

**Seminole County
PRIVATE PROPERTY RIGHTS ANALYSIS*
LDC Rewrite**

Date:	08/02/2023	Department/Division:	Development Services/ Planning & Development Division
Contact:	Mary Moskowitz	Phone:	407-665-7375
Action:	Amendments to the Land Development Code and the associated Comprehensive Plan Text Amendments		
Topic:	Land Development Code Rewrite and associated Comprehensive Plan Amendments		

Describe Project/Proposal

The proposed amendments to the County's Land Development Code includes reformatting, reorganization and modernization in order to create more efficiency in working with applicants and the public and to better implement the Seminole County Comprehensive Plan.

Estimated Economic Impact on Individuals, Businesses, or Government

Overall, the proposed amendments will create more efficiency in working with applicants and the public; however the proposal may have a minor impact on County operations by expanding the development review process, with associated costs in staff time.

The proposal includes changes to permitted uses in certain zoning classifications, including the consolidation of similar types of uses into one category. New and expanded uses were added as permitted or special exception uses to certain zoning district, which could allow for additional development. No existing allowable uses were outright eliminated from any zoning classification.

Some proposed developments may require modification in order to be approved under the new regulations; this may result in increased costs or reduced profitability.

Anticipated New, Increased or Decreased Revenues

No net change in revenue is anticipated with this change.

Method Used in Determining Analysis

The method of analysis involved the potential impacts from adopting the proposed amendments to the Seminole County Land Development Code, and professional expertise.

***Note:**

Seminole County recognizes that it has the responsibility and duty to both insure that public facilities are available concurrent with the impacts of development and to protect private property rights, which have vested in owners of parcels of real property.

Policy FLU 17.1, Private Property Rights Act, of the Seminole County Comprehensive Plan states: "The County shall fully implement the provisions of the Bert J. Harris, Jr., Private Property Rights Protection Act (Section 1, Chapter 95-181, Laws of Florida). Each staff recommendation relative to any land use decision shall consider the provisions of that Act and other general principles of law relating to the appropriate regulation of land without said regulation resulting in the taking of private property rights."