

Seminole County
PRIVATE PROPERTY RIGHTS ANALYSIS*
Vacation Rentals LDC Amendment

Date:	4/23/19	Department/Division:	Development Services/ Planning & Development Division
Contact:	Rebecca Hammock	Phone:	407-665-7396
Action:	Amendment of the Land Development Code to provide regulations for vacation rentals in Seminole County		
Topic:	Vacation Rentals		

Describe Project/Proposal

The proposed amendments to the County's Land Development Code will regulate vacation rentals in residential areas of Seminole County. The amendments address concerns related to neighborhood compatibility and minimizing negative impacts such as noise, traffic, and improper parking.

Estimated Economic Impact on Individuals, Businesses, or Government

Because vacation rentals are already permitted under state law, economic impacts of the amendments will be minor. The primary purpose of the amendments is to protect neighborhoods and adjoining property owners from possible adverse impacts of transient lodging in areas intended for residential use.

Anticipated New, Increased or Decreased Revenues

The amendments may generate additional revenues for the County through permitting and licensing fees associated with approval of a Certificate of Compliance for each vacation rental facility.

Method Used in Determining Analysis

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

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."