

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. The Protection Act and Parkway Act 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:

1. Regardless of the future land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act (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).
2. 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) 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).

3. Prohibit further commercial development on properties not designated as Commercial Future Land Use on the Exhibit FLU: Future Land Use Map adopted as of December 15, 1999, and as set forth in the definition of "rural character" (SCCP Policy FLU 2.3.8).

4. 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 (SCCP Standards for Plan Amendments within the East Lake Sylvan Transitional Area).
5. 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 Future Land Use Map**

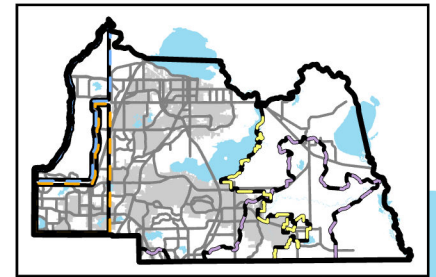
Please note that the SCC FLUM is updated from time to time; however, the Wekiva Area Boundaries shall remain. The current SCCP FLUM is available in digital form at [Seminole County Future Land Use Map](#).

#### **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 Area when considering development and permitting activities in the Protection Area, Parkway Area, and the [Wekiva River Area Consistency Form](#), and 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. The [East Central Florida Planning Council](#) provides aid to the WRBC.
- It is not the intent of the 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 search online for access to the [Wekiva River System Advisory Management Committee](#).
- The Florida Parkway, which traverses through the Wekiva River Protection Area, was completed in 2024. For additional information regarding the parkway, please see [Wekiva Parkway \(SR 429\)](#).
- 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 WRPA.
- Please see the [Seminole County Comprehensive Plan and Land Development Code of Seminole County](#) for additional policies and exhibits regarding the Wekiva River Area. Periodic updates to the SCCP and LDCSC may result in amendments to these documents.
- [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](mailto:plandesk@seminolecountyfl.gov).

















# Seminole County Future Land Use Map Wekiva Study Area

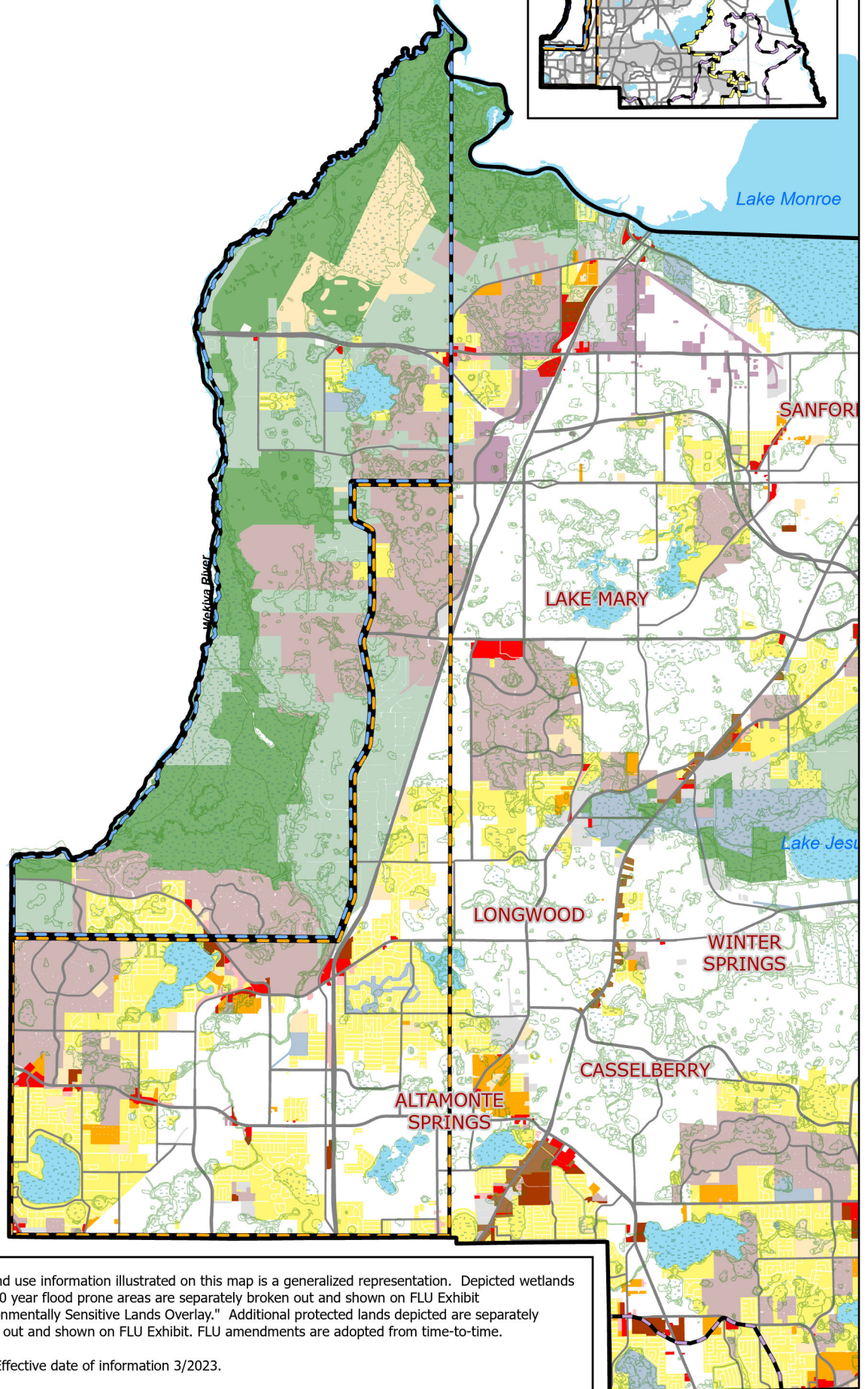


## Legend

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

## Future Land Use

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



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

FLU - Effective date of information 3/2023.