

Seminole County Proposed Charter Amendment



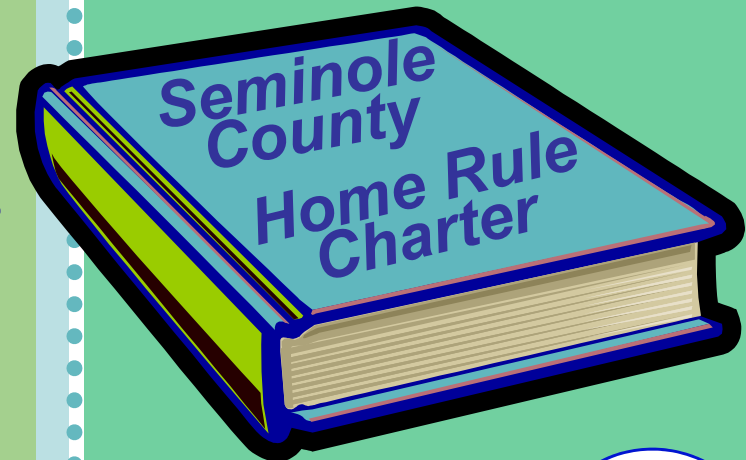
Establish & Preserve the East
Rural Area

 *Vote on November 2, 2004!*

What is the County Charter & What Does it Do?

- ✧ The Florida State Constitution defines Charter and Non-Charter County:
- ✧ A Charter County may enact ordinances that are enforceable on lands located within cities and within unincorporated areas
- ✧ A Non-Charter County may enact ordinances however the ordinances may not be enforceable on lands within cities

**Seminole County
voters **approved**
the Home Rule
Charter in **1988!****



★ Vote on November 2, 2004!

How is the County Charter Amended?

Voter Referendum

July 27, 2004 - the Board authorized advertising for a public hearing for the proposed charter amendment

September 2, 2004 - the Board approved the ordinance authorizing the referendum vote

November 2, 2004 - the referendum ballot will be voted on by the citizens of Seminole County



*The Charter has
been amended
twice in its 15 year
history*

Vote on November 2, 2004!

How is the County Charter Amended?

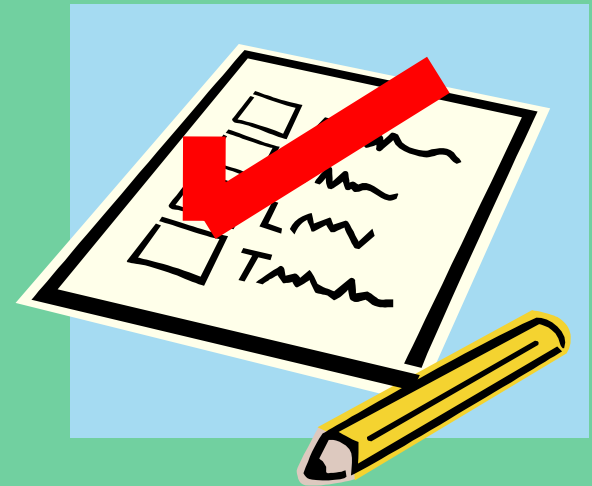
On November 3, 2004 - If a majority of voters approve the amendment:

The *Rural Boundary Map* and *Legal Description for Rural Area* will be included in the Comprehensive Plan

The Board of County Commissioners may only remove property from the "Rural Area" by ordinance

Changes to future land use for **all** Rural Lands must be approved by the Board

Voter Referendum

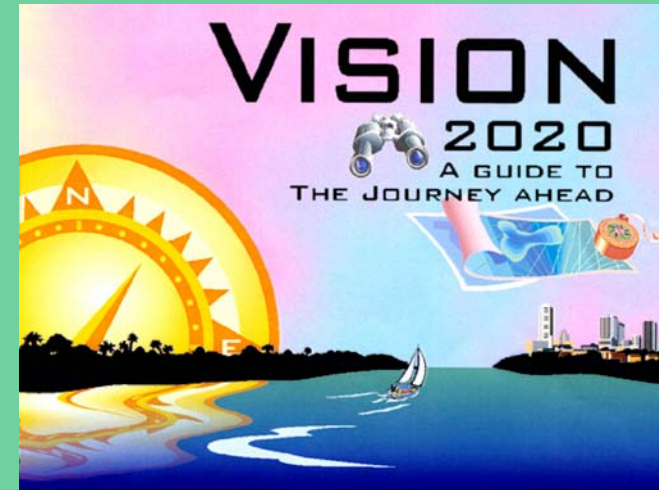


Vote on November 2, 2004!

Seminole County Comprehensive Plan

The Plan:

- Identifies the vision of the community
- Provides guidelines on how to attain that vision
- Adapts in response to the changing community visions and to changing issues.



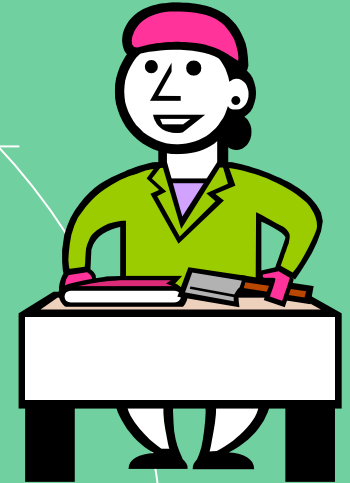
Vote on November 2, 2004!

What Do We Plan For?



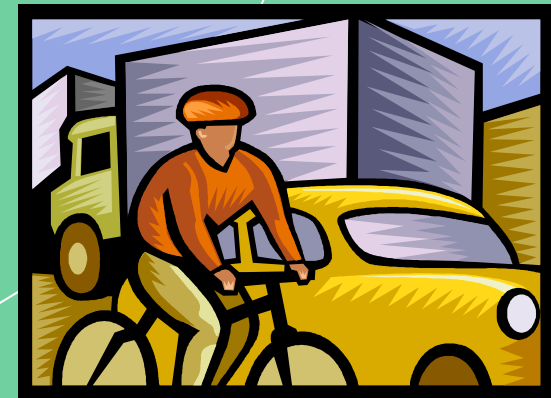
Homes

Jobs



Services &
Levels of
Service

Quality of Life



Vote on November 2, 2004!

Seminole County Comprehensive Plan

Vision 2020 - A Guide to the Journey Ahead

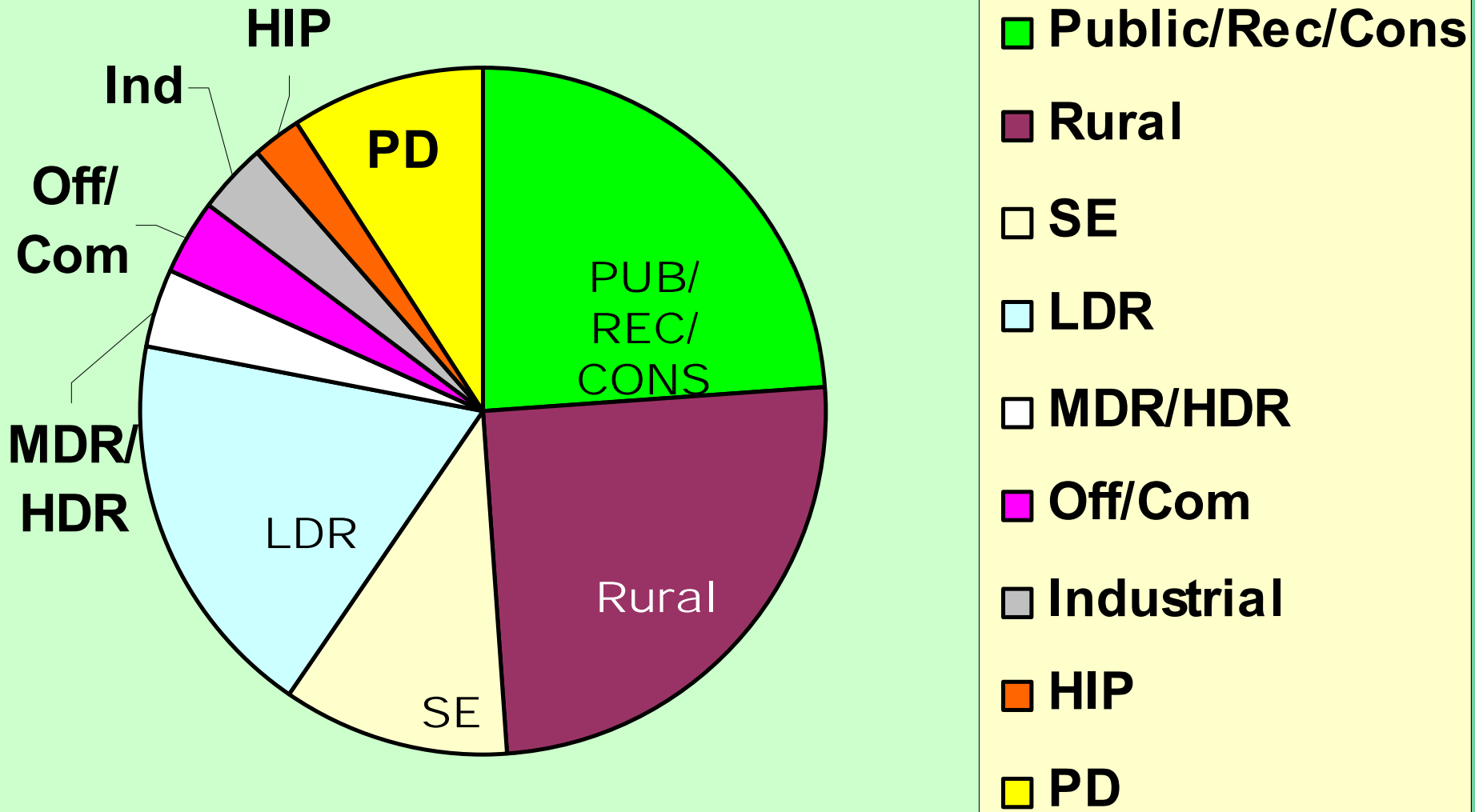
It is intended to encourage and enable the County to ensure a livable community by managing growth providing for facilities and services, protecting the environment and improving the quality of life.



Vote on November 2, 2004!

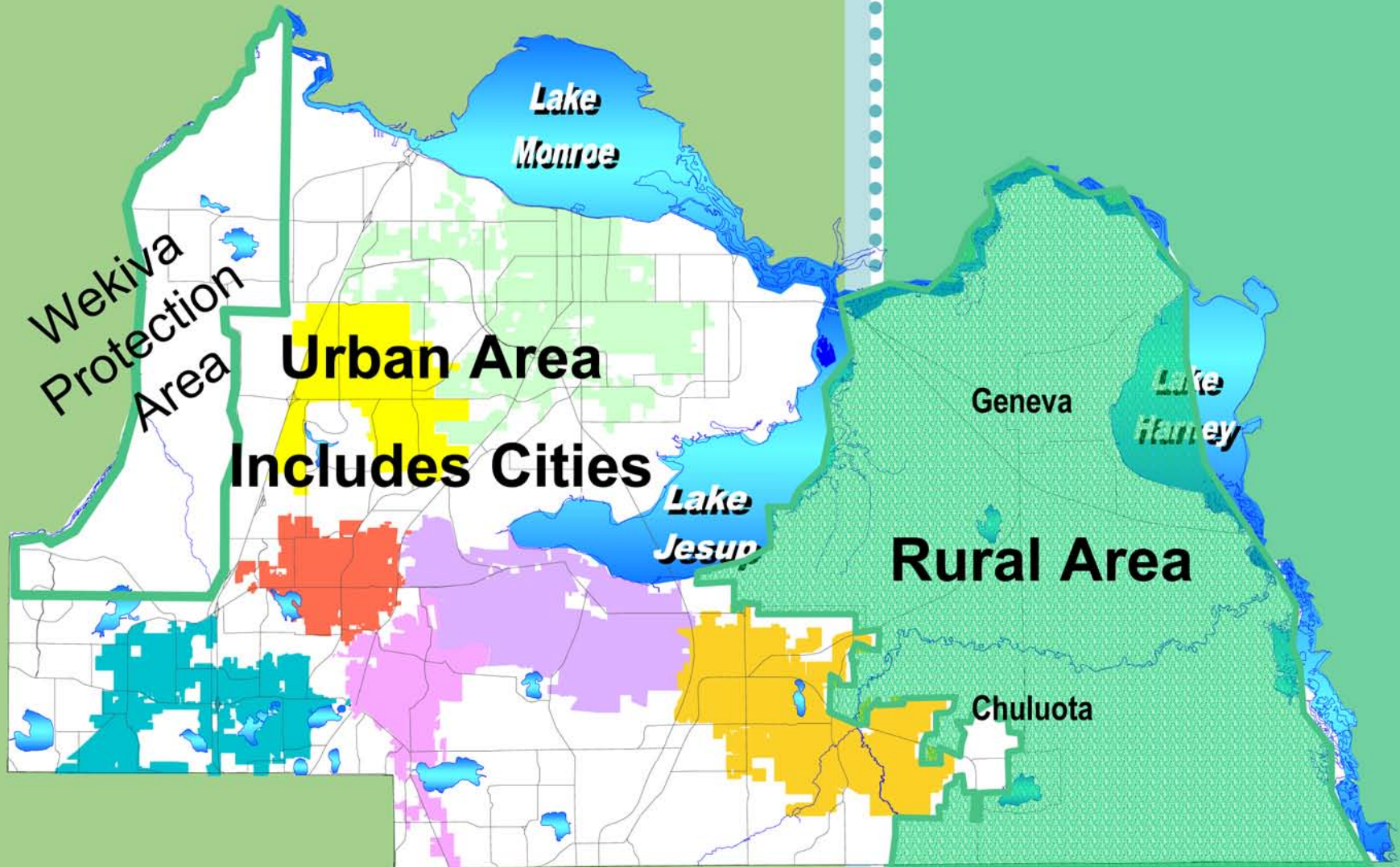


Land Use by Type - County Wide



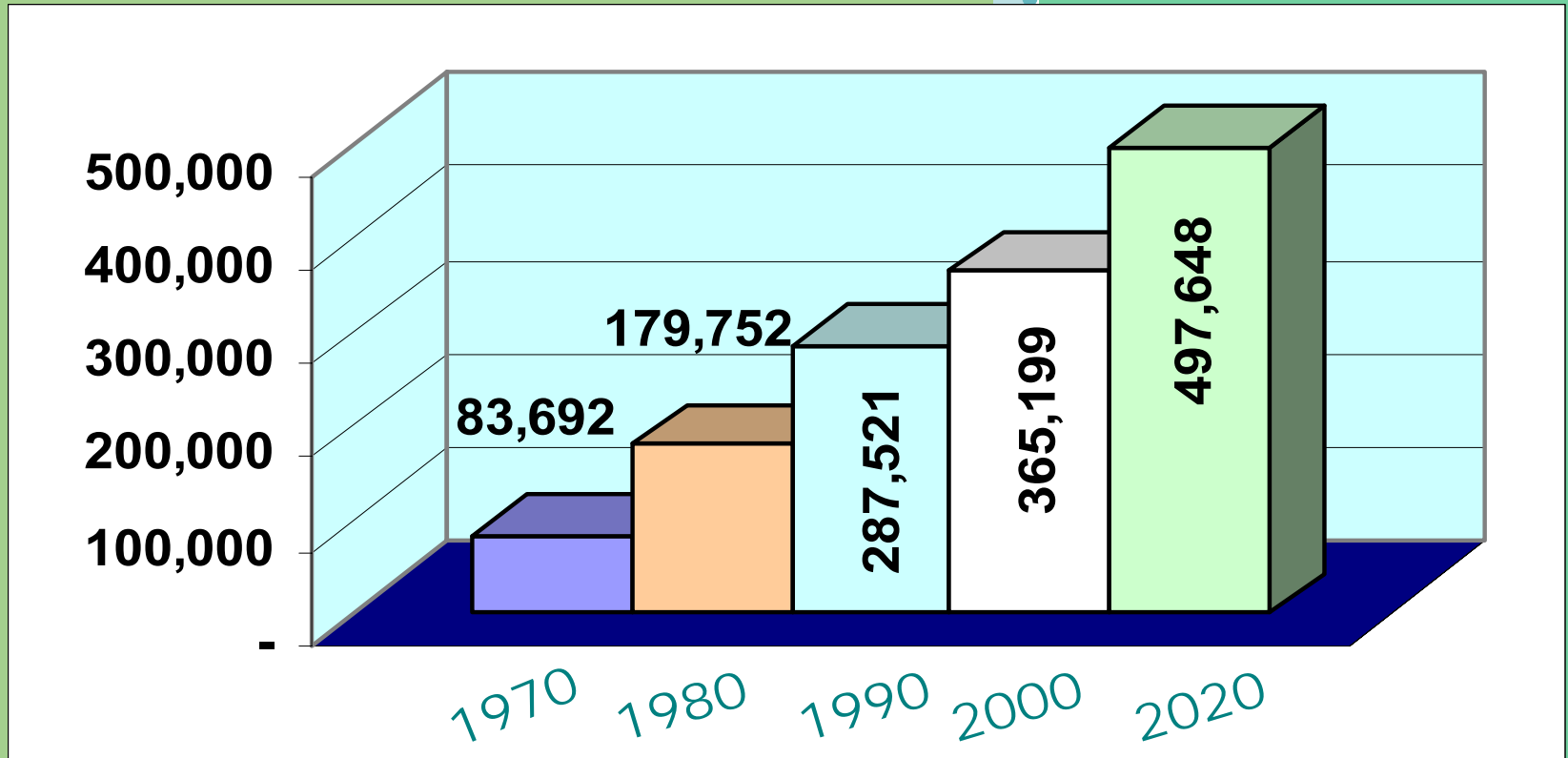
Vote on November 2, 2004!

Urban and Rural Development Patterns



Vote on November 2, 2004!

Population Growth



Rural

Suburban

Urban

Vote on November 2, 2004!

What Defines Urban and Rural Development?

Urban

Infrastructure –

Water, Sewer and Fire Protection

Transportation Corridors

Density –

Single Family, Apartments, Townhomes

Employment Centers & Shopping

Industrial Uses

Rural

Infrastructure –

Wells, Septic Systems

Limited Transportation Corridors - Local Traffic

Density –

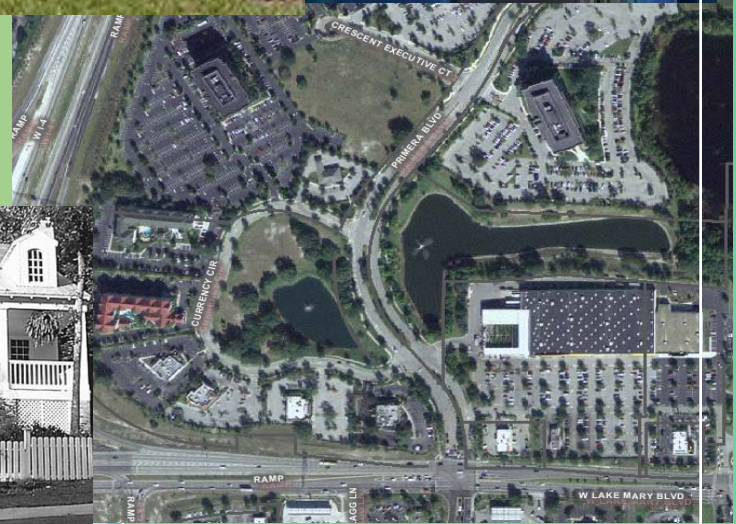
Larger Lot Single Family

Limited Commercial

Farming, Pastures

Large Protected Environmental Tracts

Urban



 Vote on November 2, 2004!

Rural



Vote on November 2, 2004!

Why is the Rural Area Important?

- Allows for large lot rural residential use & agricultural use
- Provides a rural lifestyle to citizens
- Limits cost of public services
- Protects environmentally sensitive lands
- Creates opportunities for passive recreational facilities



 *Vote on November 2, 2004!*

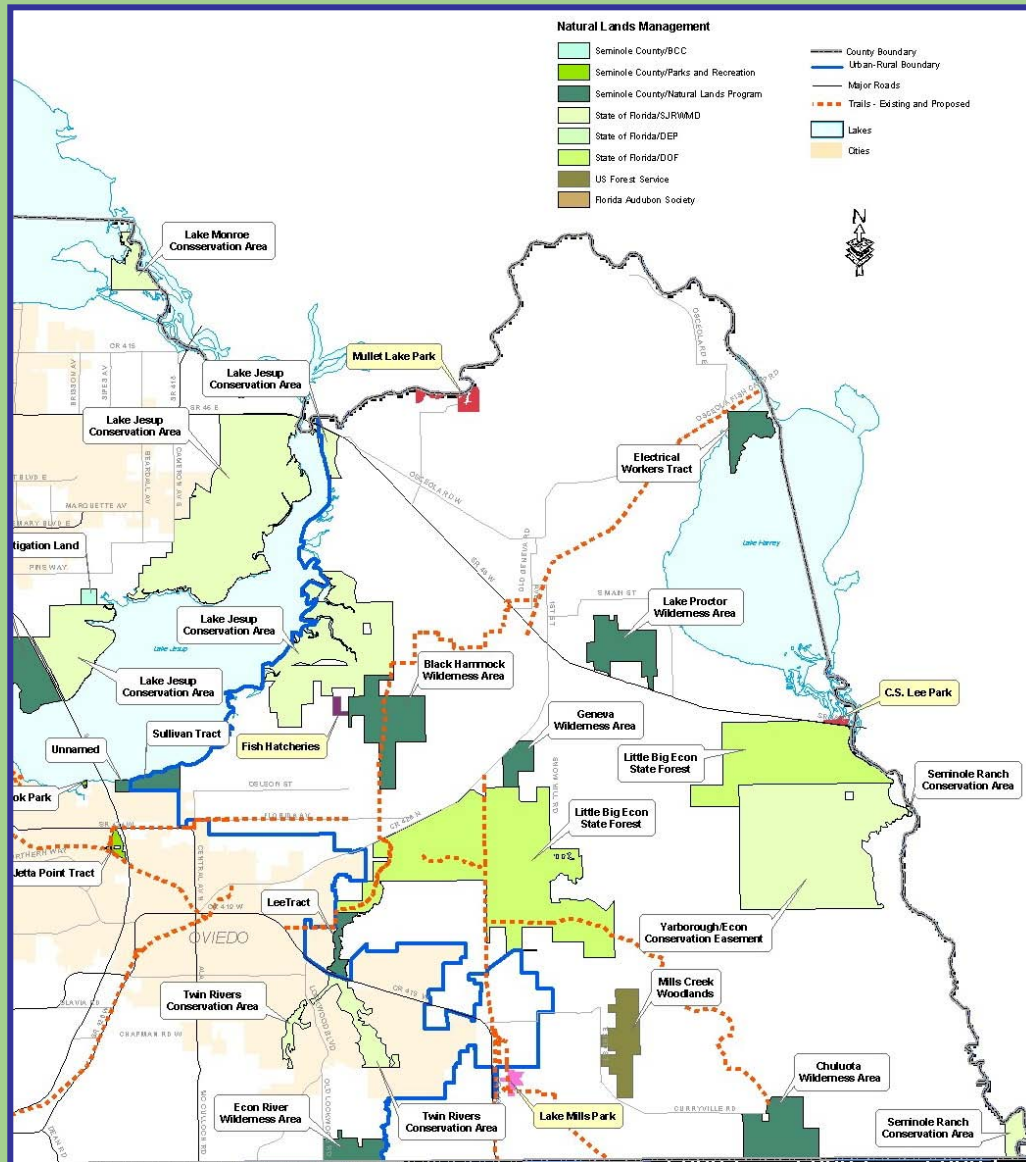
How the County Protects the Rural Area

- Rural boundary
- Rural density land use
- Rural design standards
- Limitation of urban services
- Acquisition of environmentally sensitive lands
- Wilderness areas for recreational opportunities



 *Vote on November 2, 2004!*

Natural Lands



Approximately 13,300 acres of environmentally sensitive lands are currently protected in the rural area.

Vote on November 2, 2004!

Pressures of Growth

- Increased Density

 - Single Family

 - Apartments & Townhomes

 - Commercial Activity

- Increased Need for Urban Services

 - Potable Water

 - Sewer

 - Fire and Police Protection

 - Transportation Corridors

- Loss of Natural Spaces and Habitats



 Vote on November 2, 2004!

School Concerns

- The School Board relies on the Comprehensive Plan to predict & prepare for school age children
- Any change in the urban services boundary will create more demand for land and limit the School Board's ability to acquire additional sites
- If the development patterns change in the rural areas, the need for schools will escalate



Vote on November 2, 2004!

What the Ballot will Say:

CHARTER AMENDMENT ESTABLISHING RURAL AREA AND PREEMPTING MUNICIPAL COMPREHENSIVE LAND USE AUTHORITY WITHIN RURAL AREA.

Shall the Home Rule Charter be amended to establish a Rural Boundary and create a “Rural Area” of the County, authorize future changes reducing the size of the “Rural Area” by County ordinance; provide that the Future Land Use Designations established in the Seminole County Comprehensive Plan shall apply to all lands, incorporated or unincorporated, within said “Rural Area”, authorize implementing ordinances, and provide that the Charter and implementing ordinances supersede conflicting municipal ordinances.

Yes

No

 *Vote on November 2, 2004!*



Establish and Preserve the East Rural Area

A vote for the Proposed Charter Amendment will :

- Establish the Rural Boundary and Rural Area in the Home Rule Charter
- Maintain Current Densities and Intensities in the Rural Area
- Create a System of Checks and Balances

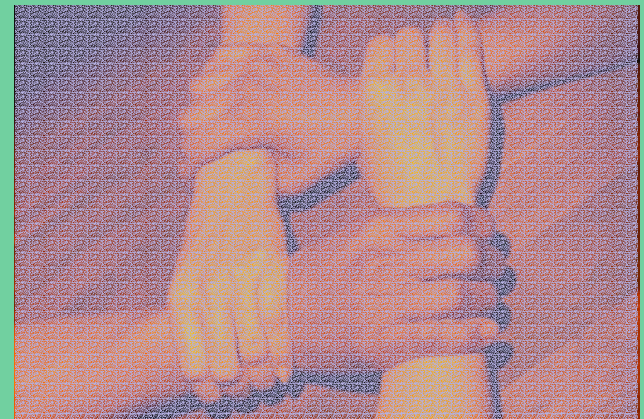


Vote on November 2, 2004!

Establish and Preserve the East Rural Area

A Vote for the Proposed Charter Amendment will :

- Promote Cooperation among Cities, School Board and Seminole County working together to manage growth
- Provide an additional level of review
- Maintain current process for amending the Rural Boundary – a majority vote of your County Commissioners at a public hearing



★ Vote on November 2, 2004!

Establish and Preserve the East Rural Area

A Vote for the Proposed Charter Amendment :

- **Will not** take away any current property rights from property owners in the County or its seven cities
- **Will not** restrict the rights of any property owner to annex into any city



★ Vote on November 2, 2004!

Establish and Preserve the East Rural Area

Remember to Vote
on Tuesday,
November 2, 2004



★ Vote on November 2, 2004!

