

1. In 1988 the Florida Legislature enacted the Wekiva River Protection Act [(Protection Act) Chapter 369.301, Part II, Florida Statutes (FS)] establishing 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 Florida Legislature enacted the Wekiva Parkway and Protection Act [(Parkway Act) Chapter 369.314, Part III, Florida Statutes] authorizing construction of the Wekiva Parkway, along with comprehensive plan strategies, various studies, and plans, and establishment of the Wekiva Study Area (WSA). The Protection Act, Parkway Act, and WSA boundaries are depicted on the attached Seminole County Comprehensive Plan Future Land Use Map (SCCP FLUM). Of note are the following citations regarding the Protection Area, Parkway Area, SCCP, Land Development Code of Seminole County (LDCSC), and FS:
2. Within the Wekiva River Protection Area, the term "rural character" means those characteristics which convey a sense of rural lifestyle including agricultural uses, limited residential density at one unit per net buildable acre or less, large lots, ample views of wooded areas and open space, preservation of greenway and wildlife corridors, narrow pavement widths, rural roadway corridors, public and private roads predominantly no more than two lanes in width, development of commercial land uses set forth on the Future Land Use Map in effect on December 15, 1999, and a preference for rural vernacular architecture. Such characteristics preclude any further commercial development on lands not designated for commercial land uses on the Future Land Use Map in effect on December 15, 1999 (SCCP Introduction Element).
3. For the purpose of ensuring consistency with the Wekiva River Protection Act, rural character within the Wekiva River Protection Area within Seminole County is maintained through a pattern of land use designations consisting of predominantly Suburban Estates, Conservation, and Recreation (for the purpose of protecting natural resources). It is the express intent of this definition to ensure that, within the Wekiva River Protection Area but outside of the East Lake Sylvan Transitional Area, each development order approved by the County limits the density of the residential development subject to that development order to (a) the current adopted density of the subject development existing at the time of the enactment of this definition or (b) a density no greater than one dwelling unit per net buildable acre (SCCP Introduction Element).
4. 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 (Part II, Chapter 369, Florida Statutes), and the provisions of this Plan adopted to conform to said Act. See Objective FLU 2.3 Preservation of the Rural Character and Natural Resources of the Wekiva River Protection Area for additional policies regarding the goals of the Wekiva River Protection Area and Wekiva Study Area (SCCP Policy FLU 2.2.5).
5. The County shall continue to enforce and, if necessary, strengthen existing Plan objectives, goals and policies and land development regulations to preserve and reinforce the goals of the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes). These objectives, goals, policies and land development regulations shall ensure the maintenance of the rural density and character in the aggregate, protect natural resources and ensure the long term viability of the Wekiva River Protection Area, herein referred to as the "Protection Area," (as defined in Wekiva

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Study Area Series) for existing and future residents (SCCP Objective FLU 2.3 Preservation of Natural Resources and the Rural Character of the Wekiva River Protection Area).

6. The final development form of the land area within the Protection Area, outside of the East Lake Sylvan Transitional Area, is a general pattern of one dwelling unit or less per net buildable acre. For properties located within the Protection Area, but outside the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for those properties as of December 15, 1999. The land use designations assigned to those properties shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation, with Recreation designation only considered for the purpose of protecting natural resources (SCCP Policy FLU 2.3.3).
7. The County shall not approve a land use designation amendment within the Protection Area relating to property outside of the East Lake Sylvan Transitional Area that could result in a net density increase compared to that allowable as of December 15, 1999. Regardless of any future change in the definition of the Suburban Estates land use designation or associated zoning classifications, the County shall not approve any land use that could result in a density increase above one dwelling unit per net buildable acre compared to that allowable as of December 15, 1999. The County's policy is to maintain this final form of development to ensure that residential development in the Protection Area maintains the overall rural density and character. Amendments to the Wekiva River Protection Act to change nonresidential, land use designations (e.g., Office, Commercial) to the Suburban Estates or Recreation land use shall not be discouraged. The properties designated as a nonresidential land use (thereby authorized for development) shall be limited to only those properties assigned the nonresidential land use designation as of December 15, 1999 (SCCP Policy FLU 2.3.3).
8. In order to be eligible for residential density increase within the East Lake Sylvan Transitional Area, as depicted in Exhibit FLU: East Lake Sylvan Transitional Area/School Site, an applicant for a Plan amendment proposing a residential density greater than one unit per net buildable acre must comply with each of the following standards: (A) The maximum allowable residential density upon parcels shall not exceed 2.5 dwelling units per net buildable acre; (B) Plan amendments shall be to the Planned Development Future Land Use Designation with an associated PD (Planned Development) zoning district. Residential development shall employ clustering techniques by creating less impact on natural resources than one unit per net buildable acre in a non-clustered configuration and by demonstrating a maximum impervious area of 30% per residential lot; and (C) Applications for development shall include specific information to document how the proposed development will comply with Paragraph B above. A methodology for creating the required documentation will be included in the Comprehensive Plan amendments implementing the 2022 Evaluation and Appraisal Report (SCCP Standards for Plan Amendments within the East Lake Sylvan Transitional Area).
9. The County shall prohibit the use of new or expanded roadway facilities as the 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).

Wekiva River Area Consistency Form

Applicants proposing developments within the Wekiva River Protection Area must also submit a Wekiva River Area Consistency Form along with the development proposal application. The Consistency Form is available at [Wekiva River Area Consistency Form](#).

Seminole County Future Land Use Map

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

Notes and Citations:

- The purpose of this Fact Sheet is to make aware the requirements, where applicable, of the Protection Area, Parkway Area, SCCP, and LDCSC associated with the Wekiva River Area when considering development and permitting activities in the Protection Area, Parkway Area to demonstrate the County's commitment to protect and preserve the Wekiva River Area.
- In 1988, the Florida Legislature established the Wekiva River Basin Commission (WRBC) to monitor and ensure the implementation of the recommendations of the Wekiva River Basin Coordinating Committee for the Wekiva Study Area. Please see the [East Central Florida Planning Council](#) for additional information regarding the WRBC.
- It is not the intent of the Florida Legislature to place an undue burden on local governments within the Wekiva Study Area. Any required Wekiva Study Area comprehensive plan amendments may be adopted in conjunction with other amendments not required by this part (369.315(4), FS, Intent).
- On October 13, 2000, the U.S. Congress enacted Public Law 106-299, designating the Wekiva River as a Wild and Scenic River.
- In 2000, the U.S. Congress established the Wekiva River System Advisory Management Committee (WRSAMC) to assist in the development of the Comprehensive Management Plan for the Wekiva River System. In partnership with the WRSAMC, the U.S. National Park System provides technical assistance, staff support and funding (contingent on appropriated funds) to assist in development and implementation of the Comprehensive River Management Plan. Please see the [Wekiva River System Advisory Management Committee](#) for additional information.
- The Florida Parkway, which traverses through the Wekiva River Protection Area, was completed in 2024. Please see the [Wekiva Parkway \(SR 429\)](#) for additional information.
- Portions of municipalities within Seminole County, Orange County, Lake County are within with the Protection and Parkway Areas, and numerous state and regional agencies have vested interests in the preservation and protection of the Protection Area and Parkway Area.
- Florida Legislature Senate Bill 1730, enacted in 2025, provides that the Live Local Act does not apply in the Wekiva Study Area.



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- Please see the following for additional information regarding the Wekiva River Area [Seminole County Comprehensive Plan and Land Development Code of Seminole County](#)
- [Wekiva River Protection Act, Chapter 369.301, Part II, Florida Statutes.](#)
- [Wekiva Parkway and Protection Act \[\(Parkway Act\) Chapter 369.314, Part III, Florida Statutes.](#)
- 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, 407-665-7371, or email at plandesk@seminolecountyfl.gov. Updated July 2025.