

The area of Seminole County, commonly known as the Seminole County East Rural Area, or East Rural Area, is an area of the County where urban development is not anticipated and is characterized by: (a) agricultural uses; (b) natural vegetation; (c) large lot low density residential uses served primarily by on-site water wells and septic tanks; (d) rural roads (mostly two-laned) with some roads unpaved or graveled, rather than paved, without sidewalks and street lights; (e) limited commercial encroachments; and (f) ample views of wooded areas and open spaces and occasional rural villages that provide the commercial and community support services required by the residents and rural businesses [Seminole County Comprehensive Plan(s) (SCCP)].

This Fact Sheet includes examples of significant actions in the evolution of the East Rural Area beginning with adoption of the 1977 SCCP. These actions serve as a demonstration of the County's long-standing commitment to strengthen, preserve, and reinforce the heritage, character, and lifestyle of the East Rural Area.

In addition, this Fact Sheet is intended to raise awareness of the various requirements and conditions of Seminole County that may be applicable when making application for review and approval of allowable activities in the East Rural Area.

1977-Seminole County Comprehensive Plan

- Adoption of the 1977 Seminole County Comprehensive Plan in accordance with the Local Government Comprehensive Planning Act of 1975 (Chapter 163, Florida Statutes), and Seminole County Comprehensive Planning Act of 1974 (HB 4211). The 1977 SCCP consisted of a Development Framework, Intergovernmental Coordination Statement, and a Short-Range Development Plan (Ordinance 77-25, September 9, 1977).

In the 1977 SCCP, lands located in the rural area of Seminole County, now known as the Seminole County East Rural Area, were mostly designated as the General Rural Future Land Use designation, encouraging one (1) dwelling unit per five (5) acres, while allowing one (1) dwelling unit per acre. The General Rural Future Land Use designation was established for rural uses and attendant nonresidential uses, residences on five (5) acre sites, and recreational or low intensity uses.

1991-1991 East Seminole County Rural Area Plan

- Acceptance of the 1991 East Seminole County Rural Area Plan that recommended a series of rural future land use designations and comprehensive plan policies designed to preserve the rural character and lifestyle of the East Rural Area, consistent with the County's long-standing recognition of the rural nature of this portion of Seminole County and Seminole County Comprehensive Plans. East Seminole County, as a rural area, is not just an area absent urban development that awaits urbanization but a rural area with residents and property owners that have specific needs and functions that are different than those of their urban counterparts. The overall recommendation of the East Rural Area Plan was that East Seminole County continue to be recognized as a long-term rural area, and that it be planned and regulated as a rural area (1991 East Seminole County Rural Area Plan, Glatting Lopez Kercher Anglin, August 1991).

1991-Seminole County Comprehensive Plan Update

- Adoption of the 1991 Seminole County Comprehensive Plan Update incorporating the recommendations of the 1991 East Seminole County Rural Area Plan and in response to objections by the Florida Department of Community Affairs relating to a finding of urban sprawl (Ordinance 91-13, September 11, 1991).

As recommended in the 1991 Seminole County East Rural Area Plan, the County amended the 1991 Comprehensive Plan creating the Rural-3, Rural-5, and Rural-10 Future Land Use designations, along with SCCP policies to maintain rural character.

Adoption of these three rural future land use designations, along with other policy recommendations contained in the 1991 East Rural Area Plan, resulted in withdrawal of the Department of Community Affairs objections to the 1991 Seminole County Comprehensive Plan Update contending that proposed one (1) dwelling unit per acre residential development will likely encourage urban sprawl/leapfrog development beyond urban service areas, especially into the eastern parts of the County inconsistent with Florida Administrative Code 9J-5).

In addition, adoption of these rural future designations replaced the General Rural and Suburban Estates Future Land Use designations that allowed for one (1) dwelling unit per acre adopted into the Seminole County 1987 SCCP.

Seminole County East Rural Area Study Area Boundary

In addition to the amendments to the 1991 Comprehensive Plan, the 1991 East Rural Area Plan recommended a Study Area Boundary that was adopted into the 1991 SCCP that was descriptive in nature, not based on a metes and bounds description, for the purpose of distinguishing between urban and rural uses and defining where urban uses could concentrate and where rural lands would be preserved. The Study Area Boundary now designated as the Urban Rural Boundary (Future Land Use Element, Figure 2.8, 1991 Seminole County Comprehensive Plan Update).

1992-Rural Zoning Classification/Rural Subdivision Standards

- Adoption of the A-3, A-5, and A-10 Rural Zoning Districts and Subdivision Standards into the Land Development Code of Seminole County to implement the Objectives and Policies of the County's Comprehensive Plan for the East Rural Area. These Standards are similar with other zoning districts that regulate permitted and limited uses, lot sizes, building setbacks, and includes optional cluster subdivision standards. The A-3, A-5, and A-10 Rural Zoning Districts implement the Rural-3, Rural-5, and Rural-10 Future Land Use designations. (Ordinance 92-5, March 30, 1992).

2004-Seminole County Home Rule Charter Amendment

- Adoption of an amendment to the Seminole County Home Rule Charter to: (a) establish a Rural Boundary as more delineated on that certain map titled Rural Boundary Map dated August 10, 2004; and (b) to establish a Rural Area as described in that certain Legal Description titled Legal Description for Rural Area. Rural Lands for the purpose of this Section of the Ordinance are those contained within the area depicted in the Legal Description referenced above (Ordinance 2004-36, September 2, 2004) (Exhibit FLU-28, Rural Boundary Map, and FLU-29, Rural Area Legal Description on the online SCCP).

In addition, Ordinance 2004-36 allows the Board of County Commissioners to (a) establish a Rural Boundary and a Rural area; (b), define the term Rural Lands; (c) allow the Board of County Commissioners to remove property from the Rural Area by ordinance; (d) provide that the future land use designations of the SCCP control the density and intensity of development of the Rural Lands; (e) require Commission approval of all changes to the future land use designations of Rural Lands, regardless of municipal boundaries; (f) provide for implementing ordinances and superseding conflicting municipal ordinances; (g) providing for a referendum regarding these Charter amendments; and (h) providing for codification and severability and conditioning the effectiveness of the proposed Charter Amendments upon Voter approval at a referendum. The Rural Charter Boundary contains a legal description and map approved by the voters that distinguishes between the East Rural Area and the County's predominantly urban areas.

Ordinance 2004-36 also provided that the Supervisor of Elections include a question on the November 2, 2004, ballot regarding these Charter amendments. Seminole County Voters approved the Voter Referendum by a vote of 56.5%.

Seminole County Comprehensive Plan and Land Development Code

It's important to note that a search of past and present Seminole County Comprehensive Plans and Land Development Codes of Seminole County is essential to achieve an understanding of the Seminole County East Rural. Please see the [Seminole County Comprehensive Plan and Land Development Code of Seminole County](#) for additional information regarding the Seminole County East Rural Area.

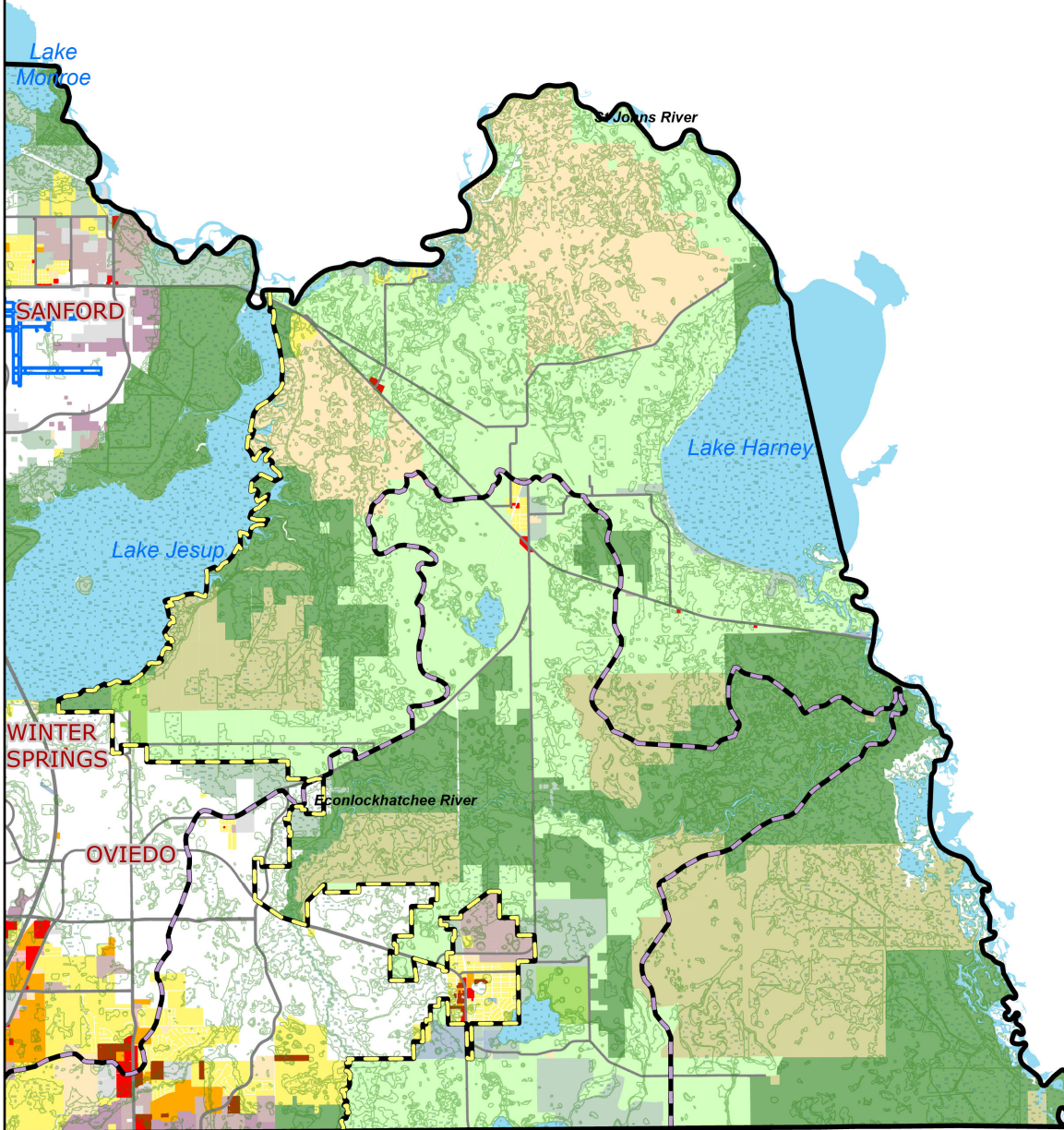
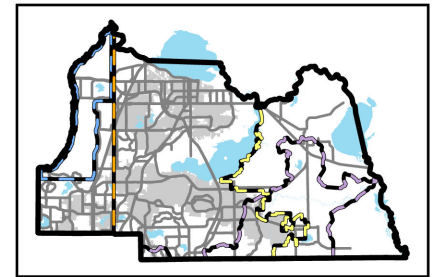
Seminole County Future Land Use Map

Please note that the SCCP Future Land Use Map is updated from time to time; however, the Urban Rural Boundary depicted on the Fact Sheet shall remain. The current Seminole County Future Land Use Map is available at [Seminole County Future Land Use Map](#).






Notes:

- A copy of the History of Creating, Protecting, and Preserving the Seminole County East Rural Area mentioned above is available upon request. This History includes, in greater detail, County actions described in this Fact Sheet and other actions throughout the East Rural Area.
- Please note that web links underscored in this Fact Sheet are subject to amendments and may not be active.
- 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. Updated January 2025.
















Seminole County Future Land Use Map East Rural Area



Legend

-  Urban Rural Boundary
-  Wekiva 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)
-  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 9/2015.

