

**Seminole County  
PRIVATE PROPERTY RIGHTS ANALYSIS\*  
LDC Amendment #1**

<b>Date:</b>	5/10/2024	<b>Department/Division:</b>	Development Services/ Planning & Development Division
<b>Contact:</b>	Maya Athanas	<b>Phone:</b>	407-665-7388
<b>Action:</b>	Amend the Land Development Code to correct omissions and typographic errors, update outdated information, and make minor revisions to clarify intent.		
<b>Topic:</b>	Land Development Code Amendments		

**Describe Project/Proposal**

The proposed amendments to the County's Land Development Code includes correcting omissions and typographic errors, updating outdated information, and making minor revisions to clarify intent and create more efficiency in working with applicants and the public and to better implement the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 improve clarity of the code and improve staff's ability to assist applicants and the public.

**Anticipated New, Increased or Decreased Revenues**

No net change in revenue is anticipated with this change.

**Method Used in Determining Analysis**

Staff used our professional expertise to assess the potential impacts of adopting the proposed amendments to the Seminole County Land Development Code.

**Citation**

Seminole County Comprehensive Plan

**\*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."