



SEMINOLE COUNTY, FLORIDA
Charter Review Commission
Meeting Agenda

Thursday, May 30, 2024

6:00 PM

BCC Chambers

3rd Public Hearing

Call to Order/Roll Call

Pledge of Allegiance

Approval of last meeting minutes

1. Minutes from Charter Review Commission Meeting on 5/16/2024

Public Hearings - Legislative

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

Public Comment

Next scheduled meeting date

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

Adjournment

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Human Resources Division, ADA Coordinator, 48 hours in advance of the meeting at (407) 665-7940.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0733

Title:

Minutes from Charter Review Commission Meeting on 5/16/2024

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Thursday, May 16, 2024

6:00 PM

2nd Public Hearing

BCC Chambers

Charter Review Commission

Call to Order/Roll Call

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

Rusty Roberts appeared via Teams remote technology. Angela Fleming joined the meeting at 6:10 p.m.

Additional Attendees: Special Legal Counsel Senator David Simmons, 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

Sean Barth led the Pledge of Allegiance.

Approval of last meeting minutes

1. Minutes from Charter Review Commission Meeting on 5/2/2024 [2024-0665](#)

Motion by John Richardson, seconded by Sean Barth, to approve the May 2, 2024, Charter Review Commission meeting minutes.

All members in attendance voted AYE.

Other Business

2. Review Updated Meeting Schedule [2024-0666](#)

The Updated Meeting Schedule was not discussed.

Ms. Smith provided a synopsis of the Charter's history and purpose.

Unfinished Business from the Prior Meeting

Ms. Smith stated at the prior meeting the question was posed if there is the ability to amend or address changes at the end of the third public hearing, and she requested Attorney Simmons address that question.

Attorney Simmons explained Section 4.2(B)(4) of the Seminole County Home Rule Charter states "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." He stated the language for that particular section of the Charter appears to derive from Florida Statute 125.63, which deals with the initial commission that is put together. The language of Section 125.63 uses the same terminology about having three hearings at intervals of not less than 10 nor more than 20 days. The statute further says

"At the final hearing, the charter commission shall incorporate any amendments it deems desirable, vote upon a proposed charter, and forward said charter to the Board of County Commissioners for the holding of a referendum election as provided in Section 125.64." That concept is consistent with what he believes the CRC has adopted which is that the purpose of the required hearings is that at the conclusion of those hearings, the CRC would be able to make the appropriate revisions as they deem appropriate. Although that language is not contained in the Charter, the Charter seems to at least replicate the majority of Section 125.63, and it is clear that the language and the concept for revisions is similar to the initial adoption of a charter.

With that said, then what happens is the CRC is able to go through the hearing process listening to the interested electorate, take into consideration the comments that are made, and then at the conclusion of the hearing process be able to make appropriate amendments and revisions that the CRC feel would be appropriate. Robert's Rules of Order, which have been adopted by the CRC as the procedural mechanism for parliamentary process, would provide a mechanism for making changes to the two resolutions that are presently before the CRC.

Ms. Smith confirmed with Attorney Simmons that the statutory regulations allows the CRC to defer conversation and consideration until after the third public hearing.

Attorney Simmons stated with respect to the matters that are before the CRC and the discussions that were held, the issue becomes what would be the process. He believes there is the right that is inherent to deal with all the matters, including the matters that were raised at the last meeting. In regard to the question of whether they adopt a motion to reconsider, there are various rules with respect to motions to reconsider. As to the previously proposed third resolution (supermajority vote to change density and intensity in the rural areas) and how the CRC may want to deal with it, a motion to reconsideration must be made by someone who was a member on the prevailing side, but the seconder need not be made by a member who was on the prevailing side. The effect of the motion would be to suspend any effect of the matter under consideration until it's acted upon, which could be at the end of the hearings. Alternately, there could be a motion to delay consideration of all of the matters until the conclusion of the public hearings. Attorney Simmons opined someone would easily say the purpose of three hearings is to wait until the conclusion to make and incorporate any amendments that seems desirable and then vote upon them and then ultimately decide what it's going to send forward. Otherwise the hearings would not be needed.

There was brief discussion and it was determined the June 6th meeting would be the appropriate meeting to discuss any amendments.

Motion by Scott Culp, seconded by Tom O'Hanlon, to delay adoption and final vote on the resolutions.

All members in attendance voted AYE.

Public Hearings - Legislative

3. Resolution No. 1 Ballot Title: Requiring Supermajority vote by County Commissioners to transfer or change the use of Natural Lands

[2024-0663](#)

4. Resolution No. 2 Ballot Title: Requiring Supermajority vote by County Commissioners to remove lands from the County's Rural Area

[2024-0664](#)

Public Comment

With regard to public participation, the following spoke in support: Lee Patrizzi, Richard Creedon, Virginia Creedon, Mike Martin, Tracey Stebbons, Linda Raden, Pat Southward, Rick Roberts, Patricia Burkett, David Nash, Gary Carney, Wafa Esposito, Cindy Haller, and Fred Milch.

Joseph Kovecses, Jr., Esquire, spoke in opposition.

Lisa Zitani submitted written comment in support.

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

BCC Commissioner Lee Constantine addressed the CRC and thanked them for their work.

Next scheduled meeting date

The next scheduled public hearing of the Charter Review Commission is on May 30, 2024, at 6:00 p.m.

Adjournment

There being no further business to come before the CRC, the Vice Chairman declared the meeting at 7:00 p.m., this same date.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5-16-24

Name: Lee PATRIZZI

Address: 265 RIVERWOODS DR CHULUOTA 32716

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: 5-16-2024

Name: RICHARD CREEDON

Address: 1172 APACHE DR, GENEVA FL

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

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/16/24

Name: Virginia Creighton

Address: 1172 Apache DR GENOVA

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

#3 should be combined with
#2.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5-16-2024

Name: MIKE MARTIN

Address: 395 RACCON ST

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: 5/16/24

Name: Tracey R. Stebbins

Address: 611 E. Main St., Geneva

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: 5/16/24

Name: Linda Radwin

Address: 657 Lake Dr Altamonte Sp, FL
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: 5/15/24

Name: PAT SOUTHWARD

Address: 316 OAK LEAF CIRCLE
LK MARCY

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 16, 2024

Name: Rick Fodest

Address: 261 Nova Drive

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: 5-16-24

Name: Patricia Burkett

Address: 1821 Carlton St

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

At least 5yr Mayor's Post letter
Unanimous,
Park rec protection to?

Seminole County's Natural Lands 2024

In 1990, Commissioner Nancy Warren proposed a Ballot Referendum to fund Acquisition, Preservation, Restoration and Use of Important Natural Environmental Lands. It was to raise more than 20 million dollars over 20 years by adding an average of \$15 to each homeowner's property taxes. Purpose? To preserve natural lands for current citizens and for future generations!

Local environmental and citizen groups campaigned and Seminole County citizens passed the referendum with a 60-40 vote.

The County Commission appointed environmental activists for the Natural Lands Selection Committee:

Dr. Henry Whittier, UCF Professor of Botany
Pat Burkett, Seminole County Environmental Studies Center teacher
Allen Clark, Florida Audubon Society
Fred Harden, The Nature Conservancy and Friends of the Wekiva River
Dr. David Vickers, UCF Professor of Biology
Rear Admiral Ret. Richard Fowler, Vice Pres Friends of the St. Johns.

It was to be willing seller only. Property owners offered their property for consideration. Often, the owners were proud of how they had managed their land and wanted their ranch/property to be preserved.

The Selection Committee spent much of the first year meeting to formulate criteria for fair selection:

Property Ranking Criteria:

Vulnerability
Rarity
Connectedness
Manageability
Nature-Oriented Human-Use Potential
Special Considerations

When a property was proposed, the Selection Committee walked the property, taking notes, discussing points of the criteria and ranking the property. They met on site and in the County Services Building to consider. When a site was agreed a great candidate for preservation, the information was given to the County Commission for action. County Planning Department found matching grants, even co-ownership. One site on the Wekiva River is now part of Wekiva Geo-Park.

Require a Super Majority to change a Natural Land? Of course! How about a "NEVER!" or at least a Unanimous vote instead. And do the parks purchased with the Parks Referendum need protecting as well? Let's be sure that 2024 is one more year that protected Natural Lands ARE protected Natural Lands!

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: May 16, 2024

Name: David Nash

Address: 1692 Orrington Payne Pl., Casselberry, 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: 5/16/24

Name: GARY CARNEY

Address: 304 RACHELLE AVE apt 313 SANFORD

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: 5/16/24

Name: Walter ESPOSITO

Address: 5040 Hawks Hammock way
Sanford

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

speak

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/16/24

Name: Cindy Haller

Address: 1731 Beacon Dr. Sanford 32771

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



3519 Thomas Road
Suite 200C
Tallahassee, FL 32310
(904) 497-1227
(904) 497-1228 Fax
www.fnai.org

Florida Natural Areas Inventory
ACRES OF CONSERVATION LANDS BY COUNTY

January 2023



Conservation Lands are Categorized by Lead Managing Agency

Table with columns: COUNTY, LOCAL, STATE, FEDERAL, PRIVATE, TOTAL, COUNTY AREA, PERCENT OF COUNTY IN CONSERVATION. Lists 67 Florida counties and their respective conservation land statistics.

PLEASE NOTE: Conservation lands include public and some privately owned lands managed for conservation of their natural resources, including lands that are not managed for conservation (e.g., schools, and parks) and not considered conservation lands and are not included in this data set. County area boundaries are detailed by county from the FIM/FDMA GIS data layer. These areas do not include areas within FIM/FDMA boundaries that are not managed areas, known as 'Full' data, as well as GIS boundaries, are added for the total total. FIM/FDMA does not include conservation lands (CLAs) that are not managed as 'conservation lands'. These statistics are not reflected in this table. County area data is derived from the National Aerial Photography Interpretation and Restoration (NAIP) data. *State includes land managed by state agencies that are not managed as state land. As of September 2013, FIM/FDMA does not include Wetlands Reserve Program and Grassland Reserve Program lands, which are listed and reported by the USDA Natural Resources Conservation Service. These statistics are included in the 'Federal' column.

SPEAKER REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/16/2024

Name: Fred Milch

Address: 252 Coble Dr.

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: 5/16/2024

Name: Joseph Kovacs, Esq.

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.

* Against

Written
~~SPEAKER~~ REQUEST FORM

Seminole County

Charter Review Commission Meeting

Date: 5/16/24

Name: Lisa Zaneni

Address: 1517 Florentino Ln
Winter Park, FL 32792

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

Not present to speak
But in support of the proposed
amendments being presented

Builders don't seem to compromise
and ~~some~~ they don't have to live
In those areas they destroy
Protect wildlife as well



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0734

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

Agenda Memorandum

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

File Number: 2024-0735

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