on the amendment at the general election, the amendment shall become effective on the date specified in the amendment, or, if not so specified, on January 1 of the succeeding year.

D. Fiscal Impact of Proposed Charter Amendments.

The Board of County Commissioners is authorized to provide by county ordinance for the provision of a statement to the public regarding the probable financial impact of any proposed charter amendment. The ordinance may provide that proposed amendments be submitted to the County for fiscal analysis as a prerequisite to placement on the ballot and that the fiscal impact be reflected in any proposed ballot language. (Ord. No. 2006-61, eff. 11-07-06).

Section 4.3 Severance.

If any provision of this Charter or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Charter which can be given effect without the invalid provision or application, and to this end the provisions of this Charter are declared severable.

Section 4.4 Home Rule Charter Effective Date.

This Charter shall become effective on January 1, 1989.

ARTICLE V

MISCELLANEOUS PROVISIONS

Section 5.1 Casino Gambling.

A. Reservation of Power by the Electorate.

The citizens of Seminole County reserve to themselves the power to approve or disapprove casino gambling of any nature within the boundaries of the County. Therefore, if and when casino gambling becomes lawful under the Constitution and laws of the State of Florida, no action may be taken by the Board of County Commissioners, by the governing body of any municipality, or by any elected or appointed officials or employees of either the County or any municipality the effect of which is to authorize, to approve, or in any manner to allow casino gambling to occur anywhere in the County unless and until casino gambling in the County is first authorized by an approving vote of a majority of the qualified electors residing in the County and voting on the question at a referendum separate and apart from any other referendum, statewide or otherwise, on the question. (Ord. No. 96-2 § 2, eff. 11-06-96).

B. Definition.

The term “casino gambling” means “playing or engaging in any game of chance for money or any other thing of value, regardless of how such game is named, labeled or otherwise characterized, which game was unlawful under the Constitution or laws of the State of Florida as of July 1, 1996”. (Ord. No. 96-2 § 2, eff. 11-06-96).

C. Referendum.

At any primary, special or general election, the Board of County Commissioners may offer to the electorate, and upon a petition from the governing body of a municipality in the County, the Board shall offer as soon as practical to the electorate, the question of whether casino gambling should be authorized in the County. Upon approval of the question at referendum, the County and any municipality may thereafter allow casino gambling, to the extent lawful under the Constitution and laws of the State of Florida, and, at the option of the Board, this section may then be deleted from this Charter. If the question is disapproved at referendum, it may be offered to the electorate again from time to time, but in no case more frequently than once in any period of twenty-four (24) months. (Ord. No. 96-2 §2, eff. 11-06-96).

D. Enforcement.

The restrictions in this section may be enforced by the County, by any municipality in the County, or by any persons substantially affected by any violation thereof. (Ord. No. 96-2 §2, eff. 11-06-96).

E. Municipal Referenda Not Prohibited.

Nothing in this section prohibits any municipality in the County, whether by charter or municipal ordinance, from likewise requiring approval by its voters at referendum before casino gambling may be allowed within the boundaries of the municipality, but any such referendum requirement shall be in addition to, not in substitution of, the referendum approval required by this section. (Ord. No. 96-2 §2, eff. 11-06-96).

Section 5.2 Rural Boundary and Rural Area.

A. Rural Lands.

There is hereby established a Rural Boundary as more delineated on that certain map titled “Rural Boundary Map” and dated August 10, 2004, and a “Rural Area” as described in that certain legal description titled “Legal Description for Rural Areas” and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners. “Rural Lands”, for the purpose of this Section, are those contained within the area depicted in the above referenced legal description. After the effective date of this section the Future Land Use Element of the Seminole County Comprehensive Plan shall include a copy of the map and legal description. (Ord. No. 2004-36 § 3, eff. 11-03-04).

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 or amend the Rural Boundary, however, shall only be by Supermajority vote of the Board of County Commissioners. Nothing herein shall authorize the County Commission to expand the “Rural Area” beyond the area contained in the above referenced legal description. (Ord. No. 2004-36 § 3, eff. 11-03-04).

C. Future Land Use Designations.

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

D. Implementing Ordinances and Superseding Conflicting Municipal Ordinances.

The Board of County Commissioners may enact ordinances to implement this section. Municipal ordinances in conflict with this section or any implementing county ordinance are superseded to the extent of such conflict. (Ord. No. 2004-36 § 3, eff. 11-03-04).

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 5.3 Conduct of Certain Officials and Employees. [Declared Invalid; see Appendix]

Section 5.4 Ethics

A. Ordinance Requirements.

On or before January 8, 2008, the Board of County Commissioners of Seminole County, shall, by ordinance (the "Ordinance"), require compliance with the following provisions, which shall be supplemental to, but may not diminish the provisions of general law (Res. No. 2006-R-177, eff. 11-07-06):

B. Disclosure of True Ownership Interest.

Each person or entity applying for rezoning, comprehensive plan amendment, special exception or variance in unincorporated Seminole County, shall be required to, and shall disclose the true ownership interest in any real property affected, and shall further disclose in the application the names of all true parties in interest in any corporation, trust, partnership, or other legal entity which is referenced in the application as an owner (other than entities which are traded on a national exchange or a minority interest representing less than 2% of the whole). The Ordinance shall provide penalties for violation of this subsection and, in addition to any financial or criminal penalties, the Ordinance shall, in order that no person may benefit from a violation, provide that any rezoning or comprehensive plan amendment, special exceptions or variances obtained in violation of this subsection shall be rescinded if such violation is asserted within the time allowed for appeal of the ordinance. (Res. No. 2006-R-177, eff. 11-07-06).

C. Enforcement.

In addition to other enforcement measures available by general law, the Ordinance may include provisions establishing a board to hear and determine charges, and prescribing penalties within the limits allowed by law. If the Ordinance provides that penalties for violations may include imprisonment, the Board of County Commissioners shall, immediately following adoption of the Ordinance, enter into negotiations to compensate the appropriate prosecuting authority for costs to be associated with prosecuting of any such provisions upon terms acceptable to such prosecuting authority. The Board of County Commissioners shall also fund any necessary

Commented [DS1]: Robby and Meloney: We could use a broader introductory clause as to what the definitions mean, just as we have done in the proposed amendment re Natural, Park, and other conservation lands.

David

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David

Commented [DS3]: Robby: Please note that I have changed the language slightly here. Where the Ordinance says "at least four (4) of the five (5) Commissioners must vote in the affirmative to take such action," I am trying to deal with the situation where, for example, a vacancy might exist due to illness, death, etc., as to one or commissioners. Someone could argue that the "entire membership" in those circumstances would still be 5 commissioners. We should discuss this with the CRC Commissioners.

investigation costs and other enforcement costs associated with the Ordinance. (Res. No. 2006-R-177, eff. 11-07-06).

Section 5.5 Audit of Constitutional Officers. [Declared Invalid; see Appendix]

Section 5.6 Disposition and Rezoning of Designated Natural and other Designated 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:

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

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

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

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

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

Commented [DS4]: Robby and Meloney: As we discussed, the scope of this Supermajority Vote provision can be expanded to other publicly held lands as well. That's up to the Commissioners to debate and decide.

Commented [DS5]: Robby: I have added here the words "or shall be" since adding these words should accommodate for the future acquisition of properties if the charter amendment is adopted.

David

Commented [DS6]: Robby: Please note that I have changed the language slightly here. Where the Ordinance says "at least four (4) of the five (5) Commissioners must vote in the affirmative to take such action," I am trying to deal with the situation where, for example, a vacancy might exist due to illness, death, etc., as to one or commissioners. Someone could argue that the "entire membership" in those circumstances would still be 5 commissioners. We should discuss this with the CRC Commissioners.

Commented [DS7]: Robby and Meloney: I have created a list of transfers of title, as well as Chairman Horan's suggestion re materially altering the use or purpose of a Natural Land, so as to encompass what I understand the CRC Commissioners want to cover.

David

Commented [DS8]: Robby: I revised this to say "all or any portion of such property" so that the Supermajority Vote requirement will apply when less than the entirety of Natural Lands are disposed of.

Commented [DS9]: Robby and Meloney: Please note the list of properties that I have listed here. They come from a collation of properties already in Seminole County's Ordinances. These can be further defined or removed from this listing as determined by the CRC Commissioners.

David

Commented [DS10]: Robby and Meloney: This can be expanded to prohibit any sale, conveyance, transfer, disposition of, park, passive recreation, etc., lands. It's up to the CRC members to determine if transfer/conveyance/etc. (as I have listed in the Natural Lands paragraphs) should also be prohibited without Supermajority vote of the Board of County Commissioners.

David

APPENDIX TO THE SEMINOLE COUNTY HOME RULE CHARTER

The Original Home Rule Charter was passed in 1989 with amendments by the electorate in 1994, 1996, 2004 and 2006. Various provisions have been renumbered for codification purposes and sequential order. Other provisions have been declared unconstitutional and have been stricken. These changes are summarized below.

Notes:

(1) The following provisions have been stricken as unconstitutional by the Circuit Court, 18th Judicial Circuit decision of *Morse, et. al. v. Seminole County*, Case No. 07 CA 56-16-K on June 25, 2007:

(a) Amendment to Article II, Section 2.2 E, “except as specifically provided elsewhere in this Charter”, originally approved 2006, was stricken.

(b) 2006 Amendments to Article III, Section 3.1, Elected County Constitutional Offices: Amendments to the Charter that enable the Charter to change the executive and administrative functions of the Constitutional Officers. Amendments to Section 3.1 were declared invalid and stricken. Section 3.1 remains as it was prior to the 2006 Amendments.

(c) Article V, Section 5.3 Conduct of Certain Officials and Employees, and Section 5.5, Audit of Constitutional Officers. These two sections were declared invalid in its entirety and stricken.

(2) Additional renumbering or lettering of Charter provisions occurred as follows:

(a) By majority vote of the electorate at the General Election held on November 8, 1994, a new section, Section 2.4, “Office of County Attorney”, was adopted and former Section 2.3(c), “County Attorney”, of the Seminole County Home Rule Charter was repealed.

(b) The sections of Article V were renumbered 5.1 “Casino Gambling” and 5.2 “Rural Boundary and Rural Area” 5.3, “Conduct of Certain Officials and Employees” and 5.4, “Ethics”, from 1.1, 1.2, 1.3 and 1.4, respectively, for codification. Separate resolutions passed by the electorate in 2006 numbered both sections “Ethics” and “Audit of Constitutional Officers” with the same number. “Ethics” became Section 5.4 and “Audit of Constitutional Officers” became Section 5.5.

(3) Article V, Section 5.2 “Rural Boundary and Rural Area” was created by majority vote of the electorate at the General Election held on November 2, 2004. The ballot question was declared invalid in *Winter Springs v. Seminole County*, Case #04-CA-2193-16-W, but was reversed in Case #5D05-81, 935 So. 2d 521 (Fla. 5th DCA 2006), on May 26, 2006, finding the amendment constitutes a proper exercise of the County’s home rule powers under Art. VIII of the Constitution of the State of Florida.

(4) In January 2013, references to amending resolutions or ordinances were updated for consistency in formatting.

(5) In January 2013, footnote was added to Article III, Section 3.2. Other footnotes were revised and incorporated in substance to this Appendix.

Additional Notes:

Stricken Provisions

The following provisions are the stricken provisions as they existed after the 2006 election but were ultimately declared unconstitutional and were removed as void and stricken.

Article II, Section 2.2E(2) [DECLARED INVALID 2007]:

(2) Except as specifically provided elsewhere in this Charter, the Administrative Code shall not apply to the elected Constitutional Officers. (Res. No. 2006-R-177, Amended at Election of 11-07-06)

Article II, Section 2.5, Creation of Audit Committee:

Section 2.5 Creation of Audit Committee. [DECLARED INVALID 2007]

A. Purpose, Scope and Powers of Audit Committee.

On or before October 1, 2007, the Board of County Commissioners shall, by ordinance, provide for creation and funding of reasonable expenses for an Audit Committee, (the “Committee”), to act as an oversight board to broaden the coverage of, and to enhance the effectiveness of internal audit functions with respect to the collection and expenditure of public funds, and to ensure prompt consideration of audit findings and implementation of corrective action where appropriate.

B. Committee Structure.

The Committee shall be a volunteer advisory board to the Board of County Commissioners (the "Commission") with two voting members selected by majority vote of the Commission, and the remaining five may be chosen, one each, by the Sheriff, Tax Collector, Property Appraiser, Supervisor of Elections and Clerk of Circuit Court at their option ("the Constitutional Officers"). If any of the Constitutional Officers elects not to choose a member, that member will be chosen by majority vote of the Commission. Members shall be residents of Seminole County not employed by Seminole County, and members shall have no regular business dealings with the County. In appointing individuals to serve on the Committee, the Constitutional Officers and/or the County Commissioners shall consider the County's commitment to diversity and shall select professionals with backgrounds in accounting and finance. The Committee shall report directly to the Board of County Commissioners.

C. Terms of Committee.

The term of service for Committee members shall be for two fiscal years. Committee members appointed by the Commission will serve initial terms of two years, and Committee members appointed by Constitutional Officers will serve initial terms of three years. After each member's initial term, all memberships will be for a two year term. There shall be a maximum of two (2) terms or four (4) years, whichever is greater. (Res. No. 2006-R-117, Adopted at Election of 11-07-06)

Article III, Section 3.1, Elected County Constitutional Offices:

Section 3.1 Elected County Constitutional Offices. [DECLARED
INVALID 2007]

The offices of Sheriff, Property Appraiser, Tax Collector, Clerk of the Circuit Court and Supervisor of Elections shall remain as elected constitutional offices and the powers, duties and functions shall be altered by this Home Rule Charter only to the extent specially provided in this Charter. The Constitutional officers shall perform their executive and administrative functions as specified by general law, the State Constitution and in accordance with any specific provisions set forth in this Charter. (Res. No. 2006-R-177, Amended at Election 11-07-06).

Article V, Section 5.3, Conduct of Certain Officials and Employees:

Section 5.3 Conduct of Certain Officials and Employees. [DECLARED
INVALID 2007]

A. Ordinance Requirements.

On or before January 8, 2008, the Board of County Commissioners of Seminole County, shall, by ordinance (the "Ordinance"), establish an enhanced code of conduct for the Seminole County Board of County Commissioners, Property Appraiser, Tax Collector, Clerk of the Circuit Court, Sheriff, and Supervisor of Elections (hereinafter collectively referred to as "Officials") and certain employees thereof, which shall be supplemental to, but may not diminish the provisions of general law, and which shall include, as a minimum, the following provisions:

B. Prohibitions.

1. No County Commissioner shall, during the term of his or her office, accept compensation from a person or entity, other than Seminole County, personally to communicate with an elected official of any municipality in Seminole County in order to influence any future action of that official in his or her government capacity.

2. Neither the Tax Collector of Seminole County, nor any employee of the Tax Collector's office shall be permitted directly or indirectly to bid on any Seminole County tax certificate sales.

C. Enforcement.

In addition to other enforcement measures available by general law, the Ordinance may include provisions establishing a board to hear and determine charges, and prescribing penalties within the limits allowed by law. If the Ordinance provides that penalties for violations may include imprisonment, the Board of County Commissioners shall, immediately following adoption of the Ordinance, enter into negotiations to compensate the appropriate prosecuting authority for costs to be associated with prosecuting of any such provisions upon terms acceptable to such prosecuting authority. The Board of County Commissioners shall also fund any necessary investigation costs and other enforcement costs associated with the Ordinance. (Res. No. 2006-R-177, Adopted at Election 11-07-06)

Article V, Section 5.5, Audit of Constitutional Officers:

Section 5.5 Audit of Constitutional Officers. [DECLARED INVALID
2007]

The Constitutional Offices of Sheriff, Property Appraiser, Tax Collector, Clerk of the Circuit Court and Supervisor of Elections shall, as of October 1, 2007, be subject to internal audit with respect to County Funds to the same extent, and by any person or entity designated in any other section of this Charter to conduct internal audits of Seminole County government. A copy of each such audit shall be provided to the affected Constitutional Officer and to the Board of County Commissioners. For purposes of this provision, County Funds shall mean: (1) those funds appropriated to each such Constitutional Officer by the Board of County Commissioners of Seminole County; and (2) any other receipts of funds by such Constitutional Officer not subject to separate audit. (Res. No. 2006-R-177, Adopted at Election 11-07-06)

CHT: 20

RESOLUTION NO. 1 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" OR CHANGE THE FUTURE LAND USE DESIGNATION OF "RURAL LANDS," AS THOSE TERMS ARE DEFINED IN ARTICLE V OF THE CHARTER

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 a special election in conjunction with 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 a special election to be held in conjunction with 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:

Section 5.2(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 or amend the Rural Boundary, however, shall only be by Supermajority vote of the Board of County Commissioners. Nothing herein shall authorize the County Commission to expand the “Rural Area” beyond the area contained in the above referenced legal description. (Ord. No. 2004-36 § 3, eff. 11-03-04).

C. Future Land Use Designations.

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

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 special 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

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David

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David

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

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 the County’s “Rural Area;” amend the Rural Boundary; or change the future land use designation of property located in the Rural Area?

Section 3 – Effective Date:

If approved by a majority of electors voting on the matter, this Charter Amendment shall become effective on _____, 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

RESOLUTION NO. 2 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, REZONE, OR MATERIALLY CHANGE THE USE OR PURPOSE OF NATURAL LANDS OWNED BY SEMINOLE COUNTY; FOR A REFERENDUM; FOR AN EFFECTIVE DATE; AND FOR SUBMISSION TO THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

Commented [DS1]: All: We need to discuss how this term "Natural Lands" is going to be defined, and what its scope is going to be.

David

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 a special election in conjunction with 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 a special election to be held in conjunction with 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:

Section 5.6 Disposition and Rezoning of Designated Natural and other Designated 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 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.

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

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

Commented [DS2]: All: This is simply a catch-all word until the Commissioners determine the scope of this proposed Amendment to the Charter.

David

Commented [KL3]: I recommend changing the lettering here from (a) and (b) to Arabic numerals (1) and (2)

Commented [DS4R3]: Kate: I agree.

DHS

Commented [DS5]: Robby and Meloney: As we discussed, the scope of this Supermajority Vote provision can be expanded to other publicly held lands as well. That's up to the Commissioners to debate and decide.

Commented [DS6]: Robby: I have added here the words "or shall be" since adding these words should accommodate for the future acquisition of properties if the charter amendment is adopted.

David

Commented [DS7]: All: I understand that the likely import of not adding somewhere in SubPar. 1, Natural Lands, a provision about the what are Natural Lands and what is included in Natural Lands' registry means that it only take

Commented [DS8]: Robby: Please note that I have changed the language slightly here. Where the Ordinance says "at least four (4) of the five (5)"

Commented [DS9]: Robby and Meloney: I have created a list of transfers of title, as well as Chairman Horan's suggestion re materially altering the

Commented [DS10]: Robby: I revised this to say "all or any portion of such property" so that the Supermajority Vote requirement will apply when less than

Commented [DS11]: All: Can this Par. D be deleted in its entirety with a better definition of what lands are included in Natural Lands? In other words, to what

Commented [DS12]: Robby and Meloney: Please note the list of properties that I have listed here. They come from a collation of properties already in

Commented [DS13]: Robby and Meloney: This can be expanded to prohibit any sale, conveyance, transfer, disposition of, park, passive recreation, etc., lands.

Section 2. Referendum.

On November 5, 2024, a special 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:

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 sell, convey, dispose of, transfer, rezone, or materially change the use or purpose of County owned Natural Lands?

Section 3 – Effective Date:

If approved by a majority of electors voting on the matter, this Charter Amendment shall become effective on _____, 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.

Commented [DS14]: All: Note that the word "rezone" is lumped in with other transactions/conveyances/etc., and the question is why can't that be done in the actual Charter amendment language so that you don't need separate Subparagraphs C and D?

David

Commented [DS15]: All: Do we define "Natural Lands" as including parks, conservation lands, passive recreational lands," etc.? Or, do we simply list those other lands that the Commissioners want to have the Supermajority Vote protection, so that this language becomes "Natural Lands, parks, conservation lands, passive recreational lands,

David

Commented [DS16]: All: Just as in Resolution No. 1, the Commissioners need to choose the date for the effectiveness of the charter amendment, if it passes.

David

By: John Horan
Chairman, Seminole County Charter Review Commission