

FUTURE LAND USE EXHIBITS:

- **Compatible Transitional Land Uses**
- **Orlando Sanford International Airport
Avigation Easement Boundary and Noise
Level Contours**
- **Chuluota Design Area**
- **East Lake Sylvan Transitional
Area/School Site**
- **Economic Development Target Areas**
- **Energy Conservation Overlay**
- **Existing Land Use Map**
- **Existing Land Use Acreage**
- **Future Land Use Designations and
Allowable Zoning Classifications**
- **Future Land Use Series**
 - **Areas of Archaeological Potential**
 - **Cones of Influence**
 - **County Potable Water Service Areas
and Treatment Plants**
 - **Flood Plains**
 - **Future Land Use Map**
 - **Future Land Use Acreage**
 - **Environmentally Sensitive Lands
Overlay**
 - **Preservation/Managed Lands**
 - **General Soils**
 - **Geneva Freshwater Lens**
 - **Greenways, Blueways, and Major Trails**



- Recharge Areas
- Resource Protection Areas
- Wetlands
- HIP Target Areas
- HIP Permitted Use Guidelines
- Myrtle Street Urban Conservation Village Area
- Optional Future Land Use Designations
- Rural Boundary Map
- Rural Area Legal Description
- Scrub Jay Habitat Area
- Seminole County U.S. 17-92 Series
 - Community Redevelopment Area (CRA) Mixed Development (MXD) Water/Sewer Service Areas
 - CRA MXD Service Demand Analysis by Jurisdictional Service Area and Planning Period
- Service and Facilities by Classification
- Special Area Boundaries
- Target Industry Uses
- Urban/Rural Boundary
- Wekiva Study Area Series
 - Most Effective Recharge Areas
 - Sensitive Natural Habitats and Karst Features



Seminole County Comprehensive Plan Exhibits



Compatible Transitional Land Uses

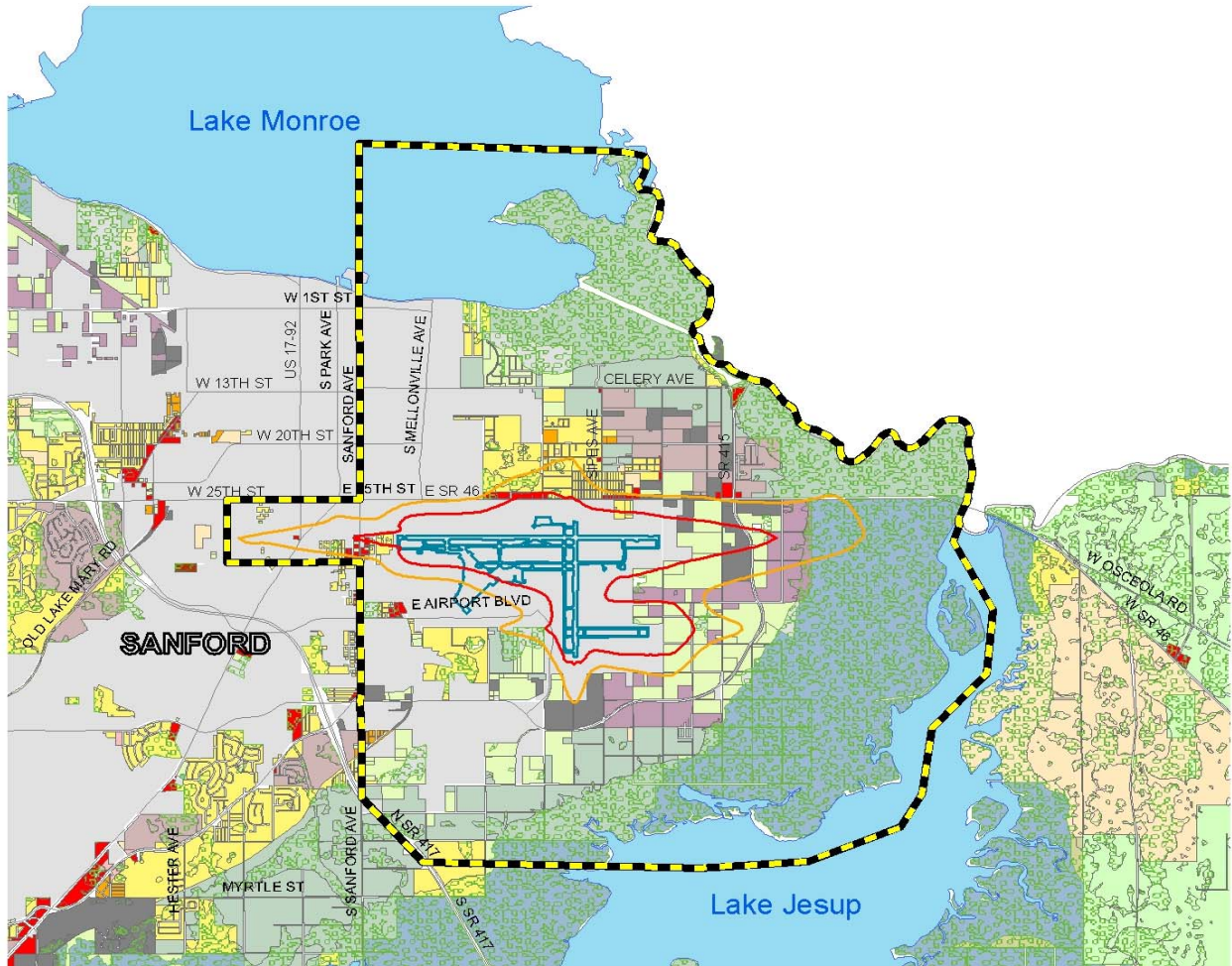
This table is to be used as a general guide in evaluating compatibility between proposed and adjacent future land uses designations. A transitional land use is any land use which functions as: (1) a transition through space by a gradual increase in development intensity between land uses (e.g., development of medium density residential between high and low density uses, or a low density development at an urban fringe between an urban area and surrounding general rural areas); and/or (2) transition through time by the conversion of residential uses to higher intensity residential and office uses where the character of an area has changed and the existing use is no longer an appropriate long-term use. Other provisions such as maintaining community character, availability of facilities and services and comprehensive plan policies will also apply to amendment requests.

PROPOSED FUTURE LAND USE	ADJACENT FUTURE LAND USE										
	Rural	Suburban Estates	Low Density	Medium Density	High Density	Office	Commercial	Mixed Development	Light Industrial	General Industrial	Public
Rural *	●	●	●				□				□
Suburban Estates		●	●				□				□
Low Density Residential		●	●	●	□	□	□	□			□
Medium Density Residential			●	●	●	●	□	□	□		□
High Density Residential			□	●	●	●	●	●	□		
Office **			□	●	●	●	●	●	●	□	●
Commercial	□	□	□	□	●	●	●	●	●	●	●
Mixed Development					●	●	●	●			
Industrial - Light				□	□	●	●	●	●	●	●
Industrial - General						□	●	●	●	●	●
Public	□	□	□	□	●	●	●	●	●	●	●

- Compatible Transitional Use
- Can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require a TI, MXD or PD zoning to address these issues. Public use compatibility varies greatly with proposed uses. Because public uses support neighborhoods, these uses are appropriate near residential areas though special buffering may be required.
- * Transitioning of land use (i.e., stepping down of land uses from higher densities to less intense uses) is ineffective in a rural area since it does not clearly identify the future limits of urban development, and will likely lead to urban sprawl. A clear and sharp distinction (e.g., establishment of urban boundaries) between rural and urban densities is considered more effective in protecting rural character.
- ** See Definitions of Future Land Use Designations in the Future Land Use Element for details regarding architectural compatibility.



Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours
























2

_____ Miles

LEGEND

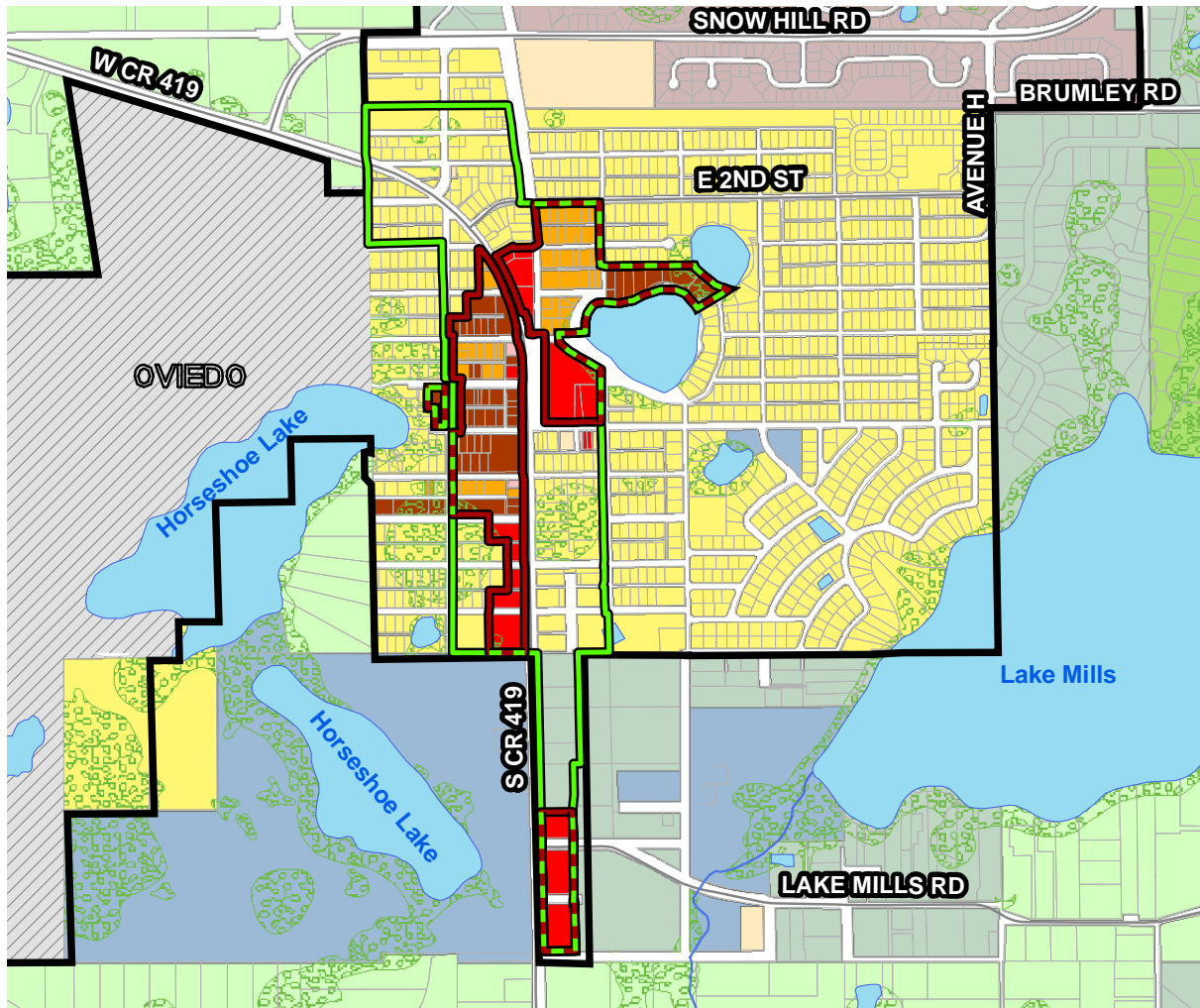


	Avigation Easement		COM		LDR		PD		R10
	60 DNL Contour		HDR		MDR		PUB		REC
	65 DNL Contour		HIP Area		NONE		R3		SE
	Airport		IND		OFF		R5		CONS
	City of Sanford (includes airport)								

(FLU - Effective date of information: 02/2008)



Chuluota Design Area



2,400

Feet

LEGEND



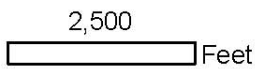
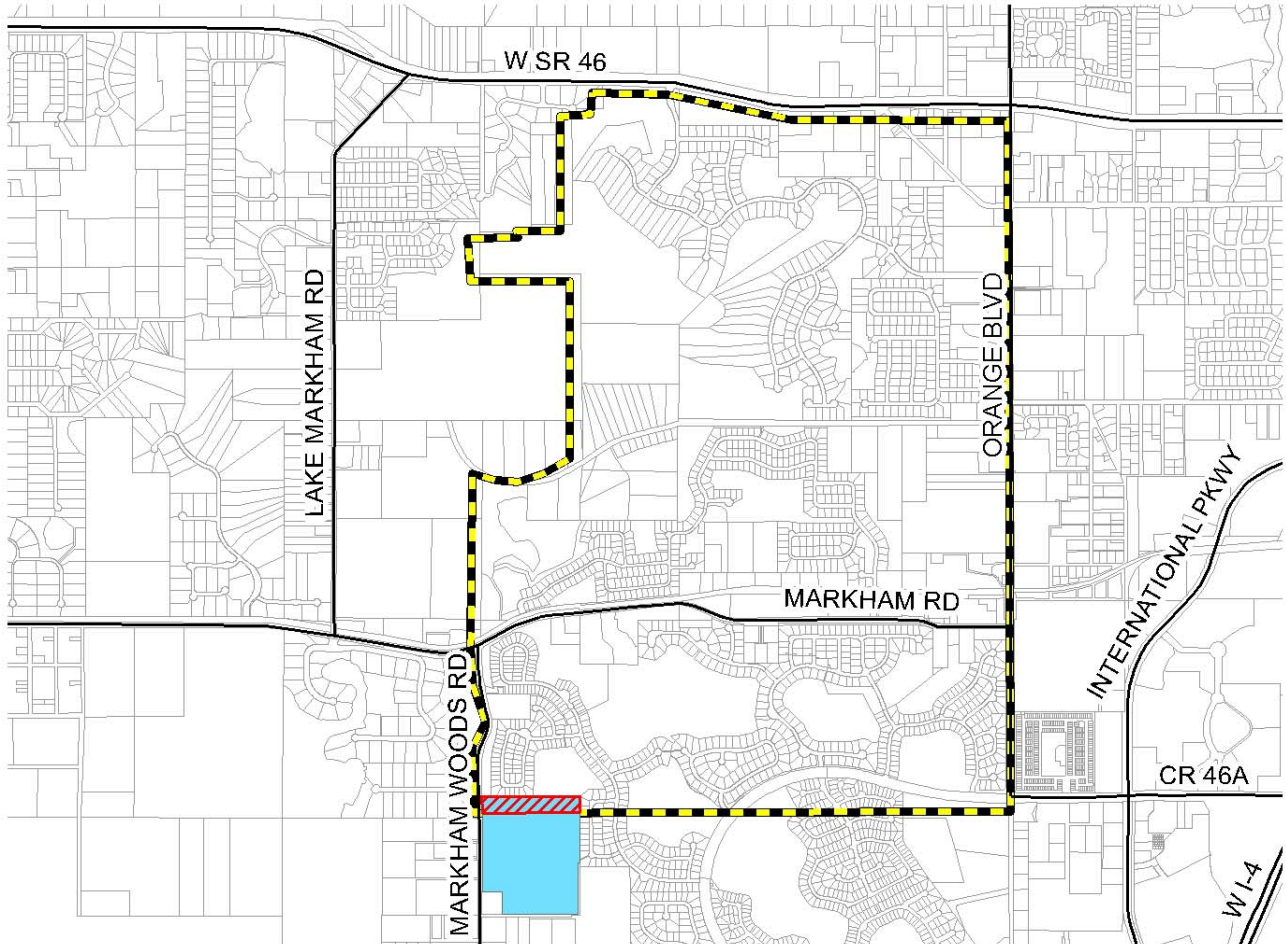
Coincident Border	COM	MDR	PUB	SE
Chuluota Non-Residential Design District	HDR	OFF	R3	REC
Chuluota Design Area	LDR	PD	R5	CONS
Urban/Rural Area Charter Boundary				
City of Oviedo				
Parcels				

Chuluota Nonresidential Design District delineates properties where Chuluota Nonresidential Design Standards Zoning Overlay Ordinance currently applies. Chuluota Design Area Boundary delineates properties where said ordinance will apply for future Land Use Amendments and Rezoning to nonresidential development.

(FLU - Effective date of information: 02/2008)







East Lake Sylvan Transitional Area/School Site



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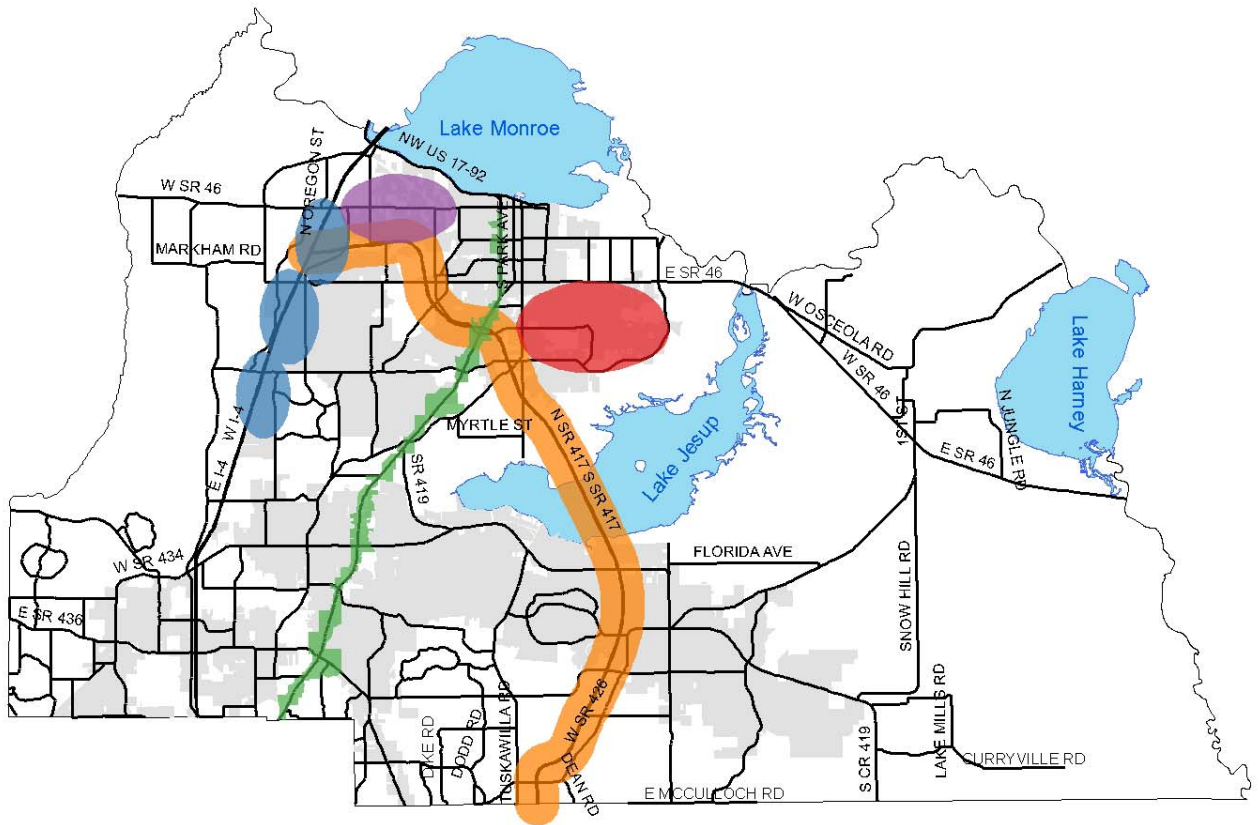


-  East Lake Sylvan Transitional Area subject to Policy FLU 12.2
-  School Site outside of Wekiva River Protection Area
-  School Site within Wekiva River Protection Area subject to Policy FLU 1.9
-  Parcels

(FLU - Effective date of information: 02/2008)



Economic Development Target Areas



5 Miles

LEGEND



- Airport Target Area
- North I-4 Target Area - Industrial
- North I-4 Target Area - High Tech
- US 17/92 Target Area
- SeminoleWAY Target Area
- Major Roads

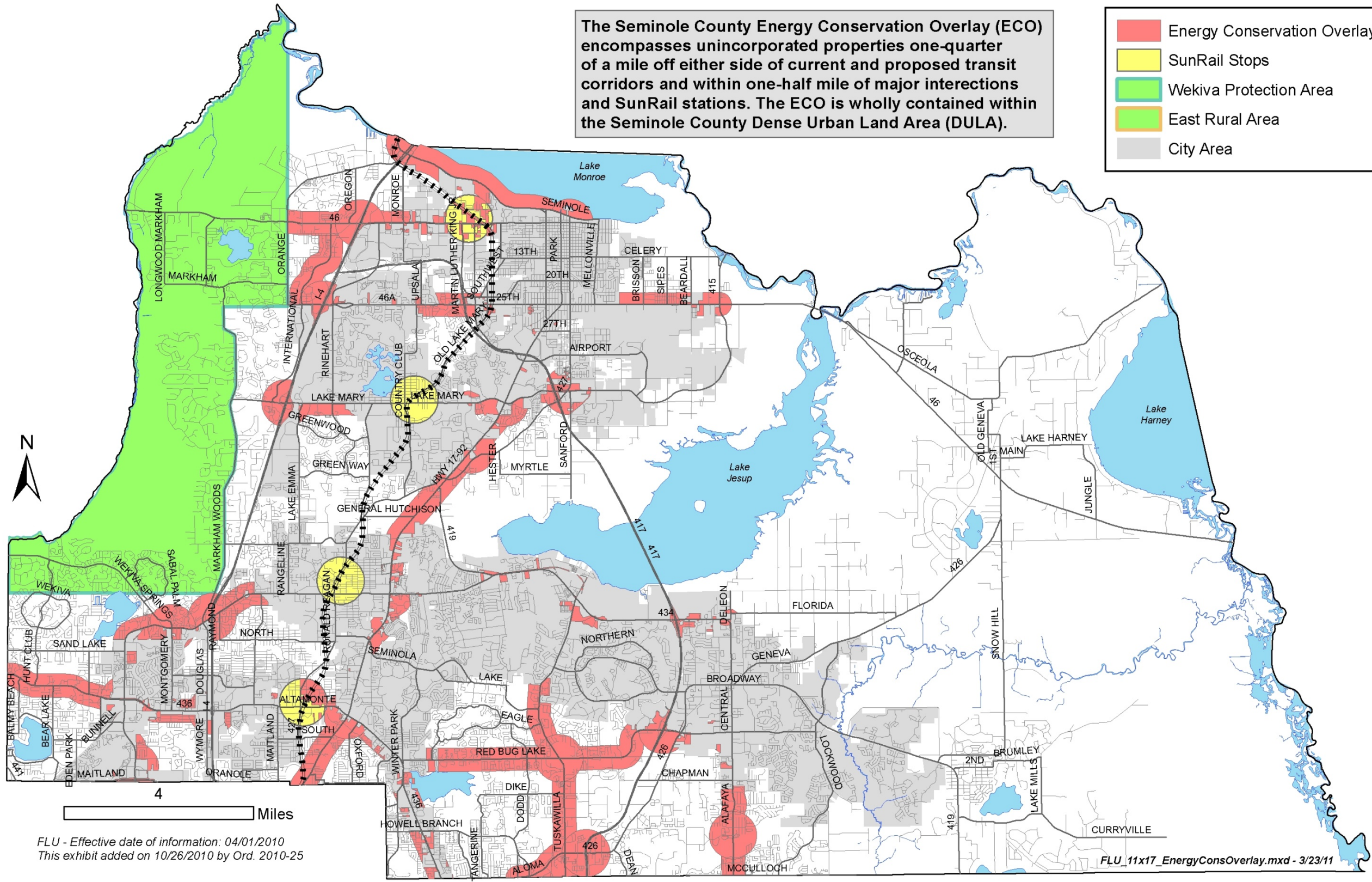
(ECM - Effective date of information: 02/2008)



ENERGY CONSERVATION OVERLAY

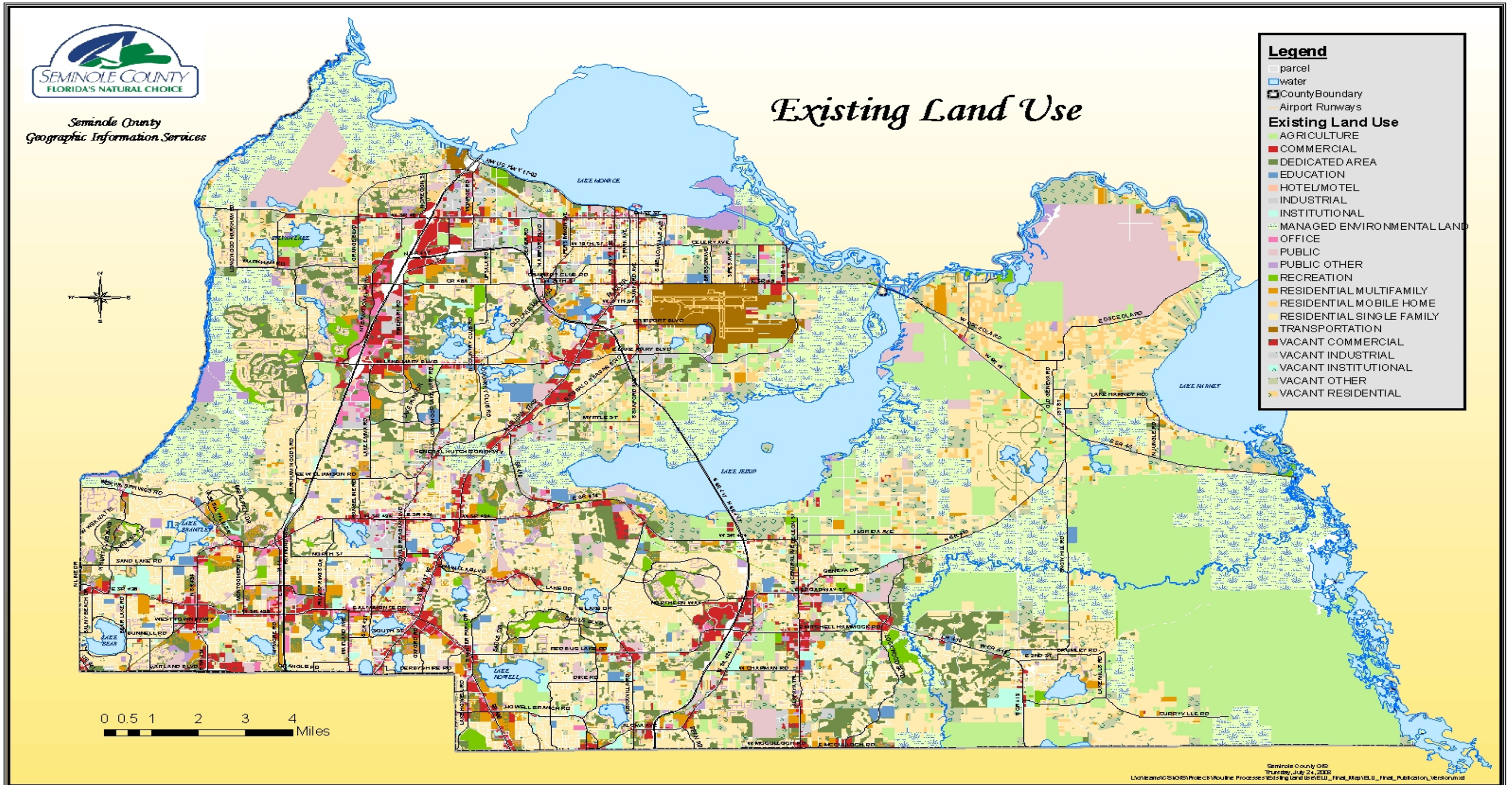
The Seminole County Energy Conservation Overlay (ECO) encompasses unincorporated properties one-quarter of a mile off either side of current and proposed transit corridors and within one-half mile of major interections and SunRail stations. The ECO is wholly contained within the Seminole County Dense Urban Land Area (DULA).

- Energy Conservation Overlay
- SunRail Stops
- Wekiva Protection Area
- East Rural Area
- City Area



FLU - Effective date of information: 04/01/2010
 This exhibit added on 10/26/2010 by Ord. 2010-25

FLU_11x17_EnergyConsOverlay.mxd - 3/23/11

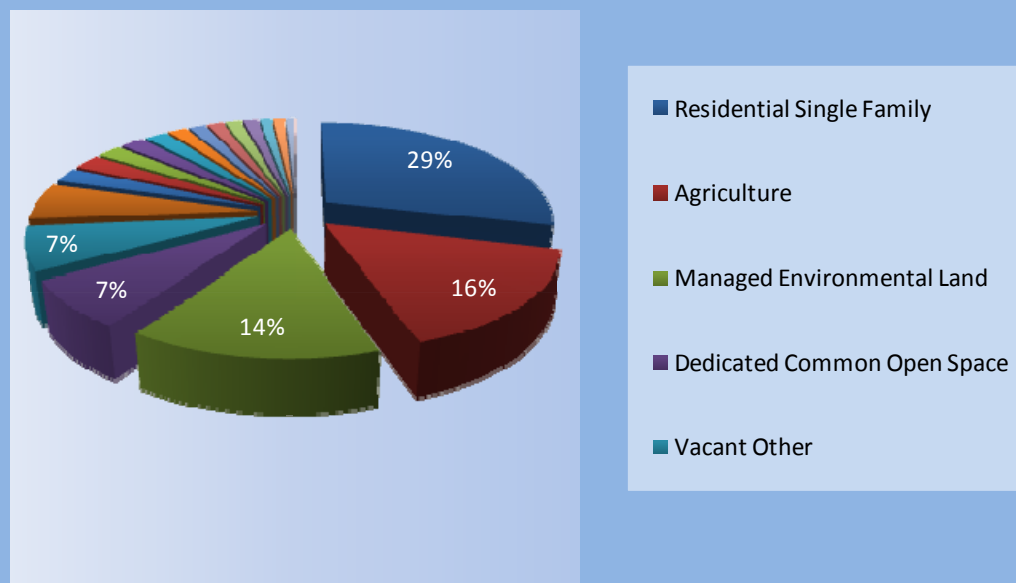




Existing Land Use Acreage

Existing Land Use Categories	Acres	Percent
Residential Single Family	54,059	29%
Agriculture	30,117	16%
Managed Environmental Land	27,170	14%
Dedicated Common Open Space	13,902	7%
Vacant Other	12,877	7%
Public	11,026	6%
Public Other	4,499	2%
Residential Multifamily	4,462	2%
Residential Mobile Home	3,966	2%
Commercial	3,832	2%
Vacant Residential	3,659	2%
Vacant Commercial	2,942	2%
Transportation	2,669	1%
Industrial	2,538	1%
Institutional	2,531	1%
Recreation	2,295	1%
Education	1,906	1%
Office	1,801	1%
Vacant Industrial	1,172	1%
Hotel/Motel	143	0%
Vacant Institutional	91	0%
TOTAL (Includes city acres)	187,657	100%

Major Existing Land Uses





FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING CLASSIFICATIONS

Notes and Comments Integral to and Part of the Future Land Use Designations and Allowable Zoning Classifications Table

- ¹ See Policy FLU 1.9 and Objective FLU 12 for all parcels located within the Wekiva River Protection Area and Objective 13 for all parcels within the Wekiva Study Area. See Policy FLU 1.10 for all parcels located within the Econlockhatchee River Protection Area.
- ² See Future Land Use Element Policies, future land use definitions and Land Development Code provisions for more specific land use definitions and requirements.
- ³ Net residential density is the number of dwelling units per net buildable acre. Net buildable acreage is the number of acres within the boundary of a development excluding areas devoted to road rights-of-way, transmission power line easements, lakes and wetland or flood prone areas. Floor Area Ratio is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.
- ⁴ Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 10.4. No new sites within Suburban Estates are permitted.
- ⁵ The Comprehensive Plan sets forth the long range potential uses of property in the context of a lawful planning horizon and provides for a wide array of potential zoning classifications within each future land use designation. The Allowable Zoning Classifications indicated for each land use designation may be allowed, but are not guaranteed. The appropriateness of a requested zoning classification within a future land use designation is determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zonings and uses and requirements of the Land Development Code. Other generally acceptable planning issues may also affect the appropriateness of assigning a particular zoning classification or approving a particular future land use with regard to a particular parcel of property. See Policy FLU 16.4 Relationship of Land Use to Zoning Classification.
- ⁶ Rezoning to PD and RP require an accompanying master/site plan. A mixed use concept plan must be submitted as part of any applicant rezoning to MXD.

Commercial: Commercial land use designations may be developed as mixed commercial/residential planned developments per Policy FLU 5.2.

Environmentally Sensitive Lands Overlay: The exact boundary of Environmentally Sensitive Land Overlay areas is determined at time of development order or permit approval. All development must comply with applicable Land Development Code requirements addressing natural resource characteristics of the specific site, which take precedence over the underlying future land use designation. (See Definitions of Future Land Use Designations in FLU Element regarding allowed uses and special provisions of development).

Higher Intensity Planned Development: Policies FLU 5.6 through FLU 5.14 and the definitions of HIP future land use in this Plan establishes the uses and special provisions for development with this future land use designation. Limitations relating to height and noise contours may restrict maximum densities within the HIP-Airport area.

Low Density Residential: See Policy FLU 10.1 Affordable and Workforce Housing Density Bonuses, and Policy HSG 3.3 Affordable Housing Density Bonus. New development shall comply with compatibility standards to minimize adverse impact, per Policy FLU 2.10.

Mixed Development: Policy FLU 5.15 and the definition of MXD future land use in this Plan establish the uses and special provisions for development with this future land use designation.

Office: See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

Planned Development: Planned Development (PD) land use designations are made through applicant requested amendments to the Future Land Use Map. Plan amendments to PD must be accompanied by a PD rezoning application including preliminary master/site plan. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

Preservation/Managed Lands: This land use designation consists of natural lands owned by Seminole County or other governmental agencies. See Definitions of Future Land Use Designations for purposes and allowable uses.

Recreation: The PD, A-3, A-5, and A-10 zoning classifications provide for properties designated for recreation/preservation use to be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications on the properties assigned the Recreation land use designation is to recognize existing zoning classification assignments and not to permit development within publicly owned property assigned the Recreation land use designation.

Rural-3, Rural-5 and Rural-10: PD zoning is permitted only within the Econlockhatchee River Basin where a transfer of density is to be used in accordance with the provisions of the Econlockhatchee River Protection Overlay Standards Classification.

FUTURE LAND USE/OVERLAY <i>Notes: 1,2</i>	NET RESIDENTIAL DENSITY <i>Note: 3 and ***</i>	ALLOWABLE ZONING CLASSIFICATIONS <i>Notes: 5,6</i>
Environmentally Sensitive Lands Overlay	Overlay informational land designation indicating protected wetland and flood prone areas.	NA
Rural-10	Maximum 1 DU/10AC or 1 DU/5AC if units are sited specifically on 1 acre lots	PLI, PUD**, PD, A-10
Rural-5	Maximum 1 DU/5AC	PLI, PUD**, PD, A-5, A-10
Rural-3	Maximum 1 DU/3AC	PLI, PUD**, PD, A-3, A-5, A-10
Suburban Estates	Maximum 1 DU/AC	A-1**, RC-1, PLI, PUD**, PD, RM-3 ⁴
Low Density Residential (LDR)	Maximum 4 DU/AC	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1**, RC-1, PLI, PUD**, PD, RMX
	Maximum 7 DU/AC (Affordable Housing only)	PUD**, RMX, R-AH**
Medium Density Residential (MDR)	Maximum 10 DU/AC, Maximum 12 DU/AC with affordable housing (see Policy HSG 3.3)	RM-1**, RM-2**, R-2, R3-A**, R-1B, R-1BB, RP, all LDR zonings, RMX, PD
High Density Residential	Maximum residential density - 20 DU/AC	R-3, R-4, all MDR zonings, RMX, PD
Mixed Development	<ul style="list-style-type: none"> • Maximum residential density - 30 DU/AC (maximum 40 DU/AC per Policy FLU 5.15). • Maximum FAR - 0.60 (Commercial and Industrial) (additional FAR allowable per Policy FLU 5.15) • Maximum FAR - 1.0 (see Policy FLU 5.15) 	MXD, PLI, PUD**, PCD**, C-1, C-2, PD, and zoning in place at time Mixed Development designation is assigned.
Planned Development	Determined at time of Plan amendment; noted on FLUM	PUD**, PCD**, PD
Higher Intensity Planned Development - Core	<ul style="list-style-type: none"> • Minimum residential density - 20 DU/AC • Maximum residential density - 50 DU/AC • Minimum FAR - 0.5 • Maximum FAR - 1.0 	PUD**, PCD**, PD, PLI
Higher Intensity Planned Development - Transitional	<ul style="list-style-type: none"> • Maximum residential density - 20 DU/AC • Maximum FAR - 0.35 	PUD**, PCD**, PD, PLI
Higher Intensity Planned Development - Target Industry	<ul style="list-style-type: none"> • Abutting residential area - 20 DU/AC* • All other areas - 50 DU/AC* • FAR abutting residential area - 0.35 • FAR all other areas - 1.0 	PUD**, PCD**, PD, PLI, TI Also, MDR and Office zoning classifications only where such development buffers existing single family subdivisions from target industry.
Higher Intensity Planned Development - Airport	<ul style="list-style-type: none"> • Maximum residential density - 30 DU/AC • Maximum FAR - 1.0 	PUD**, PCD**, PD, PLI
Office	Maximum FAR - 0.35	OP, RP, A-1**, PUD**, PD, PLI
Commercial	Maximum FAR - 0.35	CN, CS, C-1, C-2, A-1**, PUD**, PCD**, PD, PLI, OP, RP
Commercial (see Policy FLU 5.2)	Medium to high density residential uses	
Industrial	Maximum FAR - 0.65	C-3, C-2, C-1, M-1A, M-1, M-2, A-1**, OP, PUD**, PCD**, PD, PLI
Public, Quasi-Public	Maximum FAR - 0.65	PLI, A-1**
Preservation/Managed Lands	Maximum - 0.10	PLI
Recreation	Maximum FAR - 0.50	PLI, A-1**, PUD**, PD, A-3, A-5, A-10

* Residential uses permitted where ancillary to a target industry and integrated into a development per Policy FLU 5.8.

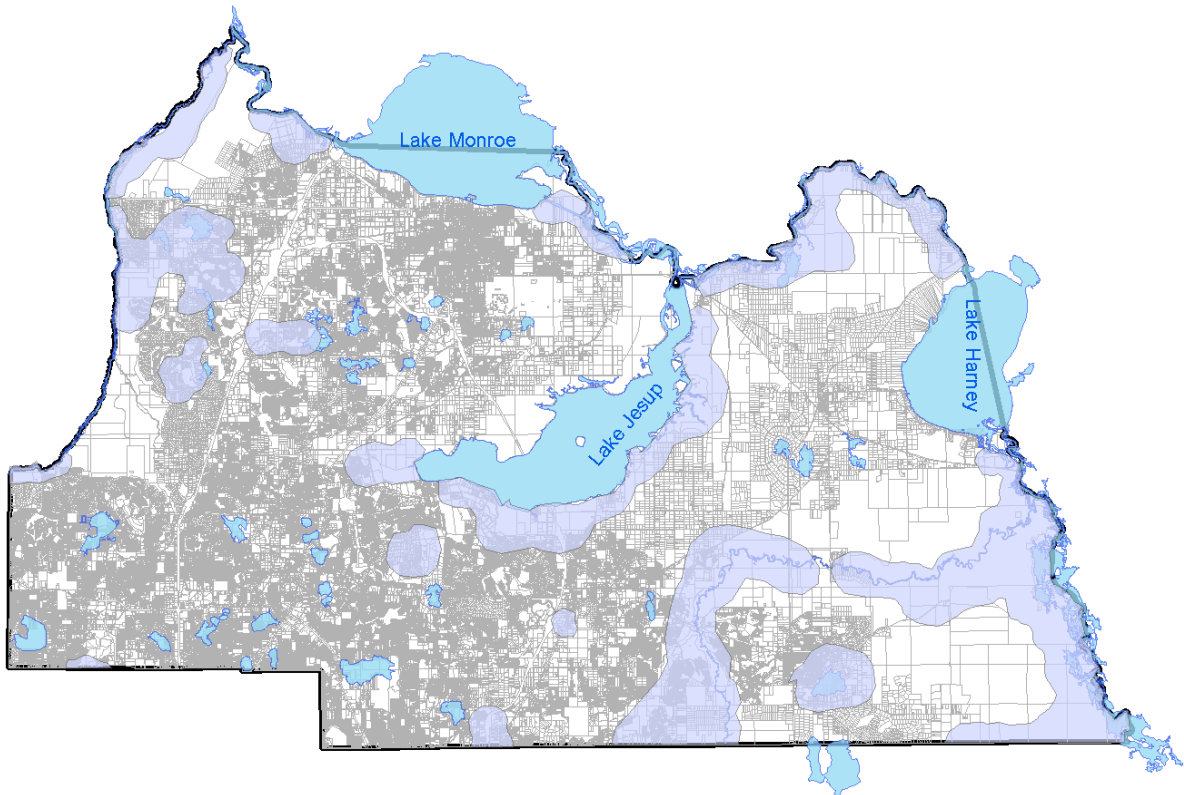
** These zoning districts may remain in place where already designated, but no additional properties shall be given these zoning classifications once the Land Development Code has been revised.

*** Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratios (FAR)







FLU Series – Areas of Archaeological Potential



5 Miles

LEGEND



-  Areas of Archaeological Site Potential
-  Parcel

FLU - Effective date of information: 1995
This exhibit last amended 12/08/2009 by Ord. 2009-36



FLU Series – Cones of Influence

REDACTION OF PUBLIC FACILITY INFORMATION

For purposes of facility security, this exhibit has been redacted from publication in documents made available to the general public, either in printed form or online. This information is on file the Seminole County Planning Division offices.

Description of Exhibit Contents:

FLU Exhibit – FLU Series – Cones of Influence – A county map depicting the cones of influence surrounding the public supply wells of the County, cities and private retail providers.

For those with a demonstrated need to know, this information can be obtained by submitting a written request and contact information to:

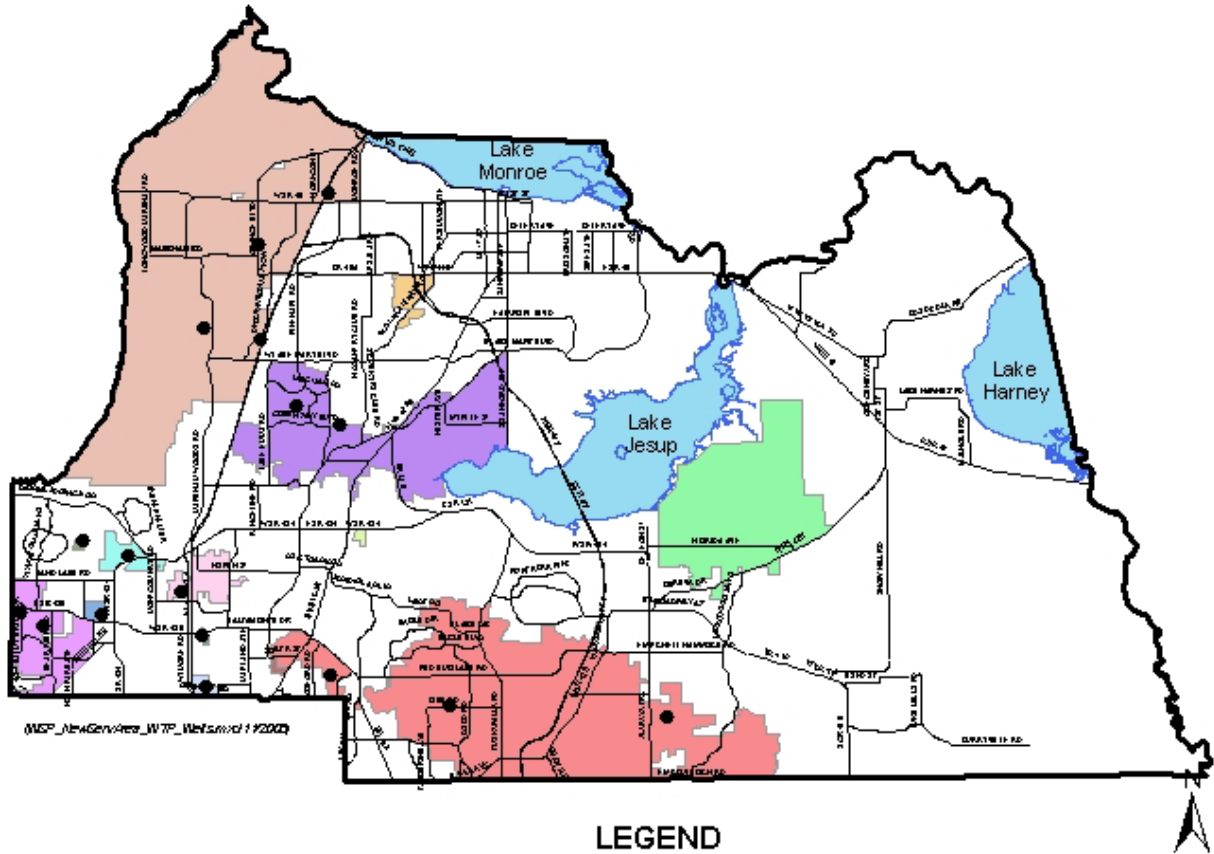
**Seminole County Planning Division
1101 East First St
Sanford, FL 32771**

The request will be reviewed and arrangements made with the requestor as necessary to view the exhibit. For further information, please call (407) 665 7371.





FLU Series - County Potable Water Service Areas and Treatment Plants



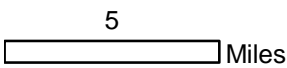
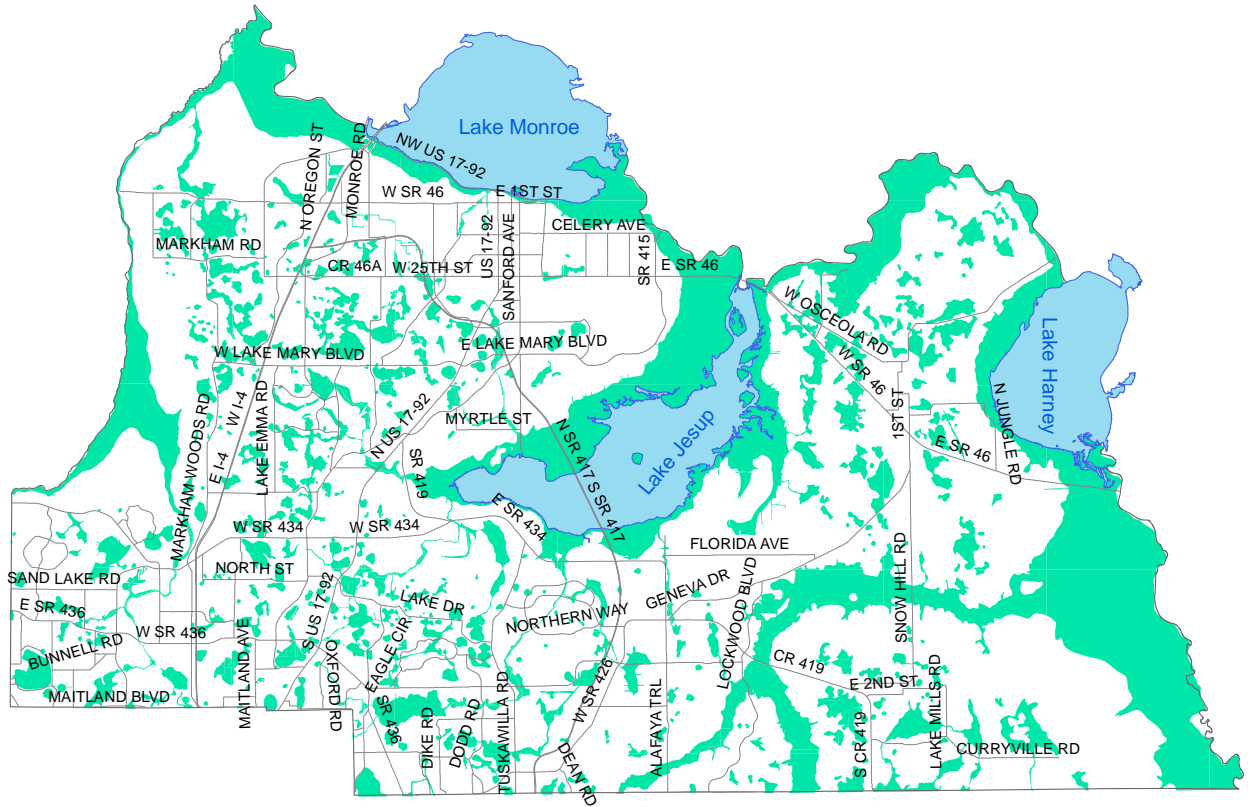
- | | | |
|---------------|----------------|-----------|
| DRUID HILLS | NORTHWEST | SOUTHWEST |
| FERN PARK | SOUTHEAST | SUNSHADOW |
| APPLE VALLEY | LAKE BRANTLEY | |
| BLACK HAMMOCK | LAKE HARRIET | |
| CHASE GROVES | MEREDITH MANOR | |
| DOL RAY MANOR | NORTHEAST | |

- Seminole County Water Treatment Plants

(Effective date of information: 2007)



FLU Series – Flood Plains



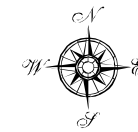
LEGEND


























- 100 Year Flood Plains (Based on 2006 FEMA update)
- Lakes

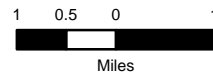
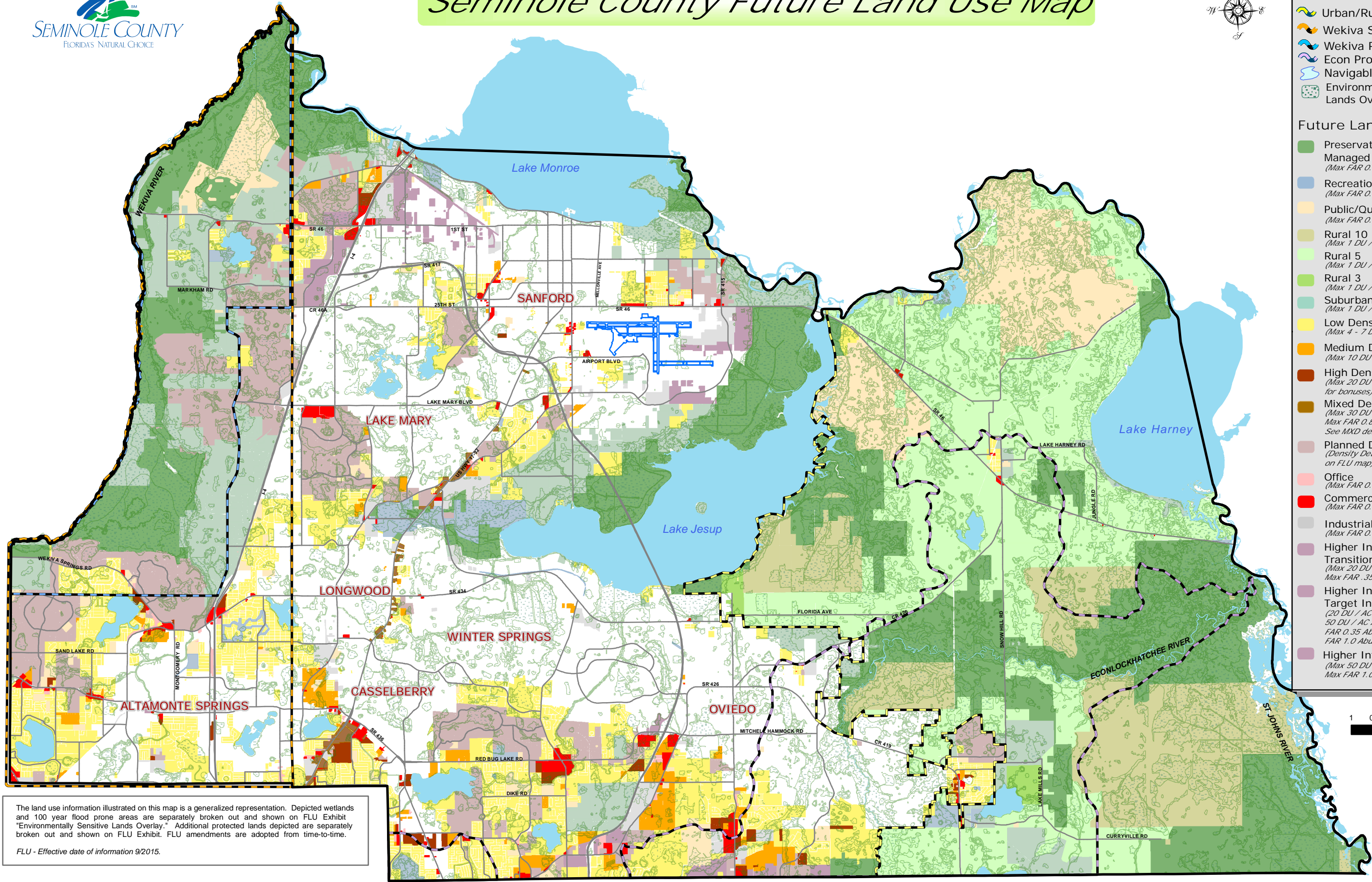
(FLU - Effective date of information: 02/2008)

Seminole County Future Land Use Map



- ### Legend
-  Urban/Rural Boundary
 -  Wekiva Study Area
 -  Wekiva Protection Area
 -  Econ Protection Area
 -  Navigable Water
 -  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 .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)



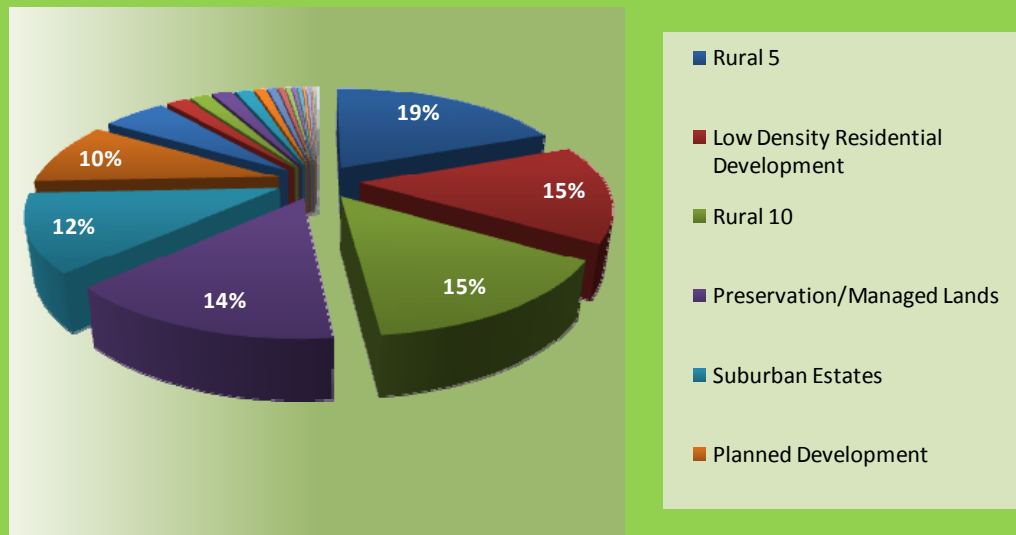
The land use information illustrated on this map is a generalized representation. Depicted wetlands and 100 year flood prone areas are separately broken out and shown on FLU Exhibit "Environmentally Sensitive Lands Overlay." Additional protected lands depicted are separately broken out and shown on FLU Exhibit. FLU amendments are adopted from time-to-time.
FLU - Effective date of information 9/2015.



FLU Series - Future Land Use Acreage

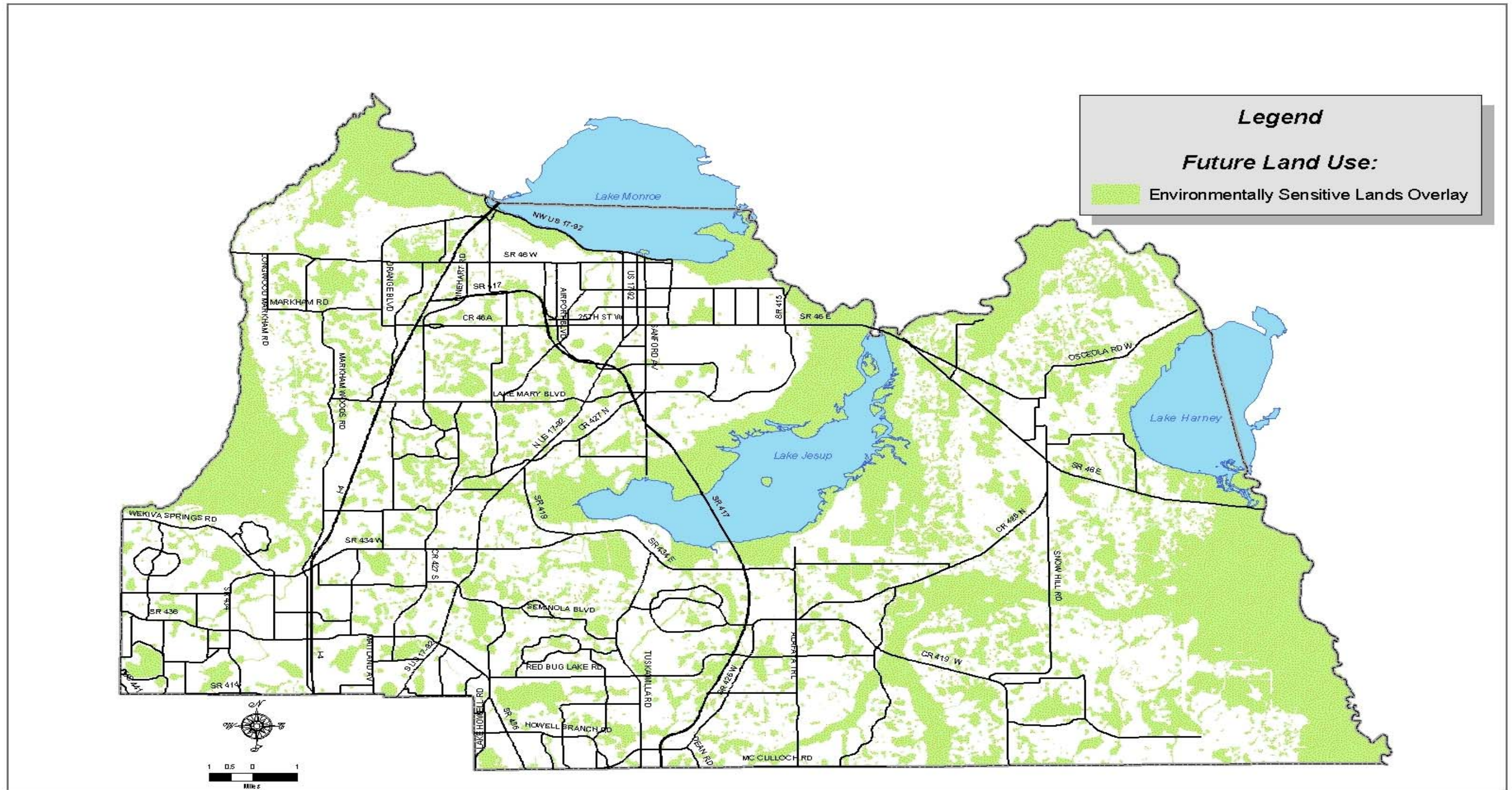
Code	Future Land Use Categories	Acres	Percent
R5	Rural 5	26,802	19%
LDR	Low Density Residential Development	20,688	15%
R10	Rural 10	20,369	15%
PML	Preservation/Managed Lands	20,240	14%
SE	Suburban Estates	16,192	12%
PD	Planned Development	13,487	10%
PUBC	Public/Quasi-Public - County Owned	7,151	5%
IND	Industrial	2,429	2%
REC	Recreation	2,328	2%
PUBO	Public/Quasi-Public - Other Gov Entity Owned	2,304	2%
MDR	Medium Density Residential Development	1,929	1%
COM	Commercial	1,218	1%
HIPTI	HIP - Target Industry	1,084	1%
HDR	High Density Residential	759	1%
R3	Rural 3	596	0%
PUBU	Public/Quasi-Public - Utility	541	0%
HIPTR	HIP - Transitional	518	0%
PUBS	Public/Quasi-Public - School	507	0%
HIPAP	HIP - Airport	479	0%
OFF	Office	274	0%
MXD	Mixed Development	356	0%
PUBG	Public/Quasi-Public - Grave Site	119	0%
PUBR	Public/Quasi-Public - Rest Area	26	0%
TOTAL (Unincorporated acres only)		140,396	100%

Major Future Land Use Categories



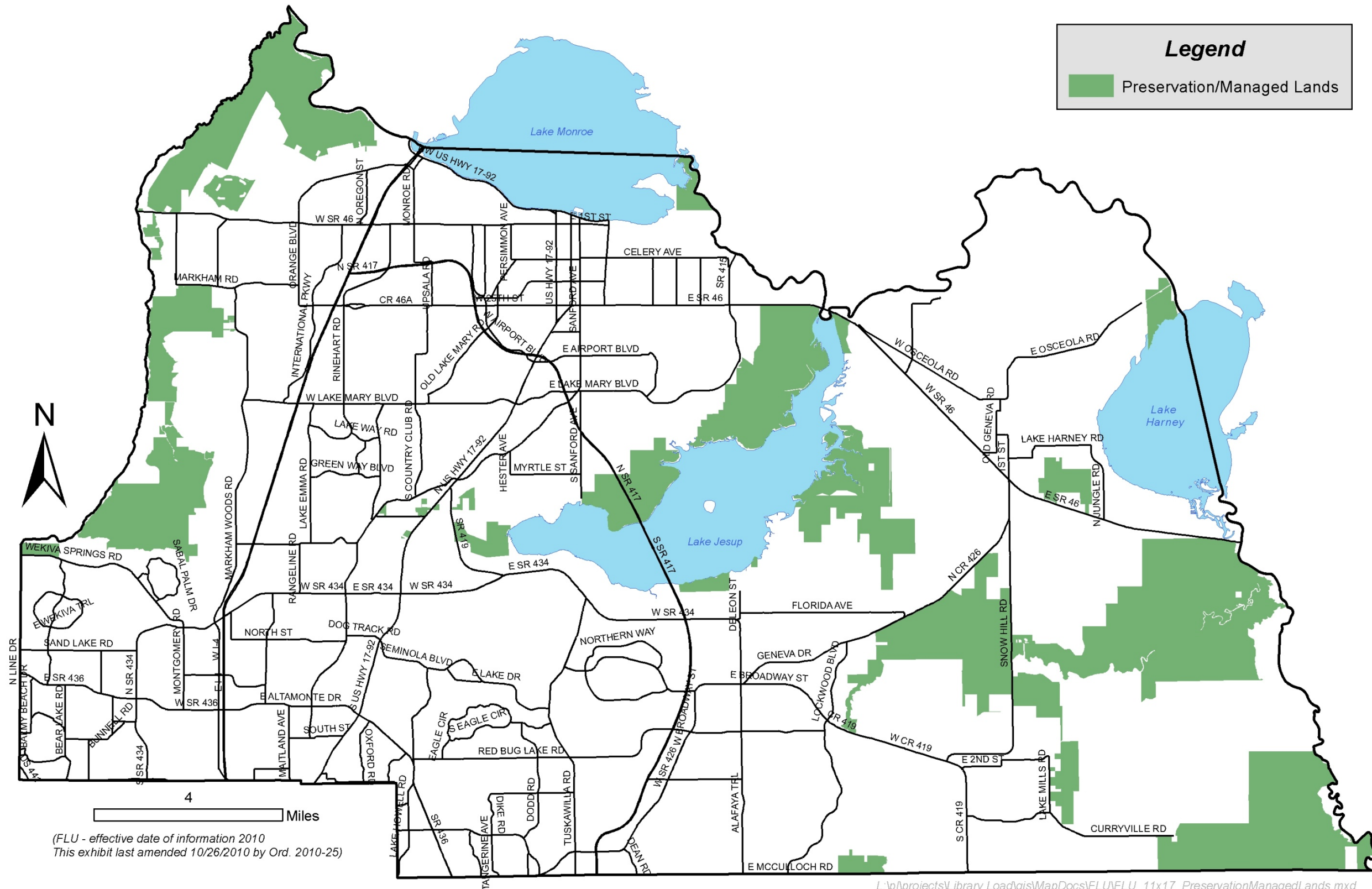


FLU SERIES – ENVIRONMENTALLY SENSITIVE LANDS OVERLAY



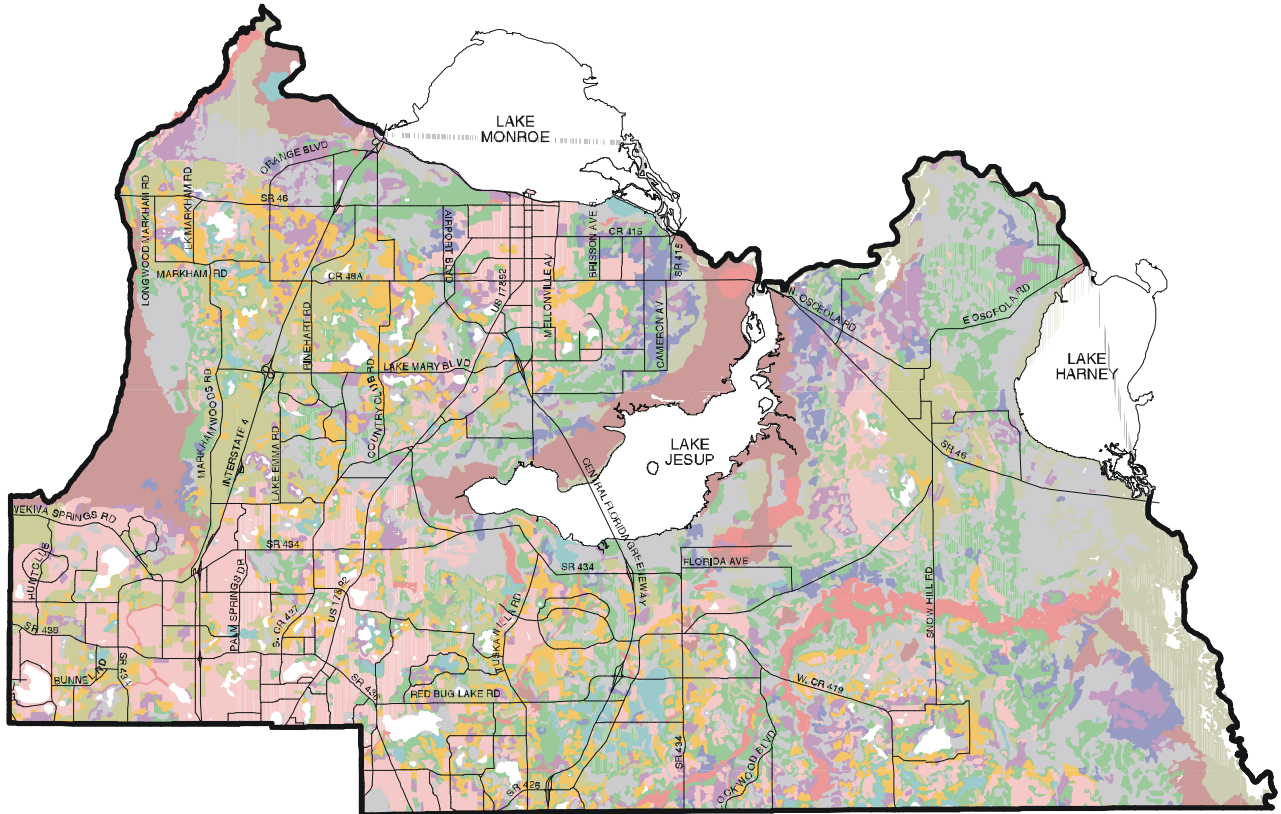


FLU SERIES – PRESERVATION/MANAGED LANDS





FLU Series - General Soils



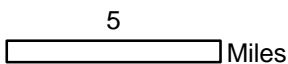
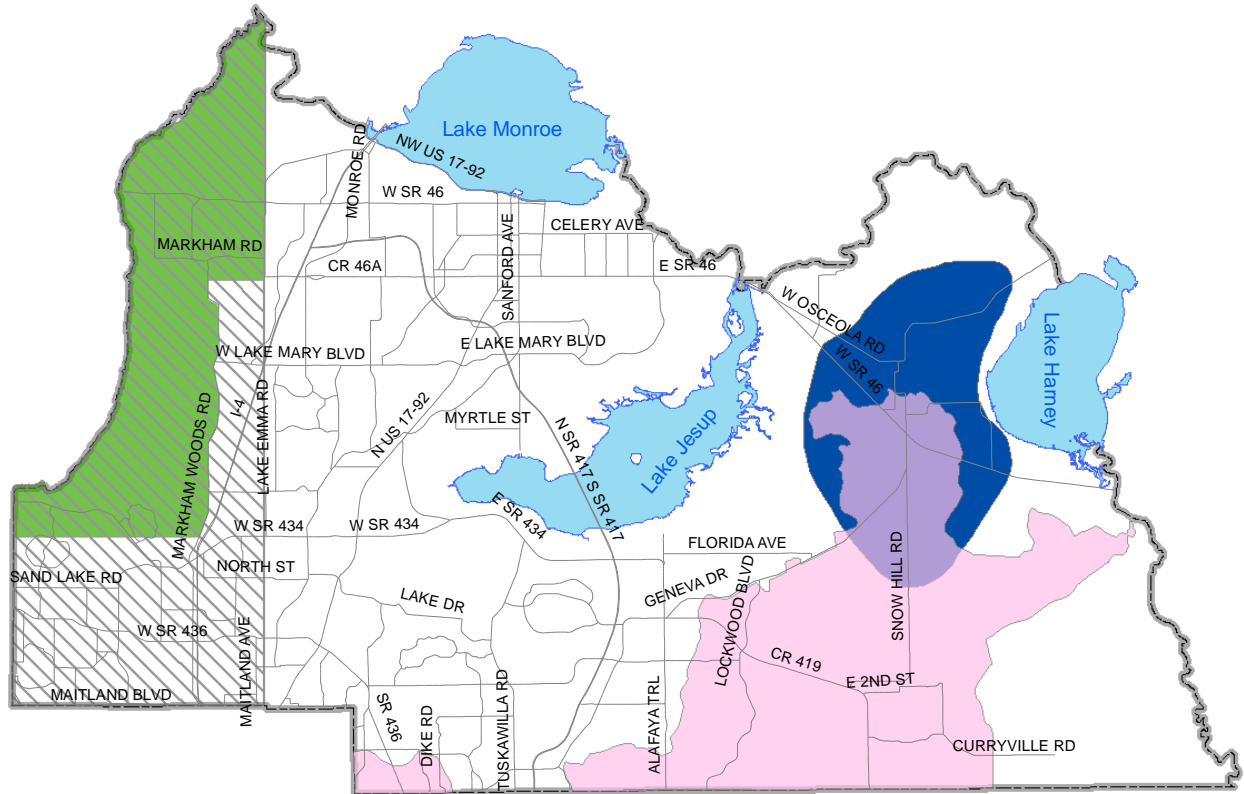
LEGEND



- BASINGER - SMRYNA - DELRAY - SAMSULA - HONTOON
- BRIGHTON-SAMSULA - SANIBEL
- FELDA - MANATEE - FLORIDIAN -HOLOPAW
- MYAKKA - NEAUGALLIE - IMMOKALEE
- NITTAW - OKEELANTA - BASINGER - CANOVA - TERRA CEIA
- PINEDA - IMMOKALEE- SEFFNER - ARENTS - ADAMSVILLE- SPARR
- POMPANO - NITTAW
- ST JOHNS - MALABAR - WABASSO - EAUFALLIE
- URBAND LAND - ASTATULA - APOPKA
- URBAND LAND - POMELLO - PAOLA - ST LUCIE
- URBAND LAND - TAVARES - MILLHOPPER



FLU Series – Geneva Freshwater Lens



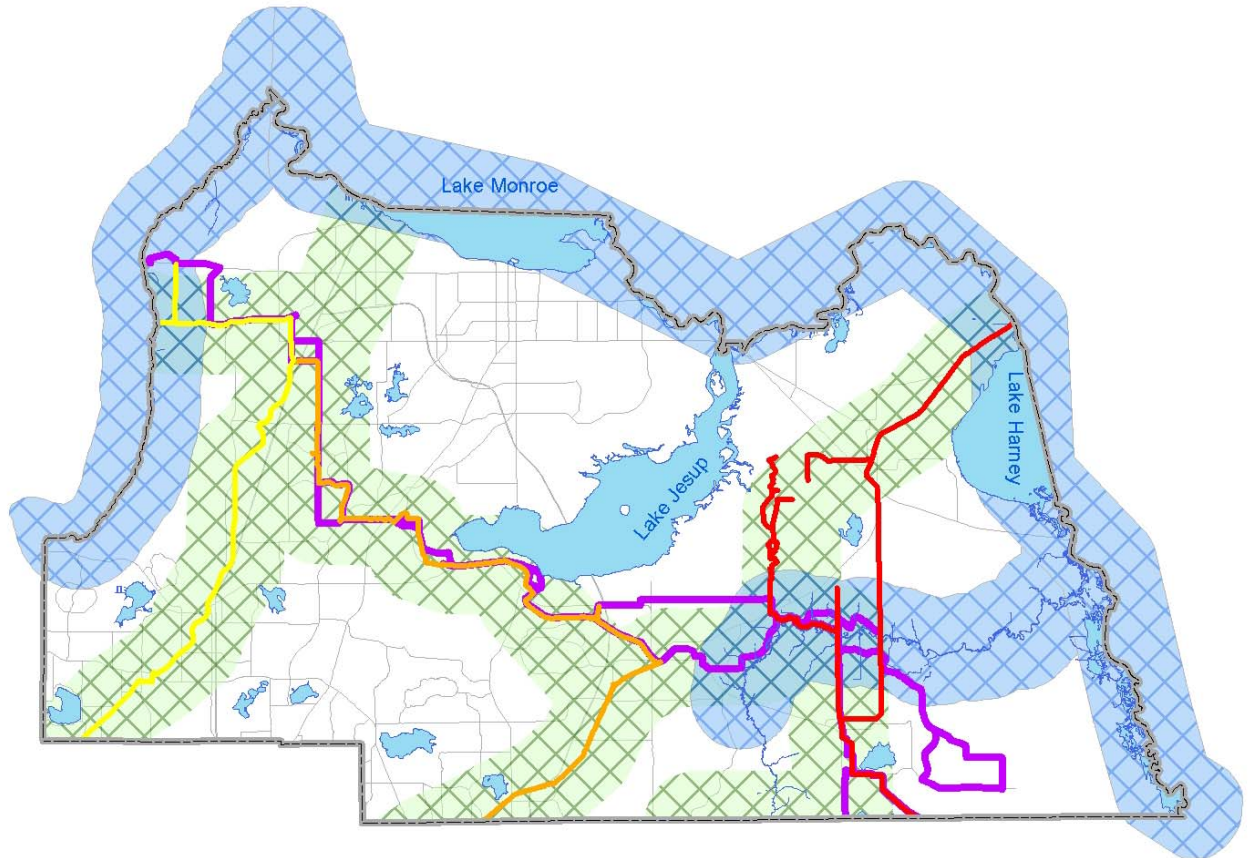
LEGEND

- Geneva Freshwater Lens
- Econlockatchee Protection Area
- Wekiva Protection Area
- Wekiva Study Area

(FLU - Effective date of information: 02/2008)



FLU Series – Greenways, Blueways, and Major Trails



5 Miles

LEGEND



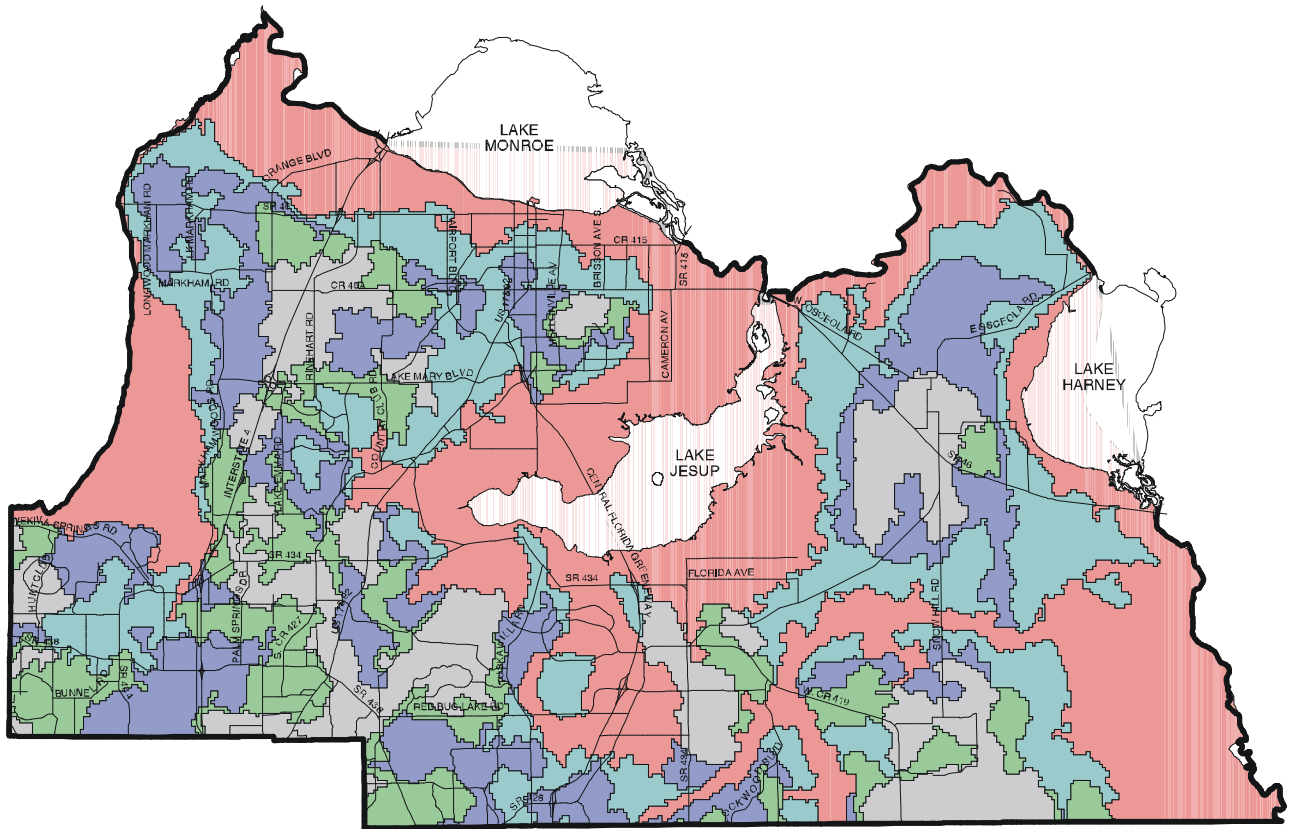
- Seminole Wekiva Trail
- Cross Seminole Trail
- Flagler Trail
- Florida National Scenic Trail
- Blueway Corridor
- Greenway Corridor
- Roads

(REC - Effective date of information: 02/2008)





FLU Series - Recharge Areas

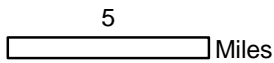
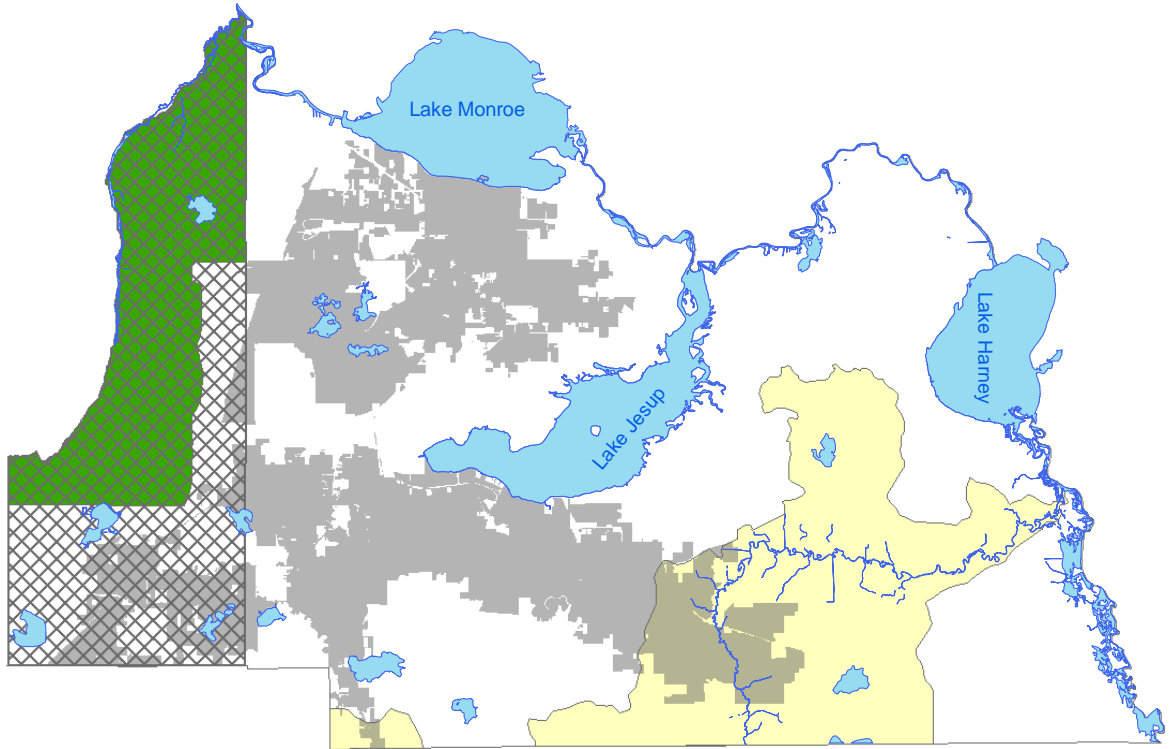


LEGEND

Recharge	
	0
	0-4
	4-8
	8-12
	12 or more



FLU Series - Resource Protection Areas



LEGEND

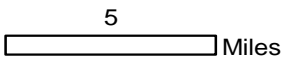
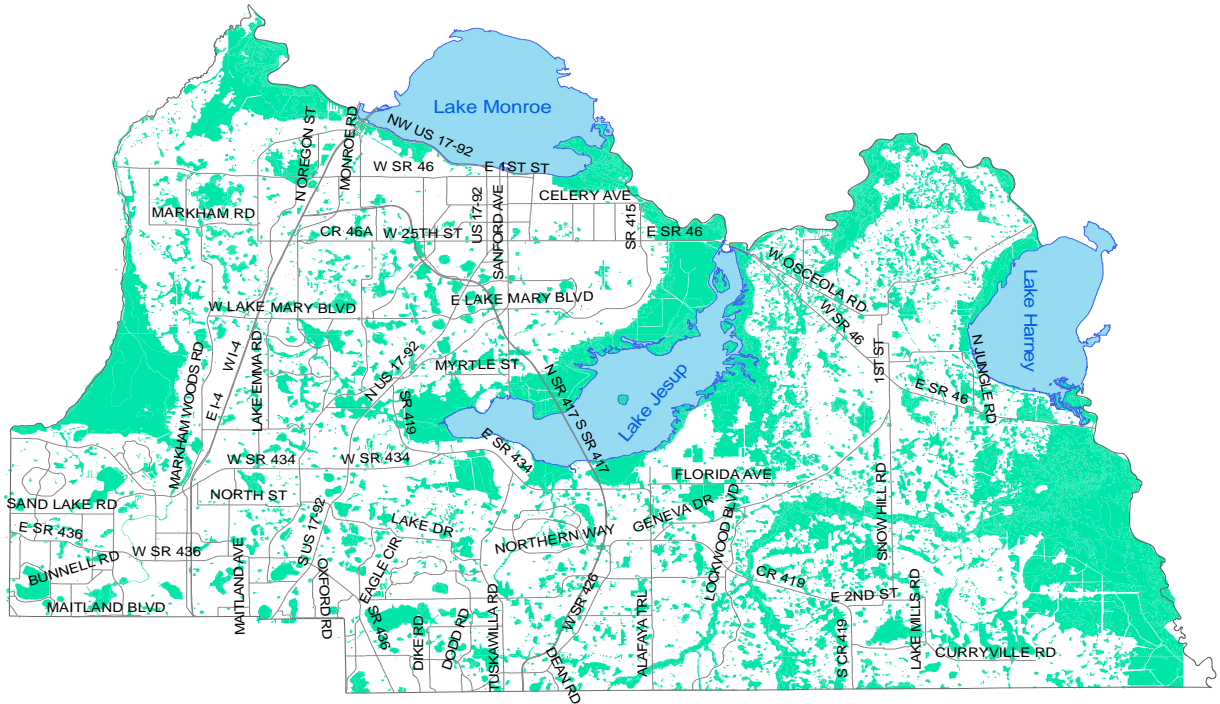


- | | |
|--|---|
|  Wekiva Protection Area |  Municipalities |
|  Econ Protection Area |  Water bodies over 100 acres |
|  Wekiva Study Area |  County Boundary |

(CON - Effective date of information: 02/2008)



FLU Series – Wetlands



LEGEND

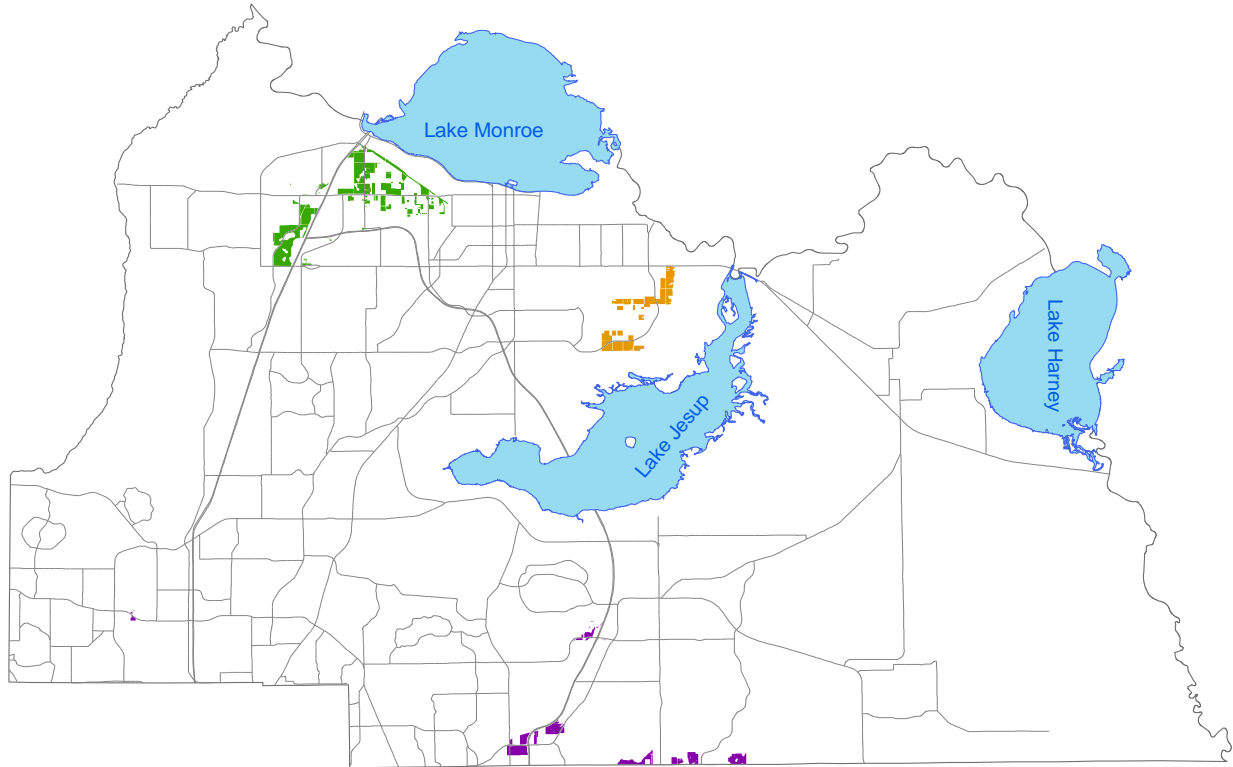


- Wetlands
- Lakes

(FLU - Effective date of information: 02/2008)



HIP Target Areas



5 Miles

LEGEND



 HIP - AIRPORT  HIP - TARGET INDUSTRY  HIP - TRANSITIONAL

(FLU - Effective date of information: 02/2008)

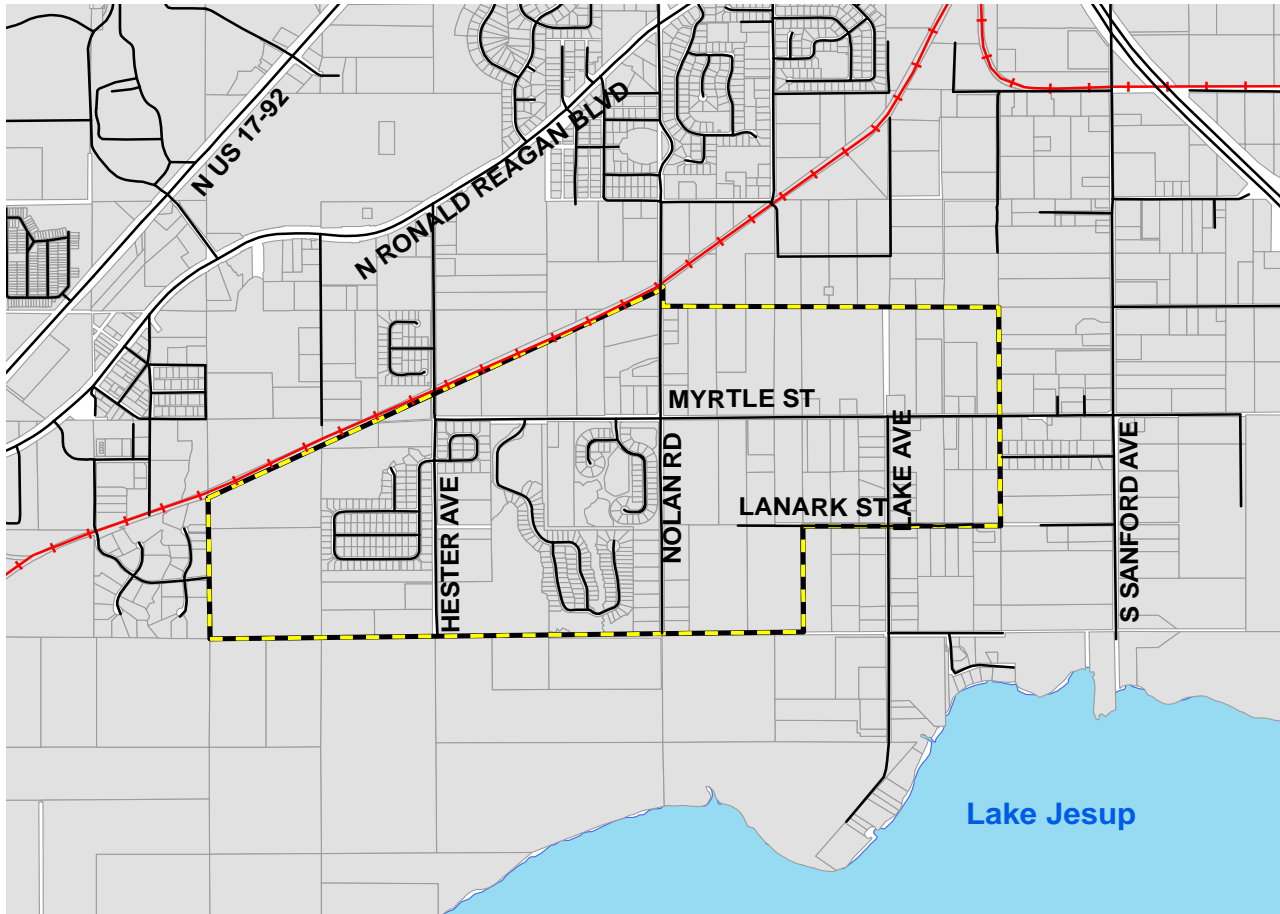




HIP Permitted Use Guidelines

		Transitional	Core
RESIDENTIAL	SF Detached	◆	
	Zero Lot Line	◆	
	Duplex	●	
	Townhouse	●	
	Low Rise Garden Apartments (up to 3 floors)		*
	Apartments (over 3 floors)		*
COMMERCIAL	Restaurant/Bank	●	◇
	Convenience Store	●	◇
	Neighborhood Commercial	●	
	Community Shopping Center	●	
	Regional Shopping Center		●
MOTEL/ HOTEL	Low rise Hotel (up to 2 floors)	●	
	Convention Hotel		●
	High Rise Hotel		●
INDUSTRIAL	Office showroom	●	
	Light Manufacturing		*
OFFICE	Free-standing (1 floor)	◆	
	Medium (3 floors)	●	
	Large (4 to 7 floors)	●	●
	Multi-Tenant High Rise (over 7 floors)		●
OTHER	Public Uses	●	●
	Houses of Worship	●	
	Daycare	●	◇
	Public/Private Education	●	
	Remote Parking		*
<p>● Uses allowed with conditional approval. ◇ Accessory uses to be located within a principal structure. * Uses requiring special consideration of compatibility with surrounding uses. ◆ Located only at periphery of transitional areas as a buffer to surrounding neighborhoods.</p> <p>These standards apply to Transitional/Core HIP Areas (see Future Land Use: HIP Areas exhibit. Separate permitted use guidelines are established for the North I-4 HIP Target Industry Area (see <i>Policy FLU 5.8</i>) and the Airport HIP area (see <i>Policy FLU 5.7</i>)</p>			




Myrtle Street Urban Conservation Village Area



2,400 Feet

LEGEND



-  Myrtle Street Urban Conservation Village Area
-  Railroad
-  Parcels

(FLU - Effective date of information: 02/2008)



Optional Future Land Use Designations

A future land use designation other than the designation requested by the applicant may be appropriate for a particular parcel of land. Below are optional future land use designations which can be considered by the Board of County Commissioners at a public hearing without re-advertising.

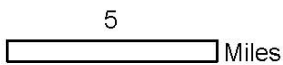
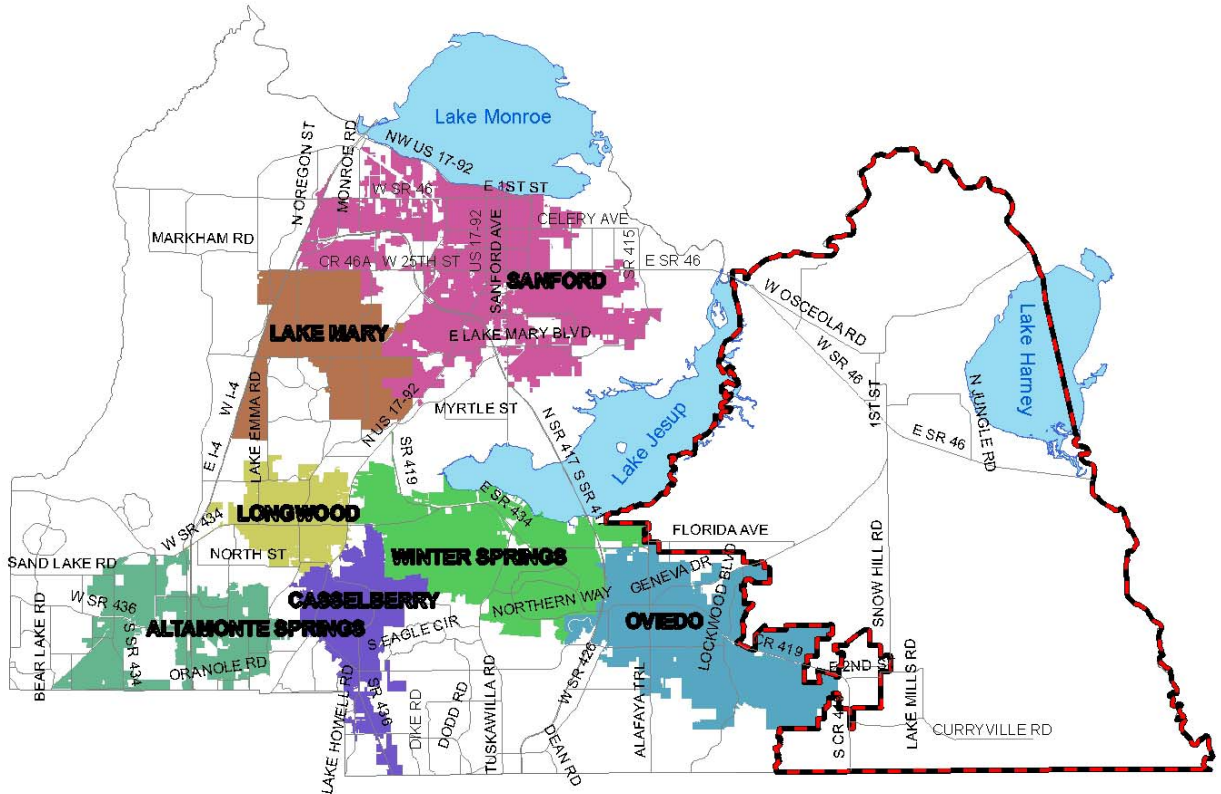
Requested Land Use	Allowable Land Use Options
High Density Residential	<ul style="list-style-type: none"> • Medium Density Residential • Low Density Residential • Suburban Estates • Planned Development
Medium Density Residential	<ul style="list-style-type: none"> • Low Density Residential • Suburban Estates • Planned Development
Low Density Residential	<ul style="list-style-type: none"> • Suburban Estates • Planned Development
Commercial	<ul style="list-style-type: none"> • Office • Planned Development

The above "allowable land use options" are permitted if one of the following conditions are met:

1. Optional future land use is lower intensity use of the same kind of land use (e.g., lower intensity residential uses may be approved if the applicant's request is for higher intensity use); or
2. All of the designated zoning classifications in the lesser intense future land use designation are also designated as compatible zoning classifications according to Future Land Use: Future Land Use Designations and Allowable Zoning Classifications (e.g., all of the Office future land use designated zoning classifications are also allowed under the Commercial future land use designation); or
3. Planned Development land use if a PD zoning application is concurrently considered and land use densities/intensities do not exceed original request.










Rural Boundary Map
(per 2004 County Charter Amendment)



LEGEND



 Rural Area	 ALTAMONTE SPRINGS	 OVIEDO
 CASSELBERRY	 SANFORD	
 LAKE MARY	 WINTER SPRINGS	
 LONGWOOD		

(FLU - Effective date of information: 02/2008)



Rural Area Legal Description
(per 2004 County Charter Amendment,
Ord 2004-36, Adopted 9/2/2004)

Legal Description for Rural Area
(Added: Amendment 05S.TXT03.3; Ordinance 2005-17, 05/10/2005)
Rural Area Legal Description

Originally Adopted: August 10, 2004

Amended: Ordinance 2006-54 and Ordinance 2013-25

The Rural Area is located in the Eastern portion of Seminole County, Florida. The calls within this description are based on the individual plats and deeds to which the rural boundary line is coincident with and are not part of a uniform basis of bearings throughout.

Being more particularly described as follows:

Begin in **Sec 1, Twp 20S, Rng 31E**, at the intersection of the thread of the St. John's River, also being the Northerly boundary of Seminole County, with the West line of the East one-half of said Section 1; Thence run southerly along said line to its intersection with the Northeasterly shoreline of Lake Jesup; Thence run Southerly and Southwesterly along said Easterly and Southeasterly shoreline of Lake Jesup to the NE Corner of the West 30 acres of Government Lot 3 of **Sec 33, Twp 20S, Rng 31E**. Thence run Southerly along the East line of said West 30 acres to a point 60.00 feet North of the South line of Govt Lot 3, Sec 33, Twp 20S, Rng 31E. Thence run East along the North line of the South 60.00 feet of Govt Lots 3, 2, & 1 to a point 60.00 feet North of the NW Corner of **Sec 3, Twp 21S, Rng 31E**. Thence, South 60.00 feet to said NW Section Corner.

Thence South along the West line of said Section 3 to a point on the Northerly Right of Way of SR 434. Thence run Easterly along said Northerly Right of Way to the East line of Lot 19, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida. Thence run North along said East lot line to the NE Corner of said Lot 19. Thence continue North along the Northerly extension of the East line of said Lot 19 extended North to the North Right of Way of Florida Avenue. Thence run East along said North Right of Way to the West line of the E ½ of said Section 3. Thence run South along said West line to the SW Corner of the NW ¼ of the SE ¼ of Sec 3, Twp 21S, Rng 31E. Thence run East along the South line of the North ¼ of the SE ¼ of said Section 3 to the East line of said Section 3.

Thence continue East along the South line of the NW ¼ of the SW ¼ of **Sec 2, Twp 21S, Rng 31E** to the SE Corner of said NW ¼ of the SW ¼ of Section 2. Thence run the following courses through Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida: Easterly across Canal Street Right of Way to the SW Corner of Lot 140; East along the South line of said lot to the SE Corner of Lot 140, Easterly across Elm Street Right of Way to the SW Corner of Lot 153, East along the South line of said lot to the SE Corner of Lot 153; Easterly across Kansas Street Right of Way to the SW Corner of Lot 236; East along the South line of said lot to the SE Corner of Lot 236; Easterly across Oklahoma Street Right of Way to the SW Corner of Lot 245; East along the South line of said lot to the SE Corner of Lot 245; Easterly across Orange Street Right of Way to the SW Corner of Lot 333; East along the South line of said lot to the SE Corner of Lot 333; Easterly across Stone Street Right of Way to the SW Corner of Lot 342; South along the West line of Lots 341, 340, 339 and 338 to the SW



Corner of Lot 338; East along the South line of said lot to the SE Corner of Lot 338, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida, being the end of above referenced courses through said subdivision.

Thence Easterly across Van Arsdale Street Right of Way to the NW Corner of Lot 1, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run Southerly 204.00 feet to the SW Corner of said Lot 1. Thence run Northeasterly along Southerly lot line of said Lot 1 a distance of 741.50 feet to the Easterly most point of said Lot 1. Thence, run Easterly along the North line of **Sec 12, Twp 21S, Rng 31E** to the NE Corner of said Section 12. Thence run South along the East line of said Section 12 a distance of 667.50 feet to the NW Corner of Lot 25, Lee's Iowa City, Plat Book 7, Page 35 of the Official Records of Seminole County, Florida. Thence continue South along the West line of Lots 25 & 30, said Plat of Lee's Iowa City, a distance of 1,979.90 feet to the SW Corner of said Lot 30. Thence run along the South line of Lot 31, said subdivision, for the following courses: West a distance of 631.50 feet; North a distance of 25.00 feet, and West a distance of 660.00 feet to the SW Corner of said Lot 31. Thence run Westerly across Van Arsdale Street Right of Way to the SE Corner of Lot 18, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run North along the East line of said lot to the NE Corner of said Lot 18. Thence run West along the North line of said Lot 18 a distance of 330.00 feet. Thence run North to the North line of the South $\frac{3}{4}$ of Lot 17, said Swope's 2nd Addition to Black Hammock. Thence run West along said North line of the S $\frac{3}{4}$ a distance of 726.00 feet. Thence run South to the North line of said Lot 18. Thence, West along said North lot line to the NW Corner of said Lot 18. Thence run South along the West lot line to the SW Corner of said lot 18. Thence continue South along the Southerly extension of the West line of said Lot 18, across Cabbage Avenue Right of Way, to the North line of the South $\frac{1}{2}$ of Sec 12, Twp 21S, Rng 31E.

Thence West along the North line of the S $\frac{1}{2}$ of said Section 12 to the NW Corner of the SE $\frac{1}{4}$ of said Section 12. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 349.50 feet; N76-38-00W a distance of 329.00 feet; S13-07-00E a distance of 530.00 feet; N65-28-00E a distance of 219.20 feet. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 567.70 feet to the NW Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12. Thence run East along said North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 132.00 feet. Thence, South to the South line of the N $\frac{1}{4}$ of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run West along South line of said N $\frac{1}{4}$ a distance of 132.00 feet to the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run South along the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the **South $\frac{1}{4}$ Corner of Sec 12, Twp 21S, Rng 31E**. Thence run South along the East line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 13, Twp 21S, Rng 31E a distance of 1,316.16 feet. Thence, West along the South line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13 a distance of 1,310.32 feet to the SE Corner of Lockwood Boulevard Complex, Plat Book 48, Page 17 of the Official Records of Seminole County, Florida. Thence run the following courses: S89-34-53W along the South line of said subdivision a distance of 820.11 feet to the SW Corner of Lot 2; N00-52-30W along the West line of said lot 2 a distance of 662.32 feet to the NW Corner of said Lot 2; S89-41-03W along the North line of said subdivision a distance of 550.03 feet to the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E**.

Thence South along the West line of said Section 13 to the Northerly Right of Way of CR 419. Thence run Southeasterly along the Southwesterly boundaries of Riverside Landings First Amendment, Plat Book 63, Pages 64-66, Riverside Landings, Plat Book 55, Pages 1-2, and River Oaks Reserve Commercial, Plat Book 63, Pages 20-21, all recorded in the Official Records of Seminole County, Florida, to the Southerly most point of said River Oaks Reserve Commercial. Thence continue Southeasterly along said Northerly Right of Way of CR 419 to



the East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 24, Twp 21S, Rng 31E**. Thence departing said Right of Way, run Northerly along said East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24 to the NE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 24. Thence, continue Northerly along the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E** a distance of 1320 feet more or less to the Southeasterly Right of Way of Willingham Road as recorded in Plat Book 6, Page 10 of the Official Records of Seminole County, Florida. Thence, Northeasterly along said Right of Way to the East Line of said Section 13.

Thence, Southerly along the East line of said Section 13 a distance of 660 feet plus or minus to the South line of the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of **Sec 18, Twp 21S, Rng 32E**. Thence, run Easterly along said South line to the SE Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18, said point being on the South line of Willingham Acres (an unrecorded subdivision). Thence, continue Easterly along the South line of the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18 to the East line of the SW $\frac{1}{4}$ of Section 18. Thence run Northerly along said East line to the Southerly Right of Way of said Willingham Road. Thence, run Easterly along said Southerly Right of Way of Willingham Road to the NW Corner of Sanctuary Phase 1, Village 4, as recorded in Plat Book 58, Pages 85-90 of the Official Records of Seminole County, Florida. Thence, continue Easterly along the Northerly line of the subdivision to the NE Corner of said subdivision, also being the NW Corner of Sanctuary Phase 2, Villages 7 and 8, as recorded in Plat Book 63, Pages 70-83 of the Official Records of Seminole County, Florida.

Thence, continue Easterly along the Northerly line of said Phase 2, Villages 7 and 8, to its NE Corner. Thence, run S00-59-27E along the Easterly boundary of said subdivision and Westerly Right of Way of said Willingham Road 1246.29 feet. Thence, departing said Right of Way, continue along said subdivision boundary the following courses: S89-13-27W a distance of 459.52 feet; S04-03-44E a distance of 500.82 feet; S89-13-27W a distance of 1524.20 feet; S00-58-45E a distance of 855.08 feet to the Southern most Corner of Sanctuary Phase 2, Villages 7 & 8, also being the NE Corner of Sanctuary Phase 2, Village 10 as recorded in Plat Book 63, Page 35-42 of the Official Records of Seminole County, Florida. Thence, continue along said boundary of Phase 2, Village 10 the following courses: S00-26-46E a distance of 1328.77 feet; S89-14-36W a distance of 1324.20 feet; S00-19-28E a distance of 700.89 feet to the southern most Corner of said Phase 2, Village 10.

Thence, departing said subdivision boundary, run Easterly along the North line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 20, Twp 21S, Rng 32E** a distance of 165.00 feet. Thence, Southerly along the East line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rng 32E to the Southerly Right of Way of County Road 419. Thence, run Northwesterly along said Right of Way to the East line of the West $\frac{7}{8}$ of the East $\frac{1}{2}$ of Sec 19, Twp 21S, Rng 32E. Thence, departing said Right of Way, run Southerly along said East line to the NE Corner of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 19. Thence, run N85-51-30E along the South line of Lake Eva Estates (an unrecorded subdivision) a distance of 2000.93 feet to the SE Corner of said Lake Eva Estates. Thence, run N12-25-35W along the East boundary of Lake Eva Estates a distance of 595.53 feet. Thence, departing said subdivision boundary, continue N12-25-35W a distance of 1080 feet more or less to the Southerly Right of Way of CR 419. Thence, run Southeasterly along said Right of Way to the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 20, Twp 21S, Rng 32E. Thence, run Southerly on said West line to the South line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run Easterly on said South line to the West boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run Northerly on said West boundary to the NW Corner of said North Chuluota. Thence, run Easterly along the Northerly boundary of said North Chuluota to its intersection with the Southerly extension of the West line of Lake Lenelle Woods



as recorded in Plat Book 37, Pages 67-69 of the Official Records of Seminole County, Florida; Thence run N00°00'21"W to the SW corner of said Lake Lenelle Woods.

Thence, run along the boundary of said Lake Lenelle Woods the following courses: N00-00-21W a distance of 1131.60 feet; S89-50-55E a distance of 143.67 feet; N00-00-21W a distance of 606.40 feet; N89-50-55W a distance of 593.67 feet; N00-00-21W a distance of 399.90 feet; S89-51-06W a distance of 450.00 feet; N00-00-21W a distance of 483.00 feet; N89-51-06E a distance of 450.00 feet; N89-51-06E a distance of 936.41 feet. Thence continue N89-51-06E on an extension of said subdivision boundary, across Jacob's Trail Right of Way, a distance of 100.00 feet to a point on the West boundary of Osprey Lakes Phase 1 as recorded in Plat Book 60, Pages 38-45 of the Official Records of Seminole County, Florida. Thence, run along the boundary of said Osprey Lakes Phase 1 the following courses: N89-54-05E a distance of 25.00 feet; N00-08-38E a distance of 383.95 feet; N54-30-00E a distance of 2524.44 feet to the Northern most Corner of said Osprey Lakes Phase 1 said corner being the Northwesterly Corner of Osprey Lakes Phase 3 as recorded in Plat Book 62, Pages 4-6 of the Official Records of Seminole County, Florida.

Thence, continue along the boundary of said Osprey Lakes Phase 3 the following courses: N54-30-00E a distance of 184.63 feet; N90-00-00E a distance of 721.00 feet; S00-00-00E a distance of 1,988.08 feet to the SE Corner of the SW ¼ of **Sec 16, Twp 21S, Rng 32E**. Thence, departing said boundary, run Easterly on the South line of said Section 16 to the Northeasterly Corner of Osprey Lakes Phase 2 as recorded in Plat Book 62, Pages 1-3 of the Official Records of Seminole County, Florida. Thence run S00-00-49W along the Easterly boundary of said Osprey Lakes Phase 2 a distance of 1332.68 feet to the SE Corner of the NW ¼ of the NE ¼ of **Sec 21, Twp 21S, Rng 32E**. Thence, run S88-58-07E along the South line of the NE ¼ of the NE ¼ of said Section 21 a distance of 1302.25 feet to a point 25.00 feet West of the East line of the NE ¼ of Sec 21, Twp 21S, Rng 32E. Thence run Southerly along a line parallel to and 25.00 feet West of said East line to the Easterly extension of the Northerly Right of Way of Brumley Road (being a 50' Right of Way).

Thence Westerly along said Northerly Right of Way to the Southerly extension of the Easterly Right of Way of Avenue H. Thence, Southerly along said Easterly Right of Way a distance of 500 feet more or less to the Northwesterly Corner of Estates on Lake Mills as recorded in Plat Book 60, Pages 85-92 of the Official Records of Seminole County, Florida. Thence, continue along the westerly Boundary of said Estates of Lake Mills and the Easterly Right of Way of Avenue H the following courses: S03-00-24E a distance of 165.41 feet; S00-55-07E a distance of 314.50 feet; thru a curve concave to the Northwest an arc distance of 70.66 feet. Thence departing said Right of Way and continuing on said Estates on Lake Mills boundary the following courses: S00-46-27E 155.97 feet; S01-06-36E a distance of 727.01 feet; S00-57-02E a distance of 709.22 feet; S01-13-59E a distance of 73.56 feet; S01-02-19E a distance of 1929.43 feet to the South line of the North ½ of **Sec 28, Twp 21S, Rng 32E**.

Thence, run Westerly along said South line to the Easterly Right of Way line of SR 13 (per SRD Right of Way Map; also shown in the Townsite of North Chuluota, Plat Book 2, Pages 54-58). Thence, Southerly along said Easterly Right of Way to the South line of the SW ¼ of Sec 28, Twp 21S, Rng 32E. Thence, run Westerly along the South line to the SW Corner of said Section. Thence, run Northerly along the West line of said Section 28 to the South boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run West along said subdivision to the SW Corner of said Townsite of North Chuluota. Thence, run Northerly along the Westerly boundary of said Townsite of North Chuluota to the SW Corner of Lot 5, Block 54 of said Townsite of North Chuluota. Thence, run West a distance of 50.00 feet. Thence run North to the Southeasterly shoreline of North



Horseshoe Lake. Thence, run Easterly along said shoreline to a point on the Westerly boundary of said Townsite of North Chuluota. Thence, Northerly along said boundary to a point 100.00 feet South of the NE Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 29, Twp 21S, Rng 32E**.

Thence, Westerly along a line 100 feet South of and parallel to the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to a point on the Westerly line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly on said Westerly line to the SW Corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Westerly along the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to the NW Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly along the Westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the NE Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29. Thence, Westerly on the North line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the NW Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. Thence, Southerly on the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29 to the North line of the SW $\frac{1}{4}$ of said Section 29. Thence, Westerly on the North line of the SW $\frac{1}{4}$ of said Section 29 to the NE Corner of the Westerly 22 acres of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, Southerly along the Easterly line of the Westerly 22 acres of said NE $\frac{1}{4}$ to the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, run Westerly along said North line to the NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, run Southerly along the West line of said SE $\frac{1}{4}$ to the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29.

Thence, run Westerly on the South line to the SW Corner of said Section 29. Thence, continue Westerly on the South line of **Sec 30, Twp 21S, Rng 32E** a distance of 3,400 feet plus or minus to the thread of the Econlockhatchee River. Thence, run Southerly along the thread of said river to the South line of **Sec 31, Twp 21S, Rng 32E**, also being the Southern most boundary of Seminole County. Thence run along the boundary of Seminole County (per Florida Statutes Chapter 6511, No. 91, the "Creation of Seminole County") the following courses: Easterly along said Southern most boundary, also being the Southerly line of Twp 21S, Rng 32E and Twp 21S, Rng 33E, to the thread of the St. John's River and the Easterly most point of Seminole County, located within **Sec 35, Twp 21S, Rng 33E**; Northwesterly along the thread of said river, also being the Eastern boundary of Seminole County, to and through Lake Harney, returning to the thread of the St. John's River; continue Northwesterly and then Southwesterly along the thread of said river, being the Eastern and Northern boundary of Seminole County, to the Point of Beginning of the Rural Boundary Description.

LESS the following areas within the Rural Boundary located within the city limits of Winter Springs, further described as:

- SEC 03 TWP 21S RGE 31E NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS S 340 FT OF E 660 FT)
- SEC 03 TWP 21S RGE 31E W $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$
- SEC 03 TWP 21S RGE 31E NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS N 70 FT OF E $\frac{1}{2}$)
- SEC 03 TWP 21S RGE 31E SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS S 100 FT OF E 264 FT OF N $\frac{1}{2}$)
- LOT 19, BLACK HAMMOCK, PB 1 PG 31 & R/W ADJ ON N & W

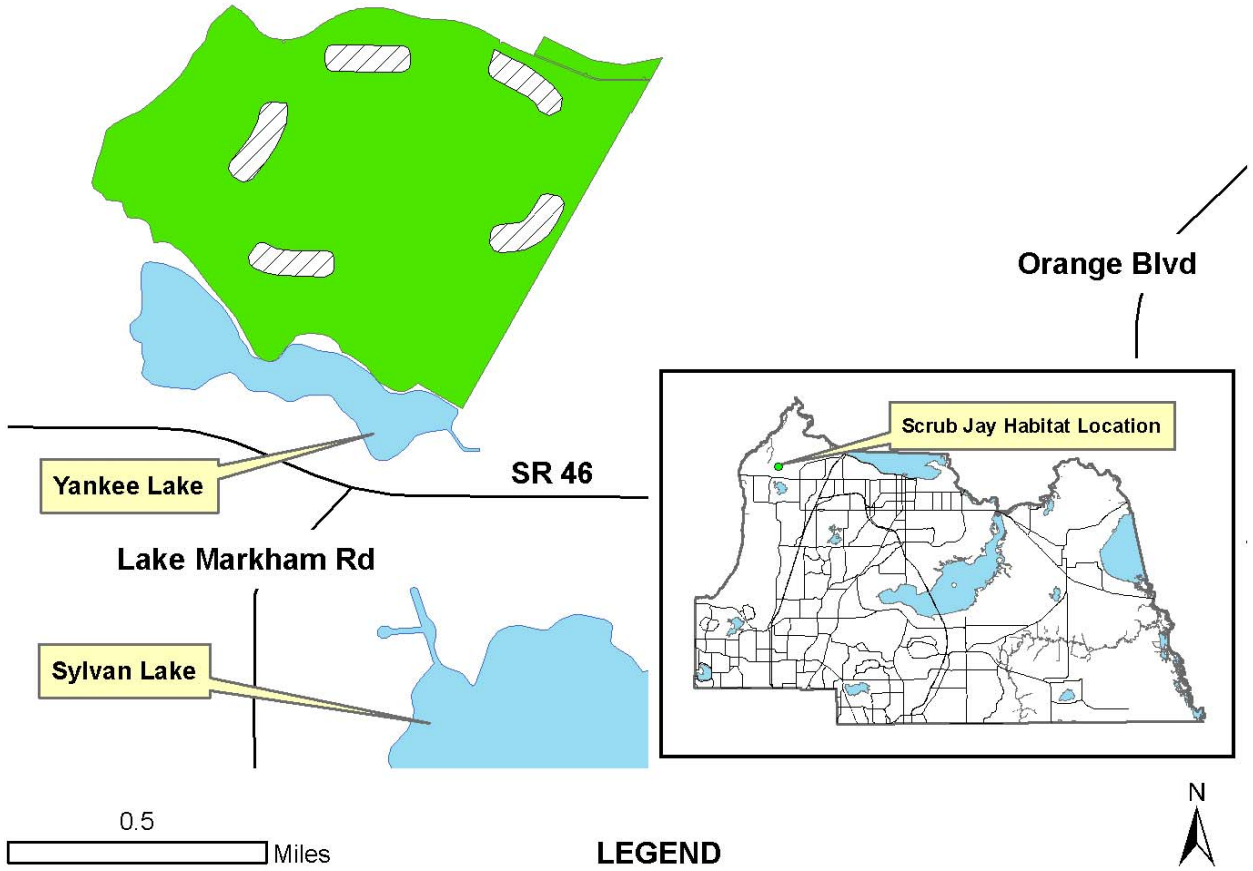
Also **LESS** the following areas within the Rural Boundary located within the city limits of Oviedo, further described as:

- PT OF LOTS 25 & 30 DESC AS BEG NW COR LOT 25 RUN E 608.44 FT S 1979.42 FT W 608.15 FT N 1980.3 FT TO BEG, LEES IOWA CITY, PB 7 PG 35
- SEC 13 TWP 21S RGE 31E THAT PART OF N 1/2 OF NE 1/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK & E OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419 (LESS RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21)
- RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21
- LOT 1, LOCKWOOD BLVD COMPLEX, PB 48 PG 17 & EVANS ST R/W ADJ ON S
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419

(Filename: Rural Charter 2004 Legal Descr Amend Ord2006-54 and Ord2013-25)



Scrub Jay Habitat Area

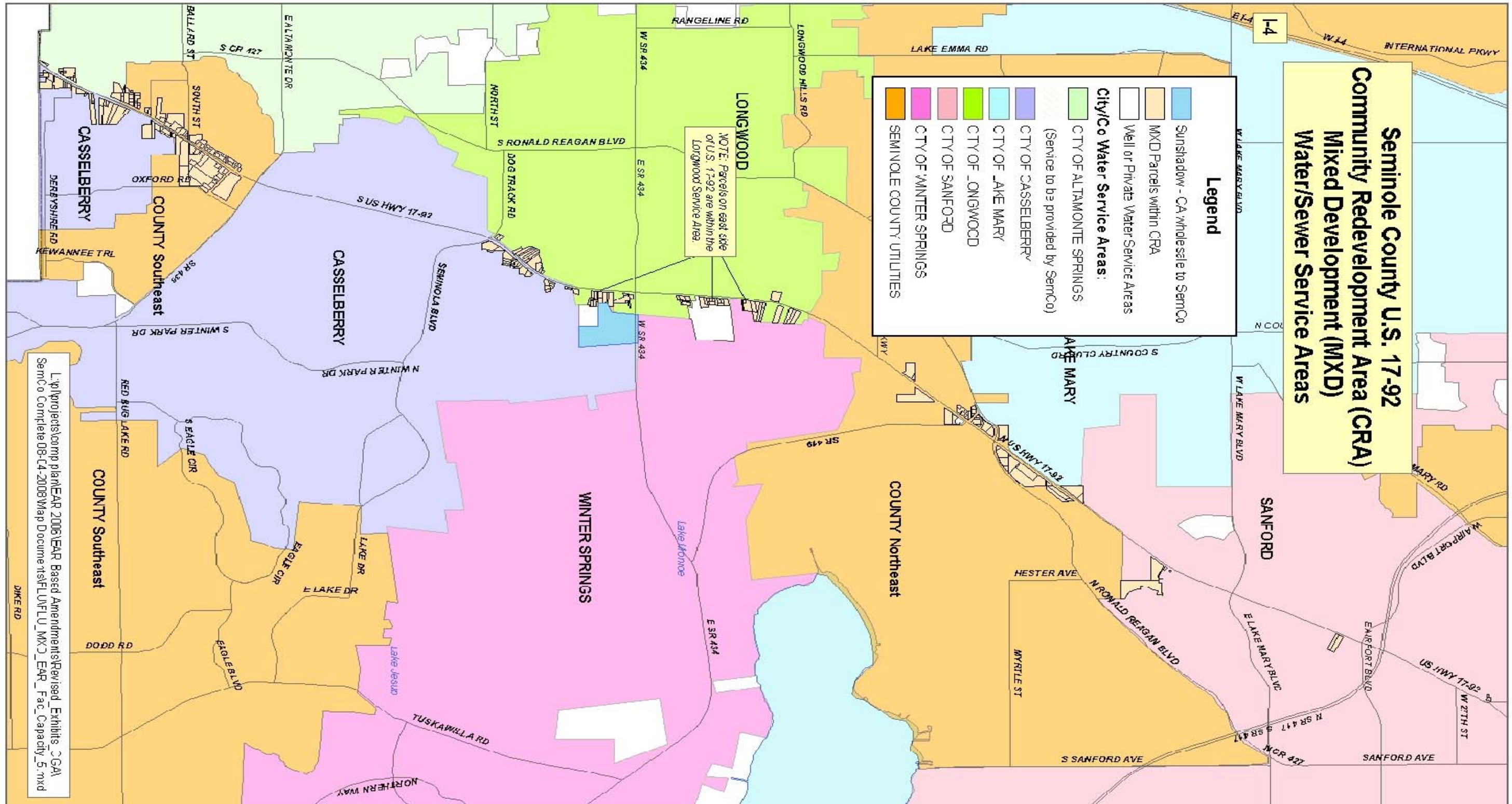


- Scrub Jay Habitat Area
- Catchment Basin

FLU - Effective date of information: 04/2010
This exhibit added on 12/08/2009 by Ord. 2009-36



SEMINOLE COUNTY US 17-92 SERIES - COMMUNITY REDEVELOPMENT AREA (CRA) MIXED DEVELOPMENT (MXD) WATER/SEWER SERVICE AREAS





SEMINOLE COUNTY US 17-92 SERIES - CRA MXD SERVICE DEMAND ANALYSIS BY JURISDICTIONAL SERVICE AREA AND PLANNING PERIOD

MXD Growth Increment			2013 MXD Projection			2020 MXD Projection			2025 MXD Projection		
Service Area	Parcels	Acres	Units	Jobs	Bldg Area	Units	Jobs	Bldg Area	Units	Jobs	Bldg Area
Sanford	8	28	67	213	53,195	206	870	217,409	336	1,698	424,544
SemCo NEast	43	79	187	593	148,160	573	2,422	605,529	937	4,730	1,182,442
Longwood	61	68	70	223	55,672	489	2,068	517,115	800	4,039	1,009,792
Casselberry	55	67	158	501	125,211	484	2,047	511,737	792	3,997	999,289
SemCo SEast *	92	121	284	901	225,156	870	3,681	920,211	1,424	7,188	1,796,934
Totals	259	363	767	2,430	607,395	2,621	11,088	2,772,000	4,290	21,652	5,413,000

FACILITY TYPE	LOS	UNITS
Building Area	250	sq ft/job

* Based on CUP approval in 2009

MXD Water Demand			2013 MXD Projection			2020 MXD Projection			2025 MXD Projection		
Service Area	Parcels	Acres	Units	Jobs	Total gpd	Units	Jobs	Total gpd	Units	Jobs	Total gpd
Sanford	8	28	23,498	7,447	30,945	71,948	30,437	102,385	117,763	59,436	177,199
SemCo NEast	43	79	65,446	20,742	86,188	200,390	84,774	285,164	327,995	165,542	493,537
Longwood	61	68	24,592	7,794	32,386	171,131	72,396	243,527	280,104	141,371	421,475
Casselberry	55	67	55,309	17,530	72,838	169,351	71,643	240,994	277,191	139,900	417,091
SemCo SEast	92	121	99,457	31,522	130,979	304,529	128,829	433,359	498,447	251,571	750,018
Totals	259	363	268,301	85,035	353,337	917,350	388,080	1,305,430	1,501,500	757,820	2,259,320

Water Job	350	gpd
	35	gpd

MXD Sewer Demand			2013 MXD Projection			2020 MXD Projection			2025 MXD Projection		
Service Area	Parcels	Acres	Units	Jobs	Total gpd	Units	Jobs	Total gpd	Units	Jobs	Total gpd
Sanford	8	28	20,141	6,383	26,524	61,670	26,089	87,759	100,940	50,945	151,885
SemCo NEast	43	79	56,097	17,779	73,876	171,763	72,663	244,427	281,138	141,893	423,032
Longwood	61	68	21,079	6,681	27,759	146,684	62,054	208,738	240,089	121,175	361,264
Casselberry	55	67	47,408	15,025	62,433	145,158	61,408	206,567	237,592	119,915	357,507
SemCo SEast	92	121	85,249	27,019	112,268	261,025	110,425	371,450	427,241	215,632	642,873
Totals	259	363	229,973	72,887	302,860	786,300	332,640	1,118,940	1,287,000	649,560	1,936,560

Sewer Job	300	gpd
	30	gpd

MXD Solid Waste Demand			2013 MXD Projection		2020 MXD Projection		2025 MXD Projection	
Service Area	Parcels	Acres	Landfill (t)	T.Station (t)	Landfill (t)	T.Station (t)	Landfill (t)	T.Station (t)
Countywide	259	363	964	987	3,295	3,373	5,393	5,521

Landfill	4.2	pcd
Transf. Station	4.3	pcd
MF Residents	1.6	pph

(Jobs captured in pcd fig.)

MXD Recreation Demand			2013 MXD Projection		2020 MXD Projection		2025 MXD Projection	
Service Area	Parcels	Acres	Developed (ac)	Total (ac)	Developed (ac)	Total (ac)	Developed (ac)	Total (ac)
Countywide	259	363	2.3	4.5	7.7	15.5	12.7	25.3

Developed Rec	1.8	ac/1000 res
Total Rec	3.6	ac/1000 res
MF Residents	1.6	pph

MXD Mass Transit Demand			2013 MXD Projection		2020 MXD Projection		2025 MXD Projection	
Service Area	Parcels	Acres	Revenue Miles per capita		Revenue Miles per capita		Revenue Miles per capita	
Countywide	259	363	1,295		4,427		7,247	

Revenue miles	1.03	per capita
MF Residents	1.6	pph



Services and Facilities by Classification

LAND USE (1)	Rural 3, Rural 5, Rural 10	Suburban Estates	Low Density Residential	Medium Density Residential	High Density Residential	Office	Higher Intensity Planned Development	Commercial	Industrial	Mixed Development
SERVICE FACILITIES:										
Central Water		X	•	•	•	•	☰	•	•	•
Central Sewer		X	•	•	•	•	☰	•	•	•
Paved Road		•	•	•	•	•	☰	•	•	•
Solid Waste Collection	•	•	•	•	•	•	☰	•	•	•
Sidewalks Internal		•	•	•	•	•	☰	•	X	•
Sidewalks External	X	X	•	•	•	•	☰	•	X	•
Transit		X	X	X	X	X	☰	X	X	X
Street Lights		X	•	•	•	•	☰	•	•	•

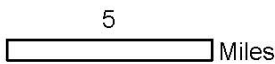
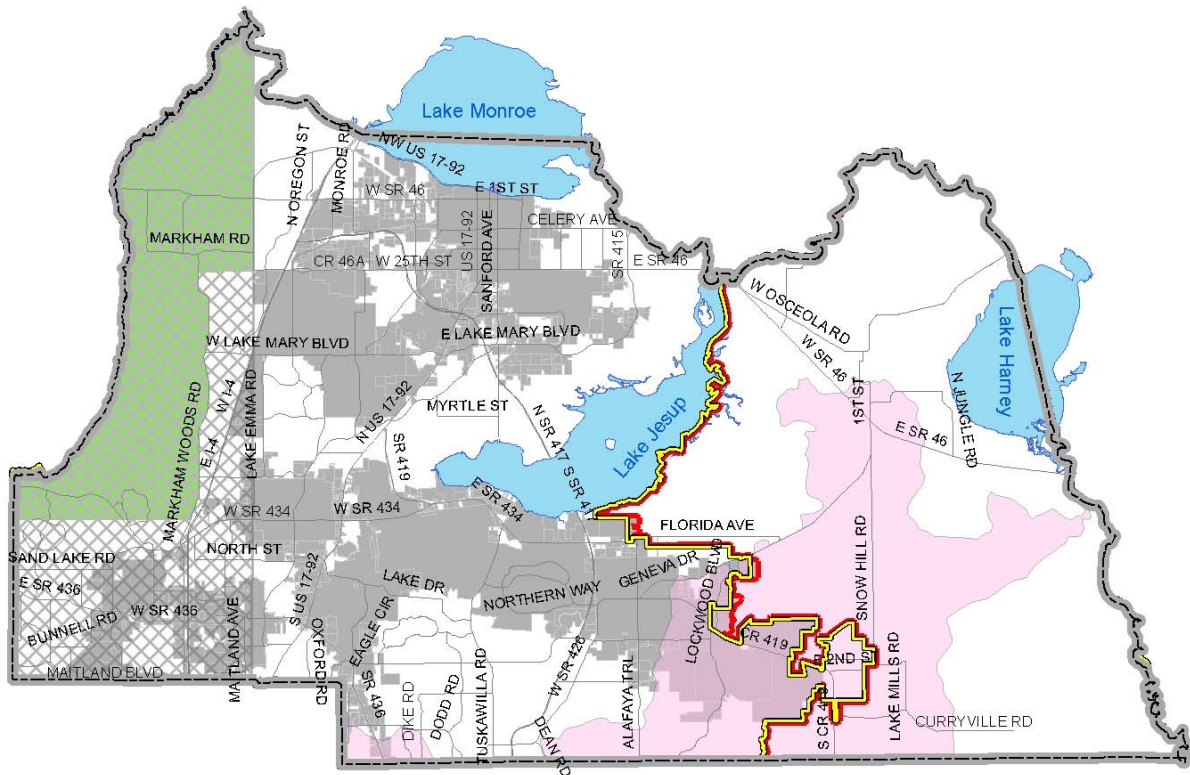
(1) The Planned Development land use is not specifically listed on this table as it allows for a variety of uses and intensities within a development site, and service and facility requirements will vary according to development intensity. At a minimum, services and facilities are to be consistent with the requirements of individual land use designations which correspond to the uses and intensities on the development site.

- X May be required on a site specific basis
- Services and facilities required
- ☰ See appropriate future land use category

NOTE: In some cases central water and sewer may not be in close proximity to infill development parcels and well or septic may be used on an interim basis. However, at such time central water and sewer become available, the development will be required to connect to those systems. Also, any future expansion, redevelopment or site change will subject the property to the requirement to connect to central water and sewer.



Special Area Boundaries



LEGEND



- Wekiva Protection Area
- Econ Protection Area
- Wekiva Study Area
- City Limits
- Rural Boundary (per 2004 County Charter Amendment)
- Urban / Rural Boundary

(FLU - Effective date of information: 02/2008)



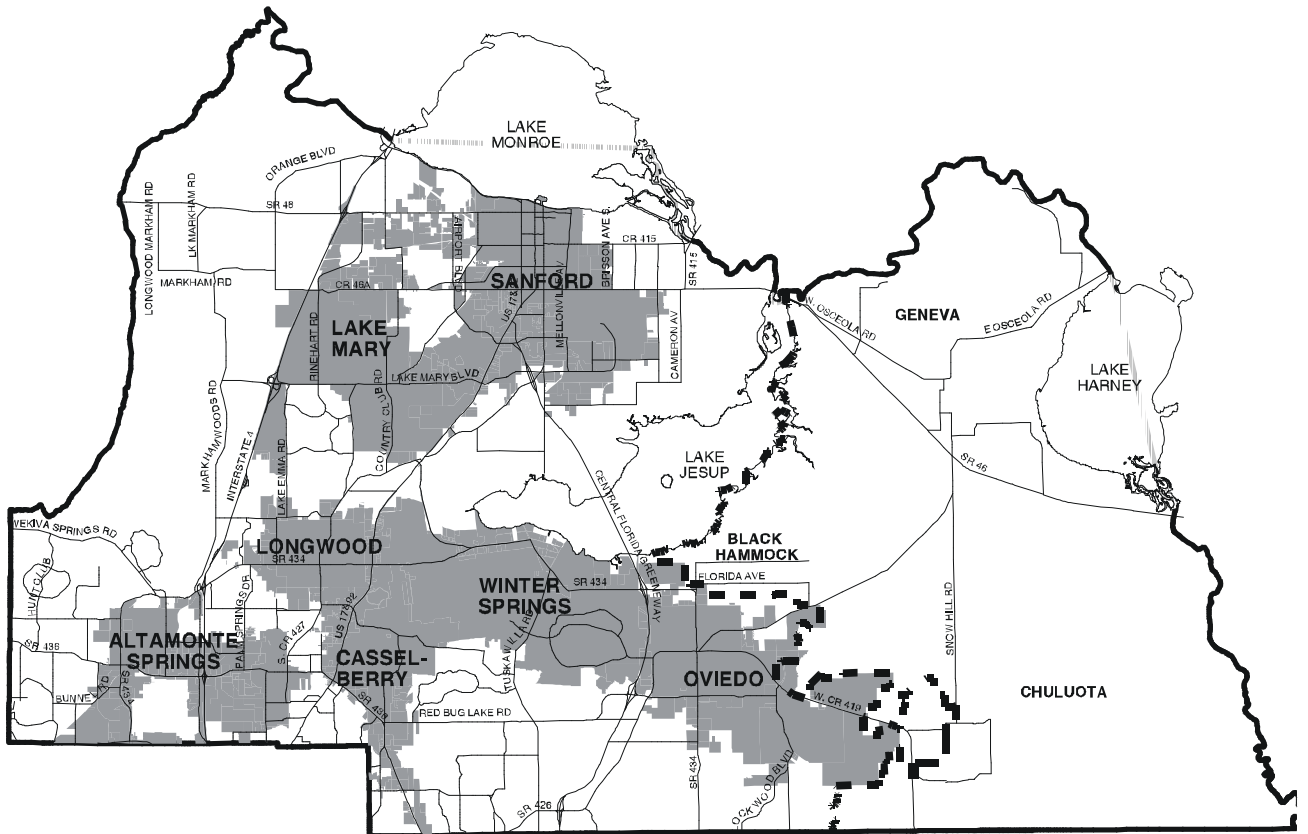
Target Industry Uses

Manufacturing	Financial and Information Services *
Plastics and Commercial Printing Electronics/Mechanical Assembly Auto Parts Fasteners/Spacers Construction Products Food Processing Machinery Transport Aircraft Maintenance and Modification Aircraft Manufacturing Aerospace equipment	Legal Services Architectural Services Publishers Associations CPA's Headquarters Insurance Banks Telemarketing Bureaus Financial Transactions Processing Public Relations Agencies
Advanced Technologies	Credit Bureaus Advertising Agencies Consumer Lending Title Companies Computer Software and Design
Technical and Research Services *	Life Sciences *
General Management Consulting Marketing Interior Design Graphic Design Services Human Resources and Executive Search Environmental Engineering and Consulting Precision Instruments Civil Engineering Surveying and Mapping Telecommunications Industrial Design Lasers and Photonics	Hospitals and Medical Education Diagnostic Imaging Centers Medical Laboratories Agriscience Facilities Outpatient Facilities Blood and Organ Banks Research Laboratories Nursing Care Facilities Veterinary Services Pharmaceuticals Manufacturing and Research
Distribution	Digital Media *
Food Products Consumer Products Restaurant/Commissary Airline Services Aircargo/Mail Services Durable Goods Distribution Non Durable Goods Distribution	Motion Picture and Video Production Simulation and Training Teleproduction Graphic Design Computer <u>Hardware</u> /Software Design and Development Animation
Other	
Long Stay Tourism	International Trade
Hotels and Lodging	Sports Associated Industries
Other "basic" businesses and industries with high annual average wages	

* SeminoleWAY Industry and Facility Analysis; Real Estate Research Consultants, Inc.; May 1, 2008
(Target Industry Uses.xls)





Urban/Rural Boundary



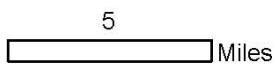
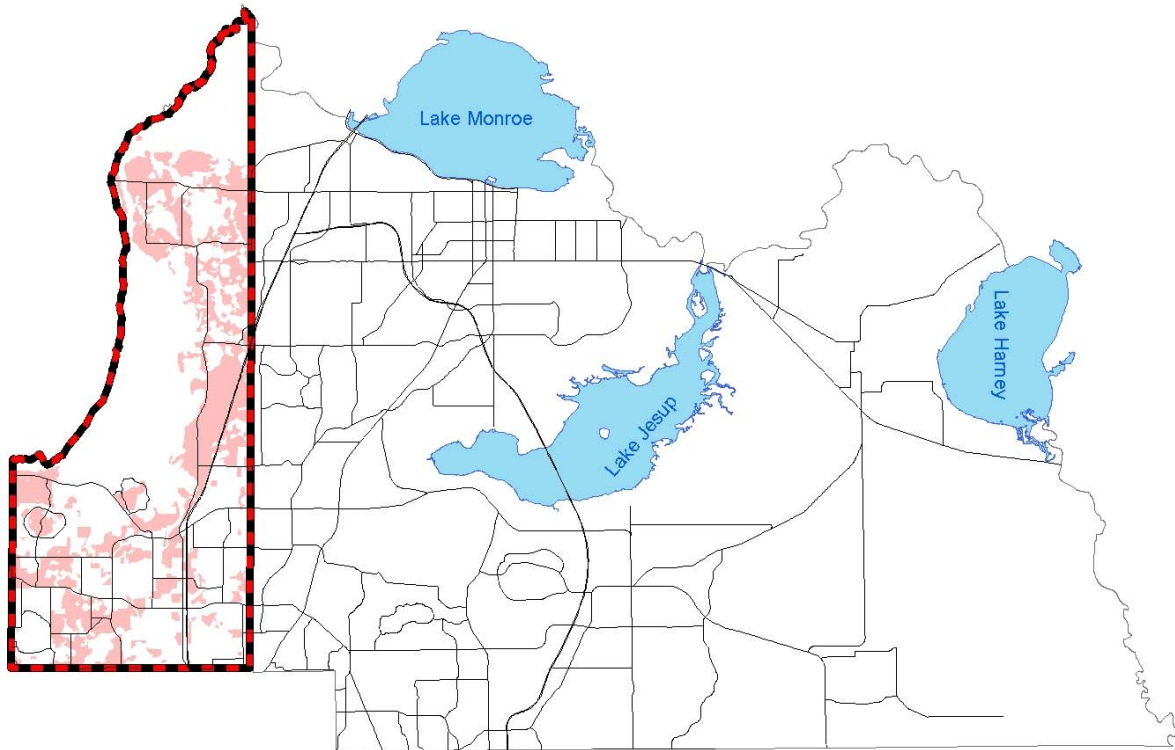
LEGEND



-  Urban/Rural Boundary
-  Incorporated Area



Wekiva Study Area Series Most Effective Recharge Areas



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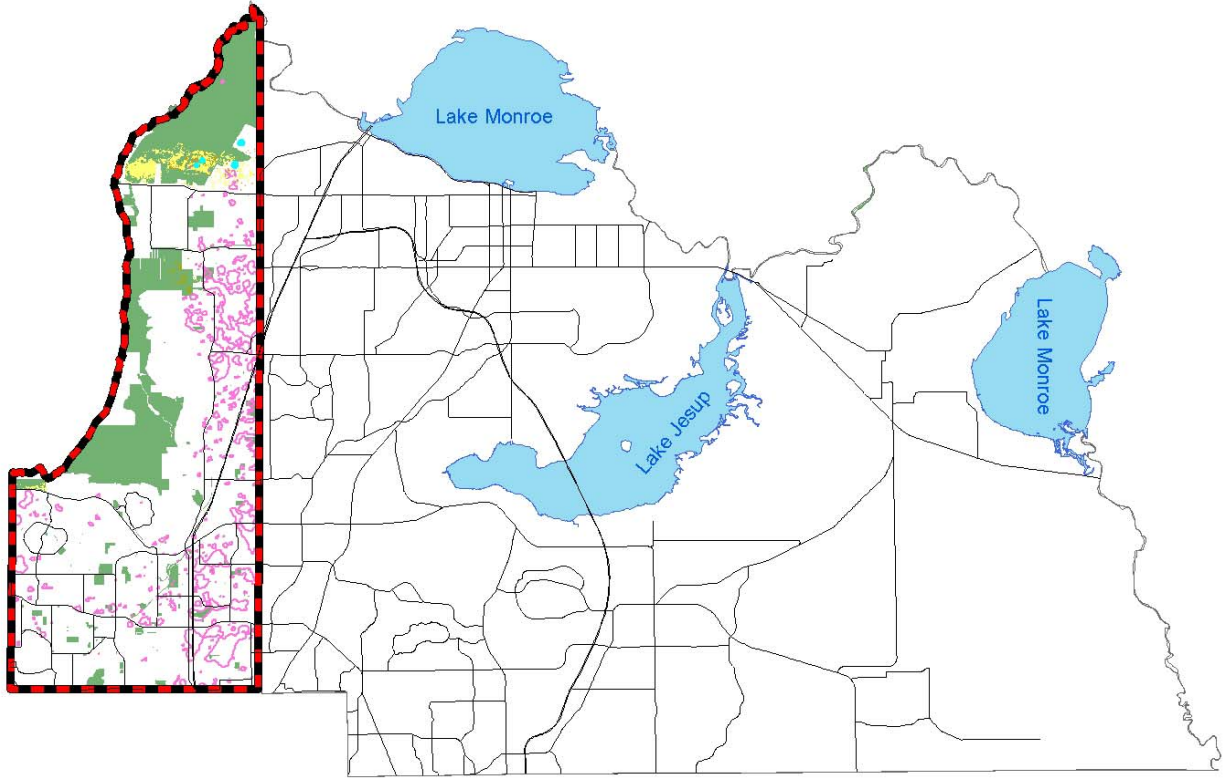


-  Wekiva Study Area Boundary
-  Recharge Areas

(FLU - Effective date of information: 02/2008)









Wekiva Study Area Series Sensitive Habitats and Karst Features



5 Miles

LEGEND



- | | |
|--|--|
|  Sand Pine Scrub |  Karst Features |
|  Sandhill Longleaf Pine |  Wekiva Study Area Boundary |
|  Xeric Oak Scrub |  Public Lands |

(FLU - Effective date of information: 02/2008)