

In 1991 Seminole County adopted the “1991 Seminole County Comprehensive Plan Update” that established the area known as the East Rural Area of Seminole County. The 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 (d) 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. The East Rural Area of Seminole County is also known as the “Rural Area”.

This Fact Sheet includes significant actions in the evolution of the Rural Area that began with adoption of the 1977 Seminole County Comprehensive Plan. These actions serve as a demonstration of the County’s long-standing commitment to strengthen, preserve, and reinforce the character and lifestyle of 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. The 1977 Comprehensive Plan consisted of a Development Framework, Intergovernmental Coordination Statement, and a Short-Range Development Plan (Ordinance 77-25, September 9, 1977).

In the 1977 Comprehensive Plan, lands located in today’s 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. Development was encouraged that did not require unincorporated urban facilities. Lands within the East Rural Area where unmapped (i.e., did not include a Future Land Use Map) in the 1977 Comprehensive Plan.

1991-1991 East Seminole County Rural Area Plan

- Acceptance by the Board of County Commissioners 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 (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 (DCA) relating to a finding of urban sprawl (Ordinance 91-13, September 11, 1991).

As recommended in the East Rural Area Plan, the County amended the 1991 Seminole County Comprehensive Plan to create the Rural-3, Rural-5, and Rural-10 Future Land Use designations. In addition to these designations, the County amended the 1991 Comprehensive Plan to include policies to, among others; (a) establish agricultural primacy; (b) provide for rural cluster development; (c) provide a scenic roadway overlay; (d) provide methods for the provision of water and sewer service; (e) protect natural resources; and (f) manage rural neighborhoods.

These three Rural Future Land Use designations also replaced the 1987 General Rural and Suburban Estates Future Land Use designations that allowed for one (1) dwelling unit per acre, previously objected to by the Florida Department of Community Affairs.

Incorporation of the recommendations in the 1991 East Rural Area Plan resulted in withdrawal of the DCAs objections to the 1991 Seminole County Comprehensive Plan Update.

East Seminole County Rural Area Study Area Boundary

- In addition to the amendments to the 1991 Comprehensive Plan above, the East Rural Area Plan recommended a “Study Area Boundary” that was adopted into the Comprehensive Plan Update (Future Land Use Element, Figure 2.8, 1991 Seminole County Comprehensive Plan Update). The Study Area Boundary was descriptive in nature regarding its location and was not based on a legal description. This Study Area Boundary is no longer in the Comprehensive Plan.

Seminole County Urban/Rural Boundary

- Regarding the designation of the Urban/Rural Boundary, this Boundary, was intended to distinguish between urban and rural uses and generally followed the Study Area Boundary contained in the 1991 East Seminole County East Rural Area Plan and the 1991 Seminole County Comprehensive Plan. The Urban/Rural Boundary was a descriptive boundary that defined where urban uses could concentrate and where rural lands would be preserved and does not include a legal description. The Study Area Boundary became known as the Urban/Rural Boundary and labeled this designation on the 1991 East Seminole County Rural Area Plan, Figure 2.8.

It's important to note that the Seminole County Comprehensive Plan contains a series of policies addressing the East Rural Area within several elements of the Comprehensive Plan. In addition, the Land Development Code of Seminole County includes a series of regulations regarding the East Rural Area. As an example, see Exhibit E-Seminole County Comprehensive Plan Future Land Use Element Objective 11: Protecting Seminole County's Rural Heritage on the online Seminole County Comprehensive Plan

Prior to adoption of the 1991 Seminole County Comprehensive Plan Update, there was no adopted Urban/Rural Boundary or Rural Charter Boundary. In addition, the County has amended the Urban/Rural Boundary from time-to-time as cited in this Fact Sheet.

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 and dated August 10, 2004; and (b) 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) (see Exhibit FLU-28, Rural Boundary Map, and FLU-29, Rural Area Legal Description on the online Comprehensive Plan).

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 Seminole County comprehensive Plan 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; (h) providing for codification and severability and conditioning the effectiveness of the proposed Charter Amendments upon Voter approval at a referendum.

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 Referendum by a vote of 56.5%.

Unlike the descriptive Urban/Rural Boundary contained in the 1991 Comprehensive Plan Update, the Rural Charter Boundary contains a legal description and map approved by the voters. As with the Urban/Rural Boundary, the Rural Charter Boundary distinguishes between the East Rural Area and the County's predominantly urban areas. The Urban/Rural Boundary and the Rural Charter Boundary are concurrent in most locations.



SEMINOLE COUNTY EAST RURAL AREA FACT SHEET

East Rural Area Future Land Use Map

Please note that the Future Land Use Map is updated from time to time; however, the East Rural Area 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:

- 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 East Rural Area, prior to submission of an application for review and permitting of land use related activities in the East Rural Area.
- Please see the [Seminole County Comprehensive Plan and Land Development Code of Seminole County](#) for additional policies and exhibits regarding the Seminole County East Rural Area.
- 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.

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