

SEMINOLE COUNTY GOVERNMENT

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

Natural Lands Ordinance

Agenda Memorandum File Number: 2021 - 2963

Title:

Amending Part 3 (Natural Lands) of Chapter 190 Parks and Recreation of the Seminole County Code - Consider an Ordinance amending Section 190.77 to add a definition for supermajority; and adding Section 190.85 Disposition of designated Natural Lands by the Board of County Commissioners. Countywide - (Jim Duby, Natural Lands Program Manager)

Division:

Greenways and Natural Lands

Contact/Phone Number:

Jim Duby/407-665-2210

Motion/Recommendation:

- 1. Approve to enact the proposed ordinance;
- 2. Deny request to enact the proposed ordinance; or
- 3. Continue the request to a time and date certain.

Background:

During the July 13, 2021 BCC Work Session, Leisure Services presented three options (with an Option 2A) for providing additional protections over properties purchased through the Natural Lands Program. At the work session, staff from the County Attorney's Office and Leisure Services were directed to revise and update the existing ordinance Part 3 (Natural Lands) of Chapter 190 "Parks and Recreation" of the Seminole County Code to include mandating a supermajority vote by the Board to dispose of any Natural Lands properties included in the current ordinance, and also require a supermajority to amend or invalidate such an ordinance.

Specifically, the proposed change amends Part 3 (Natural Lands) of Chapter 190 "Parks and Recreation" of the Seminole County Code with the following: amending Section 190.77 (Definitions) to add a definition for Supermajority; adding Section 190.85 (Disposition of designated Natural Lands by the Board of County Commissioners); requiring a supermajority vote by the Seminole County Board of

County Commissioners to dispose of Natural Lands held by the County; requiring a super majority vote by the Seminole County Board of County Commissioners to amend or invalidate the supermajority requirement for the disposition of Natural Lands; providing for codification in the Seminole County Code; providing for severability; and providing an effective date.

Staff Recommendation:

Recommend the Board of County Commissioners adopt the Ordinance amending Part 3 (Natural Lands) of Chapter 190 Parks and Recreation of the Seminole County Code.

ATTACHMENTS:

Description

- Natural Lands Ordinance
- Economic Impact Statement

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AN ORDINANCE AMENDING PART 3 (NATURAL LANDS) OF CHAPTER 190 (PARKS AND RECREATION) OF THE SEMINOLE COUNTY CODE; AMENDING SECTION 190.77 (DEFINITIONS) TO ADD A DEFINITION FOR SUPERMAJORITY; ADDING SECTION 190.85 (DISPOSITION OF DESIGNATED NATURAL LANDS BY THE BOARD OF COUNTY COMMISSIONERS); REQUIRING A SUPERMAJORITY THE SEMINOLE COUNTY BOARD OF COUNTY VOTE BY COMMISSIONERS TO DISPOSE OF NATURAL LANDS HELD BY THE COUNTY: REOUIRING A SUPERMAJORITY VOTE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS TO AMEND OR INVALIDATE THE SUPERMAJORITY REQUIREMENT FOR THE DISPOSITION OF NATURAL LANDS; PROVIDING FOR CODIFICATION IN THE SEMINOLE COUNTY CODE: PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Seminole County is host to a wide range of natural and scenic lands of great ecological, educational, and recreational significance to its citizenry and the greater central Florida population; and

WHEREAS, Seminole County has acquired over six-thousand acres of land deemed to be of great ecological, educational, and recreational significance pursuant to two separate voterapproved bond referendums establishing the County's Natural Lands Program; and

WHEREAS, the Board of County Commissioners (the "Board") in recent years has endeavored to maintain the natural character and use of lands designated as Natural Lands through amendments to Seminole County's Comprehensive Plan, and amendments to the Zoning Code; and

WHEREAS, several citizens and civic organizations have expressed their desire for a supermajority vote requirement by the Board of County Commissioners prior to the disposition of any Natural Lands; and

WHEREAS, the Board recognizes the need for additional safeguards and considerations
for future disposition of Natural Lands in the wake of increased development pressure.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Incorporation of Recitals. The above recitals represent the legislative findings of the Seminole County Board of County Commissioners supporting the need for this Ordinance.

Section 2. Part 3 (Natural Lands) of Chapter 190 (Parks and Recreation) of the Seminole County Code is hereby amended to read as follows:

Chapter 190 - PARKS AND RECREATION

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PART 3. - NATURAL LANDS

Sec. 190.76. Legislative intent/use of Natural Lands by the public.

- (a) The purpose of this Part is to establish regulatory provisions relating to the management and use of properties acquired or managed through the Seminole County Natural Lands Program. The purchase of Natural Lands was approved by the voters of Seminole County in 1990 and 2000 by means of their affirmative vote for a total of twenty-five million dollars (\$25,000,000.00) bond referendum. The Natural Lands Program has also participated in joint projects that may have resulted in the County not taking title to parcels, but, instead, accepting management or other responsibilities. The County desires to preserve and manage these environmentally sensitive areas for their ecological value and the enjoyment of present and future citizens.
- (b) Seminole County, by providing any of its Natural Lands for outdoor recreational purposes, does not extend any assurance that such areas or lands are safe for any purpose. The

County will attempt to post known hazardous conditions. Users of Natural Lands take upon themselves the risks inherent in using undeveloped natural properties and the resulting and proximate events and conditions arising from the use of these wild and scenic lands.

Sec. 190.77. Definitions. The following definitions apply to this Part:

Exotic-Invasive Species. This term means either of the following:

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- (1) A species of <u>noxious</u> plant as defined by the Florida Department of Agriculture and Consumer Services in Florida Administrative Code Rule-68-5.001 (2018) 5B-57.007, as this regulation may be amended from time to time.
 - (2) A species of animal not native to the area it is found in, as delineated in Florida Administrative Rule 68-5.006.

Motor Vehicle. Any self-propelled vehicle as defined in Section 316.003(42), Florida Statutes (2018) (2021), as this statute may be amended from time to time, not operated upon roads or a guideway, but not including a bicycle, motorized scooter, or personal assistive mobility device for disabled individuals.

Natural Lands. Properties purchased or otherwise acquired or managed under Seminole County's Natural Lands Program. Such properties are 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.

Passive Recreation. Non-consumptive recreation that focuses upon and is exclusively based on the natural resources present on a parcel of property that is accomplished with little or no impact to the resources. Authorized Passive Recreation uses are determined by the County in accordance with Section 190.79 of this Part.

Natural Lands Ordinance Page 3 of 15 Preservation Lands. Properties purchased or otherwise acquired or managed under Seminole County Leisure Services and are not accessible or available for public use.

Public Nuisance. Any condition or act that tends to injure or unreasonably annoy the community or injures the health, safety, or welfare of the citizens in general as listed in Chapter 823, Florida Statutes (2018) (2021), as this statute may be amended from time to time, or any other applicable statutory provision.

Restoration. To return back to a natural or preexisting condition.

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Special Authorization Permit. Written permission, which may include a partnership agreement, granted by the County to an individual or any group of individuals associated with an organization such as a church, school, club, or scout troop to partake in an activity on Natural Lands.

Structure. Anything constructed or installed, regardless of whether it is fixed or portable, the use of which requires a location on a parcel of land. It includes a movable Structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

<u>Supermajority</u>. The requirement that, for the Board of County Commissioners to take action on a matter pending before them, at least four (4) of the five (5) Commissioners must vote in the affirmative to take such action.

Sec. 190.78. Hours of operation; access to and closure of Natural Lands.

(a) Natural Lands areas will be open daily between sunrise and sunset unless posted otherwise. It is unlawful to access Natural Lands at an unauthorized time, unless granted a

Natural Lands Ordinance Page 4 of 15 Special Authorization Permit or written permission, by the Leisure Services Department Director or designee.

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- (b) Natural Lands may be accessed only at County designated access points at permitted times. It is unlawful to access Natural Lands at any place other than an access point posted for access.
- (c) It is unlawful to operate any type of all-terrain vehicle or golf cart in any County

 Park, County Trail, and Natural Lands without the express written consent of the Leisure

 Services Department Director or designee, or as provided in accordance with the Americans with

 Disabilities Act.
 - (d) Natural Lands may be closed for specific uses or all public use by the Leisure Services Department Director during any emergency conditions such as floods, severe weather, wildfire, prescribed burning, and during any land management or maintenance activity that may pose a threat to the public well-being or when necessary to protect the natural economic functions of said lands.
 - (e) Natural Lands may be closed to the general public by the County Manager Leisure

 Services Director or designee during research, study, surveying, tourist development, or data collection events or activities.
 - (f) The County shall provide notice, whenever practicable, of closings by posting signs at affected Natural Lands access points.

Sec. 190.79. Permitted uses on Natural Lands.

(a) The County, by resolution, shall establish a list of acceptable uses on each Natural Lands parcel. The established list of uses will be based on the <u>master management</u> plan relating to the particular Natural Lands parcel, which will address resource inventory, management

philosophy, and human use potential. Consideration of the following issues will be integrated into the Management and Use Plan management plan:

120	into the Man	agemen	nt and Use Plan management plan:			
		(1)	Physical and biological components of the Natural Lands area.			
122		(2)	Historical/archeological/geographical and recent land use.			
		(3)	Local and regional significance of the land.			
124		(4)	Protection of natural resources.			
		(5)	Need for habitat Restoration.			
126		(6)	Use of prescribed burning.			
		(7)	Security requirements.			
128		(8)	Relationship to adjacent land uses.			
		(9)	Access.			
130		(10)	Environmentally acceptable opportunities to generate revenue to offset			
	es.					
132		(11)	Management and control of Exotic Species.			
		(12)	Permanent concessions.			
134		(13)	Potential and demand for Passive Recreation uses.			
		(14)	Ability to lease lands to generate management revenues without disrupting			
natural systems or impacting recreational values.						
		(15)	Potential use of caretakers for the beneficial and convenient management			
138	of lands.					
		(16)	Availability of the land for nonstructural stormwater management			
140	functions.					
		(17)	Use by persons with disabilities.			

Natural Lands Ordinance Page 6 of 15 (18) Other functions that can be served by the parcel.

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- (b) Prior to the establishing and adopting of a list of permissible uses by the County,

 Natural Lands may be made available for limited public access by the County's Leisure Services

 Department Director for the following purposes:
 - (1) Public assistance in assessing the lands for Passive Recreational use.
 - (2) Resource inventory or Restoration.
- of this Part. (3) A Special Authorization Permit issued in accordance with Section 190.82
 - (4) Program or event deemed appropriate for education or Passive Recreational purposes.

Sec. 190.80. General provisions relating to use of Natural Lands.

- (a) The following provisions relate to all Natural Lands parcels:
- (1) Fishing. Recreational fishing is allowed on Natural Lands unless restricted by signs and provided the appropriate license from the Florida Fish and Wildlife Conservation Commission is in possession of the user. It is unlawful to fish on Natural Lands for commercial purposes or to fish in an area at which a sign indicates that fishing is prohibited or to fish in a manner inconsistent with fishing restrictions set forth on a sign.
 - (2) Hiking. Hiking is allowed only on designated trails in Natural Lands and where not restricted by signs. It is unlawful to hike on Natural Lands in an area at which a sign indicates that hiking is prohibited.
- 162 (3) Camping. It is unlawful to sleep, camp, lodge, or park a vehicle overnight in Natural Lands without a permit issued by the Leisure Services Department Director or designee. Prohibited areas are designated by signage and postings displayed at the County Park

Natural Lands Ordinance Page 7 of 15 Natural Lands. No permit or series of permits may be issued for a period exceeding twenty-eight (28) consecutive nights.

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- stay is fourteen (14) nights. After fourteen (14) nights, camper must leave the Park Natural Lands
 site for at least three (3) nights before returning for a new stay. Based on availability, and once
 the camper is registered and on-site, the Leisure Services Department Director or designee may,
 at their discretion, extend a camper's stay up to an additional fourteen (14) nights. Maximum
 continuous length of stay is twenty-eight (28) nights.
 - (ii) Campers are permitted up to fifty-six (56) nights' total occupancy in any one (1)—Park Natural Lands site in each six (6) month period, defined as October 1st—March 31st and April 1st—September 30th.
 - (4) Horseback Riding. Horseback riding is allowed on Natural Lands on designated horse or multi-use trails only. It is unlawful to ride horses on Natural Lands unless a sign indicates that horseback riding is permitted in the area or a Special Authorization Permit has been issued to do so.
- 180 (5) Bicycling. Bicycle riding is allowed on Natural Lands on designated bike and multi-use trails only. It is unlawful to ride bicycles on Natural Lands unless a sign indicates that bicycling is permitted in the area.
 - (6) Hunting and Trapping. It is unlawful to hunt for game or nongame animals, as defined in Section 379.101, Florida Statutes-(2018) (2021), as this statute may be amended from time to time, or trap game or nongame animals on Natural Lands except when authorized by a Special Authorization Permit for County initiated wildlife management purposes.

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- 188 (7) Pets. Domestic animals, as defined in Sections 585.01 and 823.041,
 Florida Statutes (2018) (2021), as these statutes may be amended from time to time, are allowed
 190 on Natural Lands provided they are leashed at all times. It is unlawful to possess a domestic
 animal on Natural Lands without a leash being affixed to the animal and for the animal to be
 192 under the control of the Natural Lands user. It is unlawful for the person who has control over a
 194 pet to fail to immediately remove and dispose of animal wastes deposited by the pet on Natural
 195 Lands. Disposal of waste must occur by placing the waste in designated waste containers.
- (8) Swimming. It is unlawful to swim on Natural Lands except when an area is designated by signs to be a swimming area.
 - (9) Plants and Animals Removal or Disturbance. All plants and animals on Natural Lands are protected. It is unlawful to remove or destroy plants or to remove, destroy, or harass animals except when authorized by a Special Authorization Permit or for County initiated programs such as <u>Exotic Invasive</u> Species control, habitat Restoration, and other land management activities.

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- (10) Archeological and Cultural Resources. All cultural and archeological resources on Natural Lands are protected. It is unlawful to remove, alter, or destroy such resources except when authorized by a Special Authorization Permit.
- (11) Waste Disposal. It is unlawful to dump or dispose of litter, as defined by Section 403.413(2)(f), Florida Statutes (2018) (2021), as this statute may be amended from time to time, or discharge waste or any hazardous substance on Natural Lands except in designated waste disposal containers.
- (12) Destruction of Facilities and Equipment. It is unlawful to damage,
 destroy, remove, or disturb any County facilities or equipment on Natural Lands.

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- (13) Fireworks and Explosives. Unless authorized by a Special Authorization

 Permit or for County initiated land management activities, it is unlawful to possess or use on

 Natural Lands: an explosive, as defined by Section 790.001(5), Florida Statutes—(2018) (2021),

 as this statute may be amended from time to time, or fireworks, as defined by Section 791.01,

 Florida Statutes—(2018) (2021), as this statute may be amended from time to time.
- 216 (14) Posting or Distributing Handbills or Advertising Material. It is unlawful to circulate, distribute, post, place, or erect any handbills, circulars, notices, papers, 218 advertisements, or signs on Natural Lands except when authorized by a Special Authorization Permit or when County initiated notices are placed or posted.
- 220 (15) Fires. It is unlawful to ignite or maintain any fire on Natural Lands except for County initiated controlled burns, camp fires in permitted and designated camp areas, or when authorized by a Special Authorization Permit.
 - (16) Boating and Canoeing. Launching of boats or canoes into waters contained within or through Natural Lands or from Natural Lands is permitted only at designated boat ramps or launch sites or by Special Authorization Permit. It is unlawful to launch or operate boats on or from Natural Lands where not permitted.

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- (17) Introduction of Plants and Animals. It is unlawful to plant or deposit any plant, seed, or animal upon Natural Lands unless permitted by the County or when accomplished as part of land management activities.
- 230 (18) Use of Vehicles. It is unlawful to possess or operate a Motor Vehicle or any other vehicle on Natural Lands outside of designated parking areas unless authorized by Special Authorization Permit or while engaged in County initiated land management activities.

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- (19) Public Nuisance/Disturbances. It is unlawful to engage in or create a

 Public Nuisance or disturbance on Natural Lands.
- (20) Alcoholic Beverages. It is unlawful to possess or consume alcoholic beverages, as defined in Section 561.01(4), Florida Statutes (2018) (2021), as this statute may be amended from time to time, on Natural Lands except when allowed by a Special Authorization Permit.
- (21) Concessions and Sales. It is unlawful to sell anything of value or operate concessions on Natural Lands without written approval from the County in accordance with the provisions of this Ordinance.
 - (22) Unauthorized Facilities or Structures. It is unlawful to construct or erect any facility or Structure on Natural Lands unless authorized by a Special Authorization Permit or as part of a County initiated land management activity.
- (b) Other Uses. All uses of Natural Lands not specifically addressed in this

 Ordinance are prohibited unless permission is granted through a Special Authorization Permit or consistent with the authorized uses established by the County Manager or designee after development of a management plan for the particular Natural Lands parcel.
 - (c) Fees. The County, by resolution, shall establish a fee schedule relating to the various permitted uses of Natural Lands.

Sec. 190.81. Concessions on Natural Lands.

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- 252 (a) Citizens and groups may propose to locate concessions on Natural Lands, and such proposals will be considered under the following guidelines:
 - (1) The concession must assist the County in providing public uses of Natural Lands.

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- 256 (2) The concession must be open to the public.
 - (3) The concession must be economically feasible.
- 258 (4) The concession must not result in unfair advantage over existing local businesses that provide similar goods or services.
- to natural resources. (5) The concession must be in the public interest and have no adverse impact
- 262 (6) The concession must be in compliance with all laws, rules, and regulations.
 - (b) The Board of County Commissioners shall determine whether or not to permit particular concessions on Natural Lands.

Sec. 190.82. Special authorization permits. Any person may apply for a Special Authorization Permit issued by the Leisure Services Department Director or designee to conduct activities not specifically permitted by this Part or set forth in the list of approved uses established by the County. In issuing a Special Authorization Permit, the Leisure Services Department Director or designee shall require that the activity is consistent with and furthers the adopted management plan and legislative intent of this Part.

Sec. 190.83. Easements.

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- (a) Any request for an easement over Natural Lands will be considered by the Leisure Services Department Director in view of the following principles:
- (1) The use of Natural Lands for utility or similar easements of a structural

 nature is discouraged except in cases of overriding public interest.

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- (2) An analysis must be provided to the County by the person or agency requesting the easement demonstrating why the easement cannot be located in such a manner as to avoid Natural Lands.
- 280 (3) To the maximum extent possible, the easement must be placed within an existing right-of-way, easement, roadway, fire line, or along the Natural Lands boundary.

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- (4) The proposed easement must not fragment wetland or other functional habitat.
- (5) The County must be fully compensated for the loss of intended use of the land within the proposed easement.
 - (6) The easement of use must further the public interest.
- (b) All proposed grants of easements over Natural Lands must be submitted to and considered for approval by the Board of County Commissioners.

Sec. 190.84. Revenues generated from Natural Lands; reports.

- (a) All revenues generated from the use of Natural Lands must be used to offset land management expenses relating to the Natural Lands program to the maximum extent practicable.
- (b) The Leisure Services Department Director shall issue an annual report relating to all elements set forth in this Part with regard to the operations of the Natural Lands Program.

190.85. Disposition of Designated Natural Lands by the Board of County Commissioners.

(a) The real property held in fee or otherwise acquired or managed as Natural Lands, as defined in Section 190.77 of this Code, shall be managed for the benefit of the citizens of Seminole County and may be disposed of only if the members of the Board of County Commissioners determine that the property is no longer needed for natural resource conservation,

Natural Lands Ordinance Page 13 of 15 scenic, or recreational purposes and only upon a supermajority vote of the Board of County Commissioners.

(b) The supermajority vote requirement contained in this Ordinance for the disposition of Natural Lands shall only be invalidated or amended upon a supermajority vote of the Board of County Commissioners.

Sec. 190.85. 190.86. Penalties. Any person who violates any provision of this Part may be punished in accordance with Section 125.69, Florida Statutes—(2018) (2021), as this statute may be amended from time to time. The County may seek additional remedies authorized by state law, such as, by way of example only, community service, injunctive relief, or debarment from the use of County Parks, Trails, and Natural Lands.

Secs. <u>190.86</u> <u>190.87</u>—190.95. - Reserved.

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Section 3. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will become and be made a part of the Seminole County Code, and that the word "ordinance" may be changed to "section", "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, except that Sections 1, 3, 4 and 5 of this Ordinance are not to be codified.

Section 4. Severability. If any provision or application of this Ordinance to any person or circumstance is held invalid, then it is the intent of the Board of County Commissioners that such invalidity will not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 5. Effective date. This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

DRAFT – Not for Execution September 20, 2021 version

BE IT ORDAINED by the Board of Cour	nty Commissioners of Seminole County, this
day of, 20	
ATTEST:	BOARD OF COUNTY COMMISSIONERS SEMINOLE COUNTY, FLORIDA
GRANT MALOY Clerk to the Board of	LEE CONSTANTINE, Chairman
County Commissioners of Seminole County, Florida	
RM/sjs 9/21/21 T:\CAO Protected\Misc\Master Docs\SJS Ordinances\2021\Natural Lands Ordinance Sep20(21).docx	

Seminole County ECONOMIC IMPACT STATEMENT

Date:	October 12, 2021	Dept/Div:	Leisure Services/Greenways and	
		-	Natural Lands	
Contact:	Jim Duby	Phone Ext:	407-665-2210	
Action:	Approve and Adopt changes to County Chapter 190 "Parks and Recreation".			
Topic:	Amending Part 3 (Natural Lands) of Chapter 190 Parks and Recreation.			

Describe Project/Proposal

The proposed change amends Part 3 (Natural Lands) of Chapter 190 "Parks and Recreation" of the Seminole County Code. Amending Section 190.77 (Definitions) to add a definition for Supermajority; adding section 190.85 (Disposition of designated Natural Lands by the Board of County Commissioners); requiring a supermajority vote by the Seminole County Board of County Commissioners to dispose of Natural Lands held by the County; requiring a super majority vote by the Seminole County Board of County Commissioners to amend or invalidate the supermajority requirement for the disposition of Natural Lands; providing for codification in the Seminole County Code; providing for severability; and providing an effective date.

<u>Describe the Direct Economic Impact of the Project/Proposal upon the Operation of the County</u>

The potential economic impact to the County operations is expected to be minimal, but would be from increased difficulty in selling county owned Natural Lands defined in Section 190.77 due to the additional requirement of a supermajority vote by the Board of County Commissioners. Depending on the property this could impact employee positions, park revenues and operating expenses.

<u>Describe the Direct Economic Impact of the Project/Proposal upon the Property</u> Owners/Tax Payers/Citizens who are Expected to be Affected

The direct economic impact to the property owners/tax payers and citizens would not change and would continue to only effect those who violate Chapter 190 – "Park and Recreation, Part 3. Natural Lands" and may be punishable in accordance with Section 125.69 Florida Statues (2021).

Identify and Potential Indirect Economic Impacts, Positive or Negative, Which Might Occur as a Result of the Adoption of the Ordinance

There are no indirect economic impacts as a result of the adoption of this ordinance.

Citation

Seminole County Home Rule Charter.