

**Seminole County
ECONOMIC IMPACT ANALYSIS
Title**

Date:	08/04/21	Department/Division:	Economic & Community Development Services/ Planning & Development Division
Contact:	Dagmarie Segarra	Phone:	407-665-7383
Action:	Amendment of the Comprehensive Plan		
Topic:	Amendments to the Introduction Element; Separate Property Rights Element		

Describe Project/Proposal

The proposed text amendments to the County's Comprehensive Plan revises the definition of Net Buildable Acres in the Introduction Element text and creates a separate Property Rights Element in accordance with mandates set forth in Chapter 163 of the Florida Statutes.

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

The proposed text amendment to the Introduction Element reverts the definition of Net Buildable Acres for proposed developments within the Urban Area back to a definition that was in effect prior to December 31, 2014. Due to this consideration, such development projects may be reduced in size or scope, and may have the potential of decreasing revenues generated through application fees, building permit fees and some impact fees for the County, as these are calculated based on proposed square footage and/or proposed the proposed number of lots. However, it is not anticipated that the proposal will have significant economic impacts upon the operation of the County since as part of continuous fee review, County staff will reassess application fees to determine any potential further impacts.

The proposed text amendment for a separate Property Rights Element will not have a direct economic impact to the operation of the County.

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

The proposed text amendment to the Introduction Element will require an increased number of development projects to be reviewed under the new Net Buildable Acres definition, in addition to other applicable processes. In certain situations, such applications may be denied on the basis of these regulations, or reduced in scope to gain approval. As a result, the potential value of the property and/or the proposed development may be reduced.

The proposed text amendment for a separate Property Rights Element will not have a direct economic impact to property owners/tax payers/citizens who are expected to be affected.

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

The proposed text amendment to the Introduction Element may have the potential to decrease the number of units per acres and density in a development, in comparison to the current Net

Buildable Acre definition. This reduction may affect population projections for unincorporated Seminole County in the next 25 years.