

In 1988 the Florida Legislature enacted the Wekiva River Protection Act [(Protection Act) Chapter 369.301, Part II, Florida Statutes] that established the Wekiva River Protection Area (Protection Area). The Protection Act requires that rural character be maintained in the aggregate and that the viability, conservation, and preservation of natural resources be considered for the Protection Area as a whole. In 2004, the Legislature enacted the Wekiva Parkway and Protection Act [(Parkway Act) Chapter 369.314, Part III, Florida Statutes] which authorized construction of the Wekiva Parkway along with comprehensive plan strategies, various studies and plans. The Protection Act and Parkway Act boundaries are depicted on the attached Seminole County Future Land Use Wekiva Study Area Map. Regardless of the Future Land Use designation or Zoning Classification assigned to any parcel of property located within the Protection Area (as defined) no development may be approved upon parcels so located unless it conforms to the provisions applicable to the Protection Act, Parkway Act, Seminole County Comprehensive Plan, and Land Development Code of Seminole County. The Wekiva River is a federally designated Wild and Scenic River pursuant to Public Law 106-299, October 13, 2000, United States Congress.

1. Regardless of the future land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act, the Wekiva Parkway and Protection Act (Part II, Chapter 369, Florida Statutes), and the provisions of this Plan adopted to conform to said Act [SCCP Policy FLU 1.9(A)].
2. The final development form of the land area within the Wekiva River Protection Area in Seminole County outside of the East Lake Sylvan Transitional Area is, and shall continue to be, a general pattern of one (1) dwelling unit or less per net buildable acre (SCCP Policy FLU 12.3). For those properties located within the Wekiva River Protection Area, but outside of the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for said properties. Further, the County shall not approve a future land use designation amendment within the Wekiva River Protection Area relating to property outside of the East Lake Sylvan Transitional Area that could result in an increase in the net density of the subject property allowable as of December 15, 1999 (SCCP Policy FLU 12.3).
3. The County shall prohibit further commercial development on properties not assigned the Commercial Future Land Use designation on the *Exhibit FLU: Future Land Use Map* adopted as of December 15, 1999, as set forth in the definition of "rural character" [(SCCP Policy FLU 12.8(5))].
4. Future Land Use Map amendments to the Seminole County Comprehensive Plan on properties within the East Lake Sylvan Transitional Area of the Wekiva River Protection Area allow for a maximum density of 2.5 dwelling units per net buildable acre within the Planned Development future land use designation and Planned Development zoning classification [SCCP, Standards for Plan Amendments within the East Lake Sylvan Transitional Area (A and B)]

5. The County shall prohibit the use of new or expanded roadway facilities as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/environmentally sensitive areas or neighborhoods or will otherwise be deemed to adversely affect the problem (SCCP Policy TRA 3.2.2).
6. The goals, objectives, policies, and land development regulations shall ensure that all development activities within the Wekiva Study Area are consistent with the Wekiva Parkway and Protection Act [(FLU Exhibit-39: Special Area Boundaries); and OBJECTIVE FLU 13 PROTECTION OF THE NATURAL RESOURCES OF THE WEKIVA STUDY AREA)].

Wekiva River Area Future Land Use Map

Please note that the Future Land Use Map may be updated from time to time; however, the Wekiva Area Boundaries depicted on the Fact Sheet shall remain. The current Seminole County Future Land Use Map is available at [Seminole County Future Land Use Map](#).

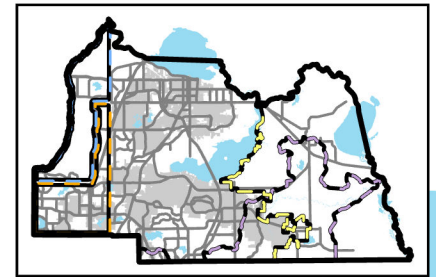
Important Notes:

- The purpose of this Fact Sheet is to make aware of the requirements, where applicable, of the Seminole County Comprehensive Plan and Land Development Code of Seminole, associated with the Wekiva Area, prior to submission of an application for review and permitting of certain land use related activities in the [Wekiva River Area Consistency Form](#).
- Please see the [Seminole County Comprehensive Plan and Land Development Code of Seminole County](#) for additional policies and exhibits regarding the Wekiva River Area.
- Additional information regarding the Wekiva Parkway is available at [Wekiva Parkway \(SR 429\)](#).
- The Wekiva River is a federally designated Wild and Scenic River pursuant to Public Law 106-299, October 13, 2000, United States Congress.
- Questions regarding this Fact Sheet may be addressed to the Seminole County Planning and Development Division, Room 2028, 1101 East First Street, Sanford, Florida 32771, at 407-665-7371, or by email at plandesk@seminolecountyfl.gov.







Thank you.

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









Seminole County Future Land Use Map Wekiva Study Area

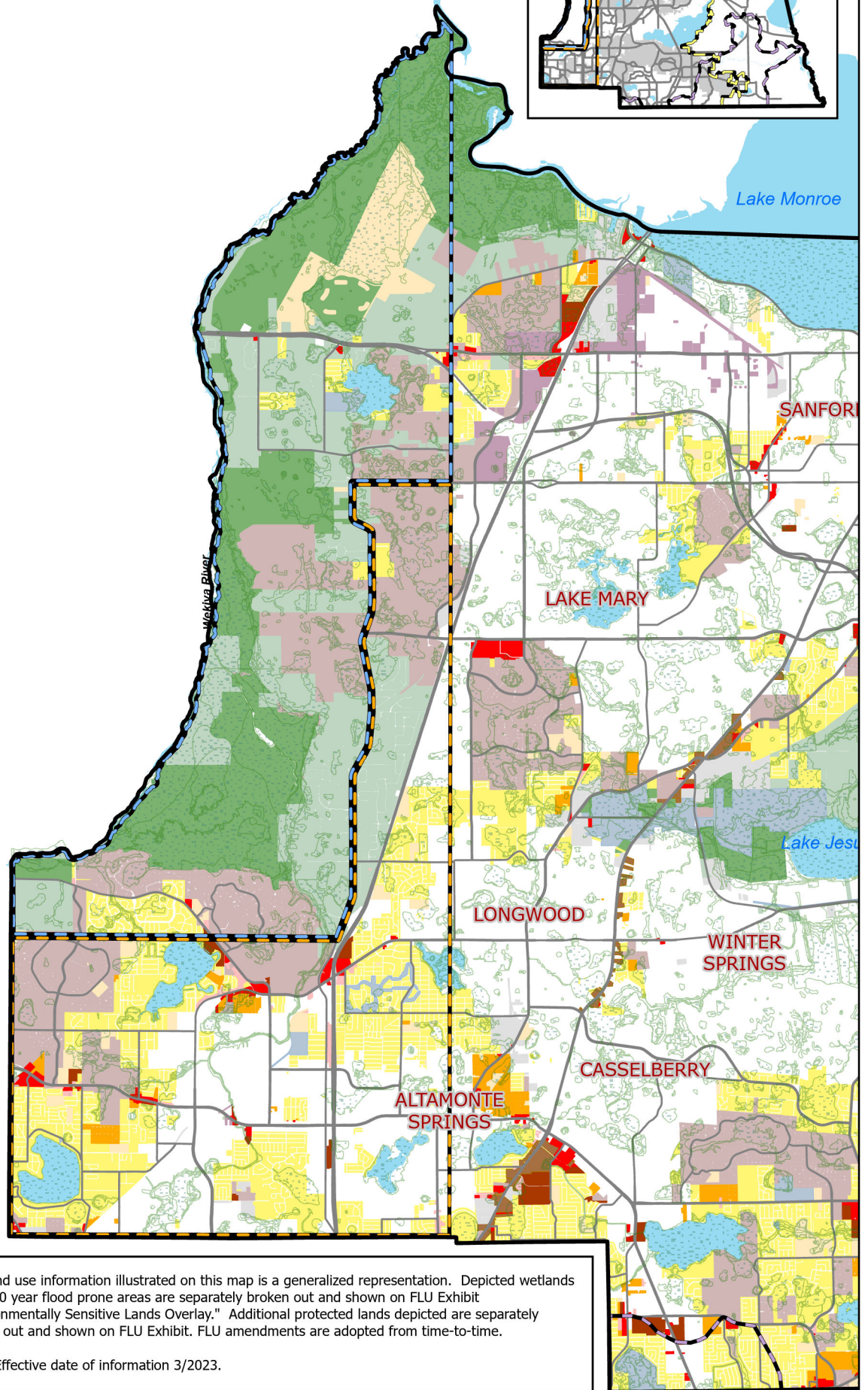


Legend

-  Urban Rural Boundary
-  Wekiva Study Area
-  Wekiva Protection/Study Area
-  Econ Protection Area
-  Water Bodies
-  Environmentally Sensitive Lands Overlay

Future Land Use

-  Preservation/ Managed Lands (Max FAR 0.30)
-  Recreation (Max FAR 0.50)
-  Public/Quasi-Public (Max FAR 0.65)
-  Rural 10 (Max 1 DU / 10 AC)
-  Rural 5 (Max 1 DU / 5 AC)
-  Rural 3 (Max 1 DU / 3 AC)
-  Suburban Estates (Max 1 DU / AC)
-  Low Density Res (Max 4 - 7 DU / AC)
-  Medium Density Res (Max 10 DU / AC)
-  High Density Res (Max 20 DU / AC; See HDR def for bonuses)
-  Mixed Development (Max 30 DU / AC Res; Max FAR 0.80 Nonres; See MXD def for incentives/bonuses)
-  Planned Development (Density Determined by use noted on FLU map)
-  Office (Max FAR 0.35)
-  Commercial (Max FAR 0.35)
-  Industrial (Max FAR 0.65)
-  Higher Intensity PD, Transitional (Max 20 DU / AC, Res; Max FAR 0.35); Higher Intensity PD, Target Industry (20 DU / AC Abutting Res; 50 DU / AC Abutting Other Areas; FAR 0.35 Abutting Res; FAR 1.0 Abutting Other Areas); Higher Intensity PD, Airport (Max 50 DU / AC, Res; Max FAR 1.0)



The land use information illustrated on this map is a generalized representation. Depicted wetlands and 100 year flood prone areas are separately broken out and shown on FLU Exhibit "Environmentally Sensitive Lands Overlay." Additional protected lands depicted are separately broken out and shown on FLU Exhibit. FLU amendments are adopted from time-to-time.

FLU - Effective date of information 3/2023.