

**Seminole County**  
**PRIVATE PROPERTY RIGHTS ANALYSIS\***  
**Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County**  
**Comprehensive Plan**

<b>Date:</b>	10/10/23	<b>Department/Division:</b>	Development Services/ Planning & Development Division
<b>Contact:</b>	Tyler Reed	<b>Phone:</b>	407-665-7398
<b>Action:</b>	Adoption of an ordinance amending the Comprehensive Plan of Seminole County, amending the text and exhibits based on “Seminole County Evaluation and Appraisal Report 2022”		
<b>Topic:</b>	Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan		

**Describe Project/Proposal**

Section 163.3191, Florida Statutes, requires adoption of a progress report called the “Evaluation and Appraisal Report” (EAR) for all local comprehensive plans every seven years. Seminole County’s most recent EAR, adopted by the Board of County Commissioners November 15, 2022, was found ‘sufficient’ by the Florida Department of Economic Opportunity.

The EAR and EAR- Based amendments incorporated the results of a public visioning process that took place in 2022 and was referred to as “Envision Seminole 2045.”

The EAR- Based amendments include proposed text and exhibit amendments of the Capital Improvements, Conservation, Drainage, Future Land Use, Housing, Implementation, Intergovernmental Coordination, Introduction, Potable Water, Preface, Property Rights, Public School Facilities, Recreation and Open Space, Sanitary Sewer, Solid Waste, and Transportation Elements.

**Estimated Economic Impact on Individuals, Businesses, or Government**

Economic impacts associated with the proposed amendments should be positive, potentially stabilizing and supporting property values on parcels with bone fide Agriculture. The amendment for the Future Land Use Element may encourage economic growth associated with agritourism. In addition the Future Land Use Element encourages walkable, active places in Centers and Corridors, by emphasizing efficient use of land and infrastructure, supply adequate, varied housing choices, and supporting business opportunities by creating and enhancing economically vibrant, active places that enable multimodal transportation.

### **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 Evaluation and Appraisal Report (EAR)- Based Amendments, and professional expertise.

### **Citation**

Seminole County Comprehensive Plan EAR Based Amendments Future Land Use Element

#### **\*Note:**

Existing development rights with respect to the types of permitted uses are based on future land use designations of the Seminole County Comprehensive Plan and zoning classifications of the Land Development Code. Aside from the requirements discussed herein, no changes in development rights will be created by this ordinance.

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."