

Topic: Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan

In accordance with SB 170 (3)(a), before the enactment of a proposed ordinance, the board of county commissioners shall prepare or cause to be prepared a business impact estimate in accordance with this subsection. The business impact estimate must be posted on the county's website no later than the date the notice of proposed enactment is published pursuant to paragraph (2)(a) of the statute and must include all of the following:

Describe Project/Proposal, including the Public Purpose

- Summary of proposed ordinance
- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county.

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 last year 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.

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

- An estimation of the direct economic impact on the county's regulatory costs, including revenues from new charges or fees
- An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the county, including the following, if any:
 - o An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.
 - o Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.
 - o An estimate of the county's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

There is no direct economic impact upon the operation of the County as a result of these amendments.

Describe the Direct Economic Impact of the Project/Proposal



- A good faith estimate of the number of businesses likely to be impacted by the ordinance.
- To the Property Owners/Tax Payers/Citizens who are Expected to be Affected
- To Non Profit Businesses
- Number of business impacted (consider deleting since it is captured in first bullet)

The proposed "Evaluation and Appraisal Report" (EAR)- Based amendments to the Comprehensive Plan are required by Florida Statutes and help implement the results of "Envision Seminole 2045". This is not expected to have a direct economic impact on Property Owners/Taxpayers/Citizens of the County.

Identify any potential Indirect Economic Impacts, Positive or Negative, which might occur as a Result of the Project Proposal/Adoption of the Ordinance

Any indirect positive economic impacts resulting from the proposed amendments may come from the proposed Green Building Practices policy, to include Electric Vehicle readiness, spur redevelopment in Centers and Corridors, to include coordinated infrastructure investments, proposing small lot developments, attainable housing opportunities, opportunities for small business, the support of the multimodal transportation network, preserving agricultural lands in the East Rural Area, and providing policy for Agritourism through amendments to the Future Land Use element.