



Comprehensive Plan Update

Future Land Use Element Exhibits



Seminole County Comprehensive Plan Update

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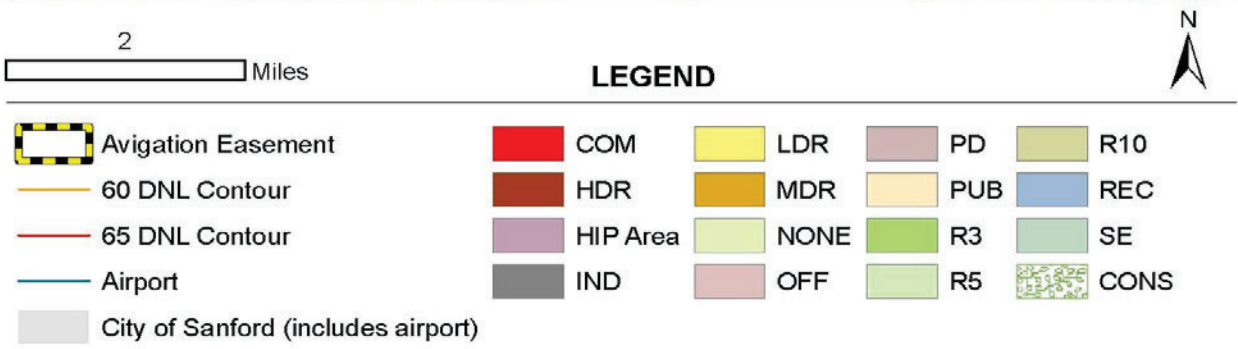
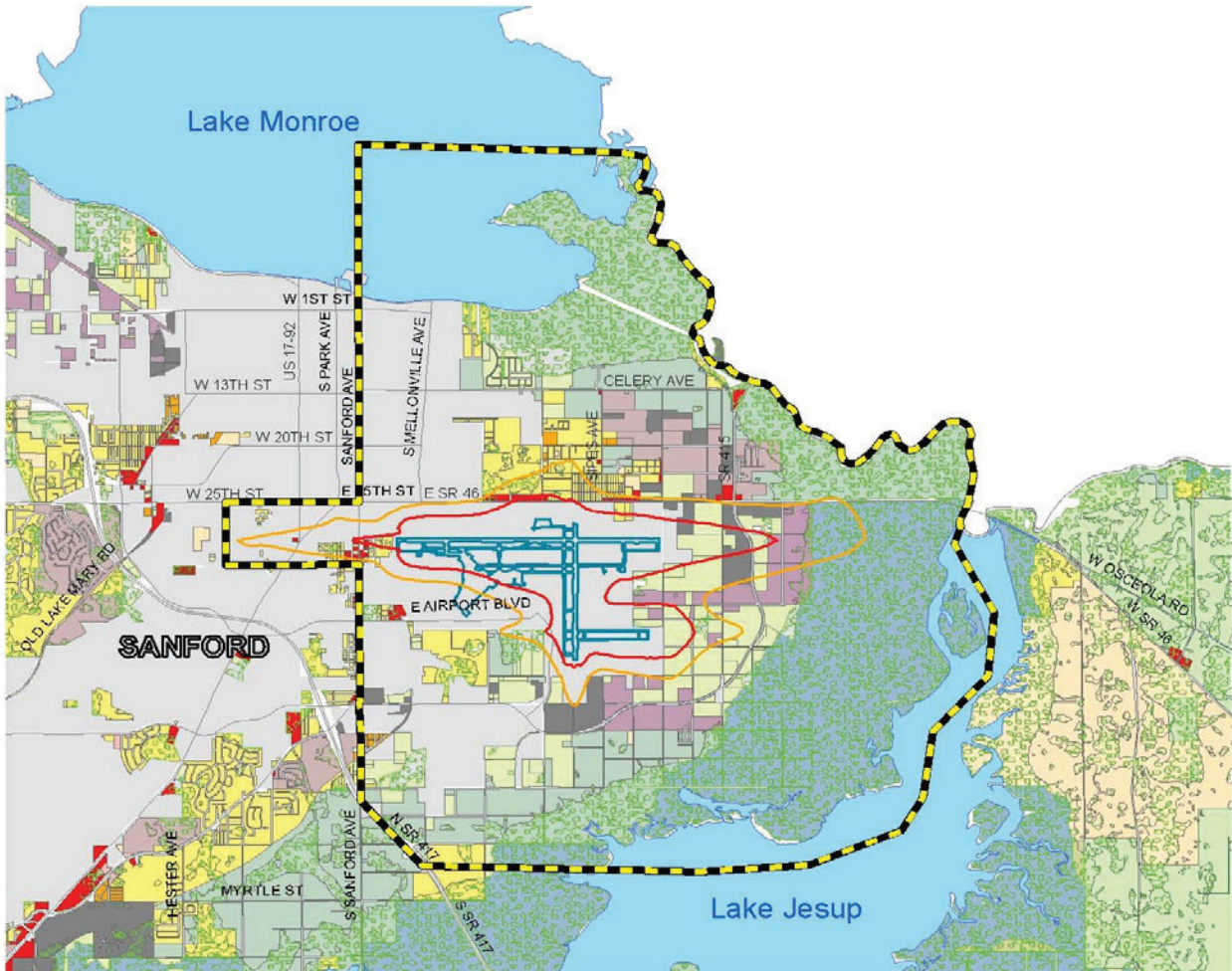
Compatible Transitional Land Uses

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	□	□	□	□	●	●	●	●	●	●	●

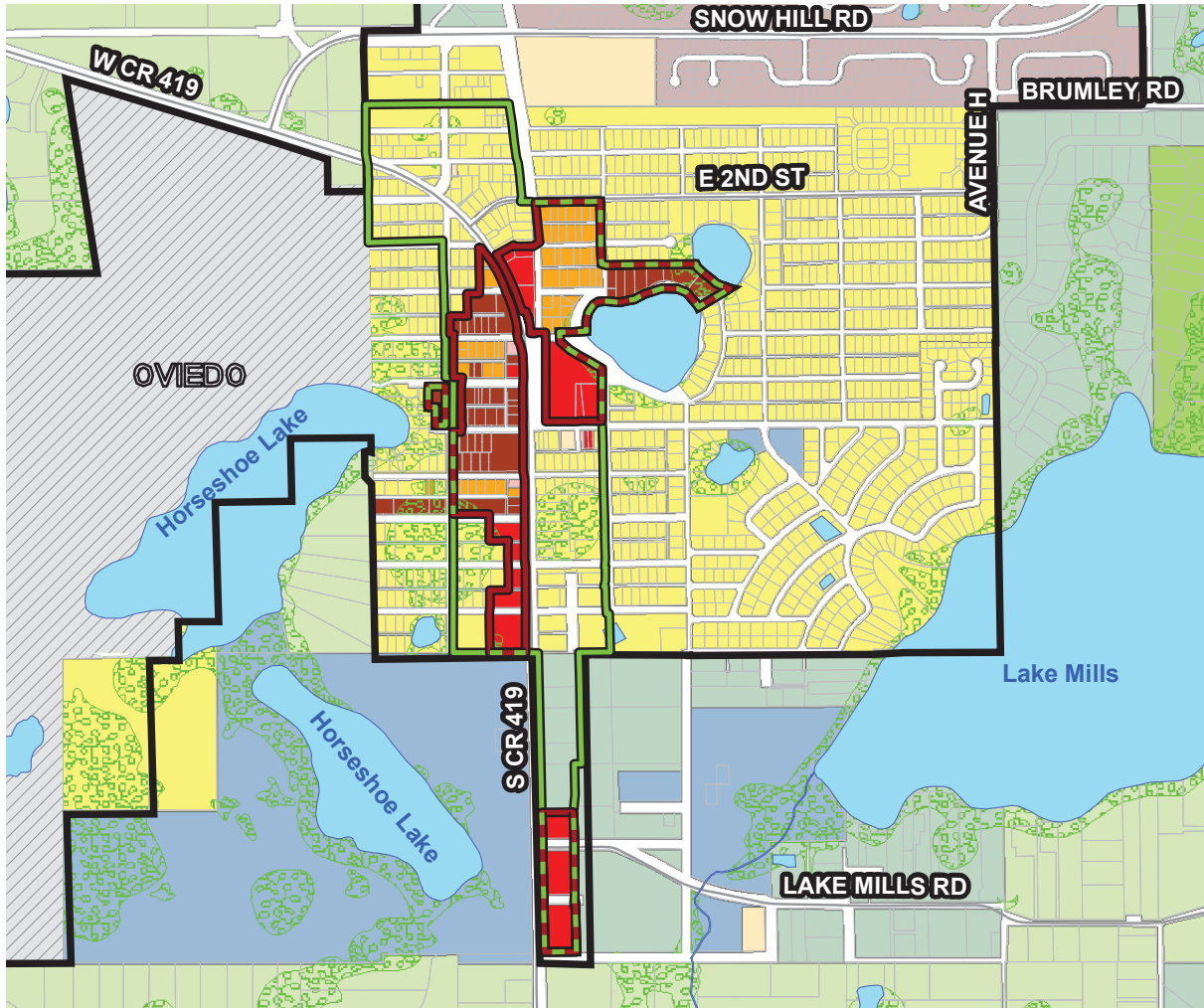
- Compatible Transitional Use
- Can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (.e.g., no dump sites, 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



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

Chuluota Design Area

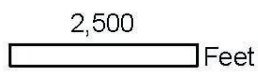
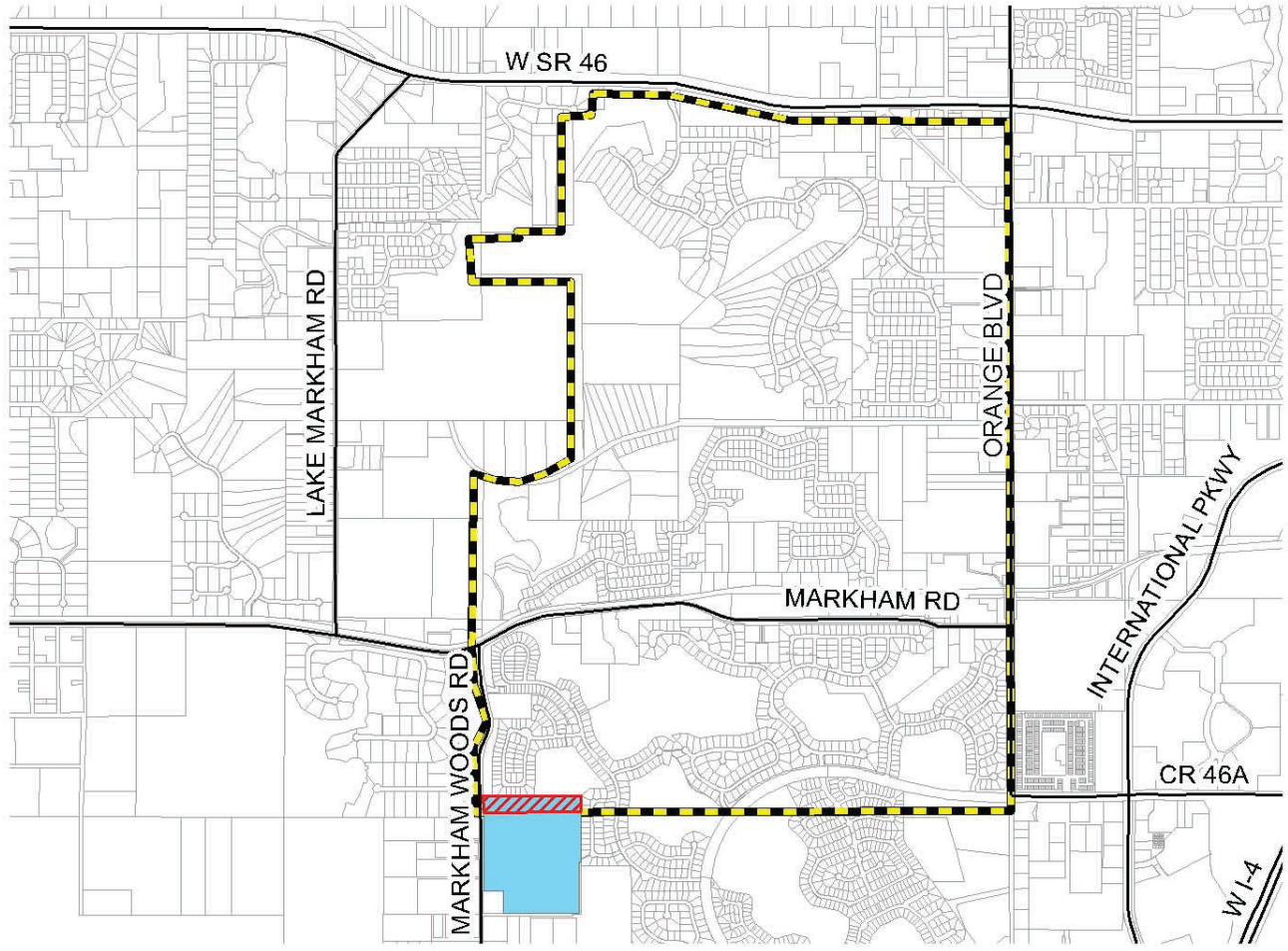


 Coincident Border	 COM	 MDR	 PUB	 SE
 Chuluota Non-Residential Design District	 HDR	 OFF	 R3	 REC
 Chuluota Design Area	 LDR	 PD	 R5	 CONS
 East Rural Boundary				
 City of Oviedo				
 Parcels				

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



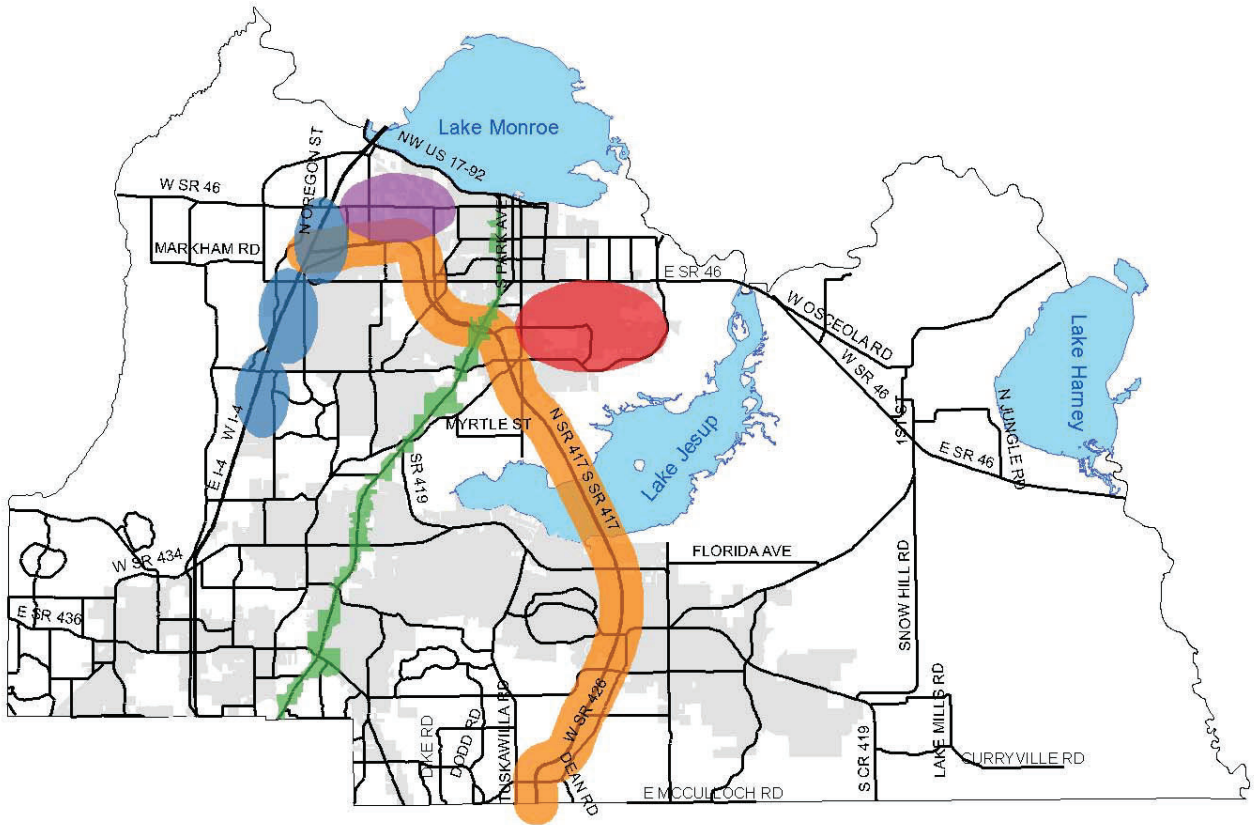
LEGEND



-  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

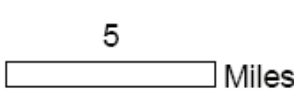
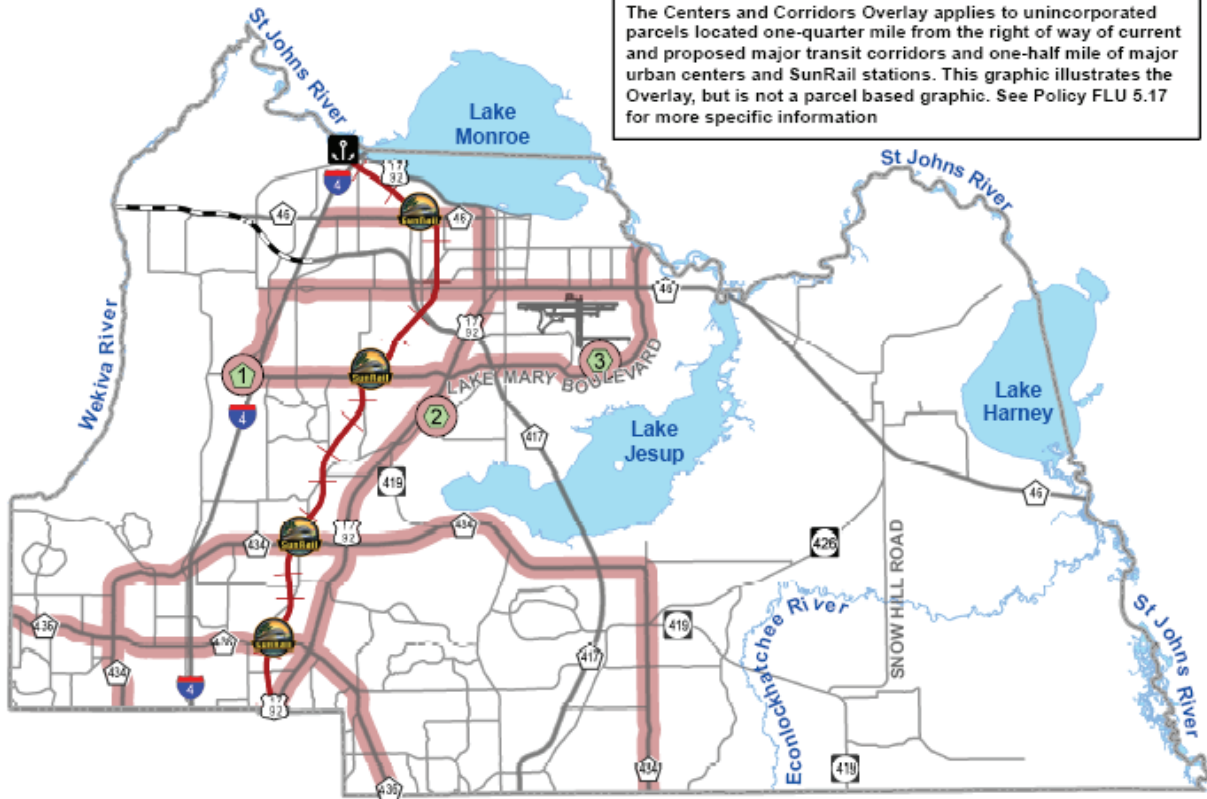
- Airport Target Area
- North I-4 Target Area - Industrial
- North I-4 Target Area - High Tech
- US 17/92 Target Area
- SeminoleWAY Target Area
- Major Roads

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



Urban Centers and Corridors Overlay

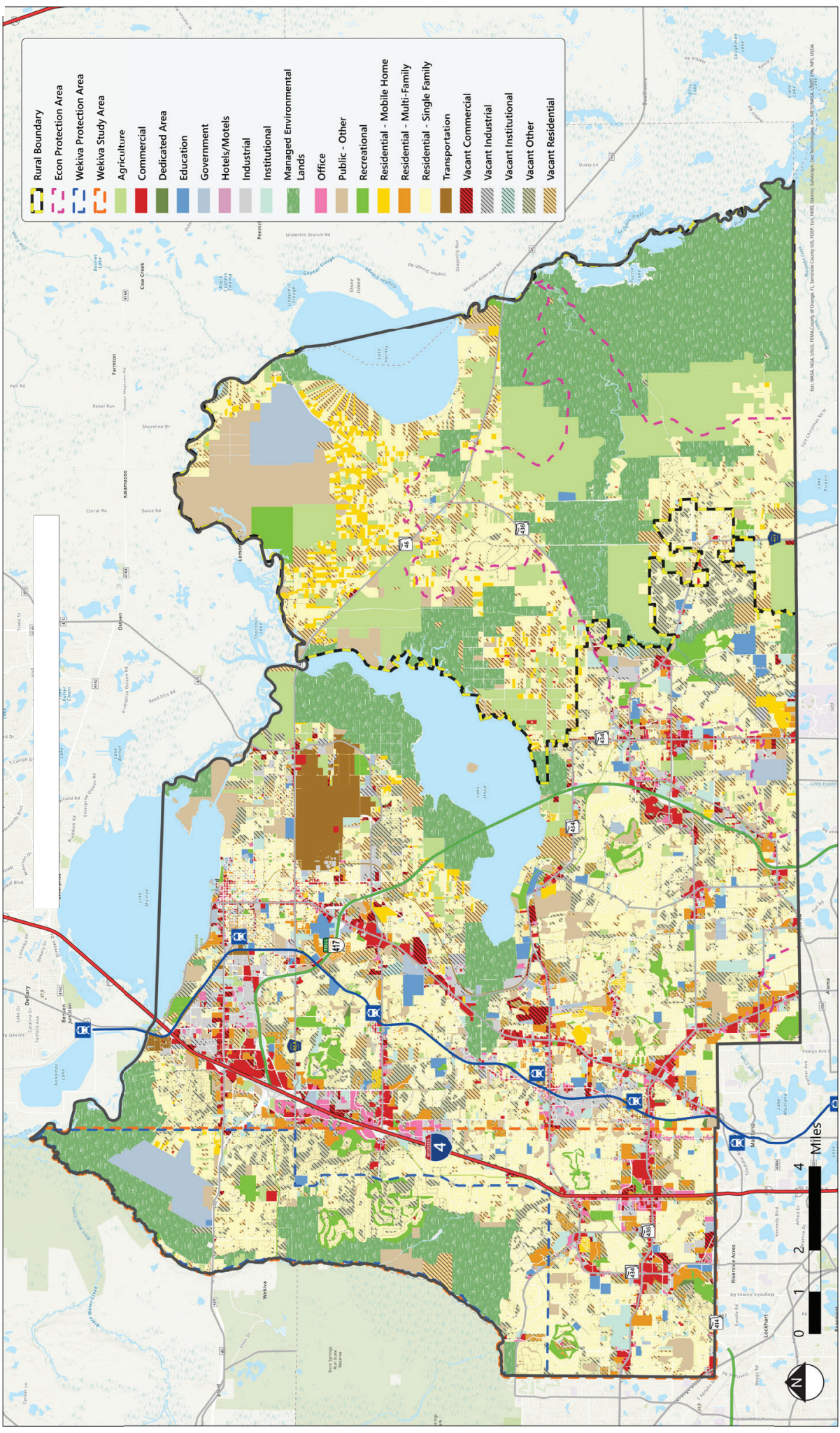
The Centers and Corridors Overlay applies to unincorporated parcels located one-quarter mile from the right of way of current and proposed major transit corridors and one-half mile of major urban centers and SunRail stations. This graphic illustrates the Overlay, but is not a parcel based graphic. See Policy FLU 5.17 for more specific information



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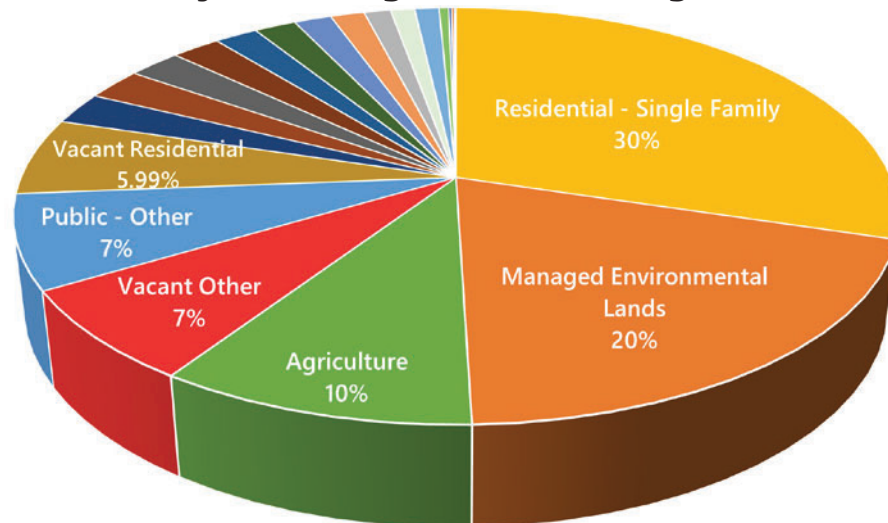
- | | |
|---------------------------------------|--------------------------------|
| Port of Sanford | Urban Centers |
| Orlando Sanford International Airport | International Parkway - South |
| Major Thoroughfares | Reagan Center |
| Other Streets | Seminole County Sports Complex |
| Wekiva Parkway (Planned) | SunRail Station |
| SunRail Line | Urban Corridors |
| Major Waterbodies | Urban Corridors |
| County Boundary | |



Existing Land Use Acreage

Existing Land Use Categories	Acres	Percent
Residential - Single Family	55,829.50	29.71%
Managed Environmental Lands	37,241.61	19.82%
Agriculture	18,433.60	9.81%
Vacant Other	13,379.04	7.12%
Public - Other	13,682.12	7.28%
Vacant Residential	11,254.36	5.99%
Recreational	4,715.79	2.51%
Government	4,665.60	2.48%
Residential - Multi-Family	4,347.30	2.31%
Commercial	4,013.00	2.14%
Residential - Mobile Home	3,552.23	1.89%
Institutional	3,427.96	1.82%
Industrial	3,067.46	1.63%
Transportation	2,779.10	1.48%
Education	2,173.47	1.16%
Office	1,975.30	1.05%
Vacant Commercial	2,008.97	1.07%
Vacant Industrial	780.42	0.42%
Vacant Institutional	248.55	0.13%
Dedicated Area	216.94	0.12%
Hotels/Motels	141.93	0.08%
TOTAL (Includes Incorporated Acres)	187,934.25	100%

Major Existing Land Use Categories





SEMINOLE COUNTY FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING CLASSIFICATIONS

Policy Notes Integral to and Part of the Tabled Entitled "Future Land Use Designations and Allowable Zoning Districts"

- ¹ See Policy FLU 2.2.5 and Objective FLU 2.3 for all parcels located within the Wekiva River Protection Area and Study Area.
- ² See Policy FLU 2.2.8 for all parcels located within the Econlockhatchee River Protection Area.
- ³ 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 Buildable Acres is defined as: within the Urban Service Area of Seminole County – the total number of acres within the boundary of a development excluding natural lakes and wetlands or floodprone areas; or within the East Rural Area as identified by Exhibit FLU: Special Area Boundaries – the total number of acres within the boundary of a development excluding areas devoted to road rights-of-way, transmission power line easements, natural lakes and wetlands or floodprone areas. For purposes of this definition, a development is defined as: for properties with PD (Planned Development) zoning – all property included within the legal description of the approved PD zoning ordinance and/or Development Order; or for properties in all zoning districts other than PD (Planned Development) – all property included within the final subdivision plat or site plan. The square feet of building divided by the net buildable acres within a development site, is used as a measure of the intensity of nonresidential development.
- ⁴ Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 5.6.2. No new sites within Suburban Estates are permitted.
- ⁵ The Comprehensive Plan sets forth the range potential uses of property in the context of a specific planning horizon and provides for a wide array of potential zoning classifications within each future land use designation. The zoning classifications indicated in the table for each land use designation may be considered for approval, but are not guaranteed. The appropriateness of a requested zoning classification on a particular parcel of property is determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zoning and uses, and requirements of the Land Development Code. See Policy FLU 7.1.3. Relationship of Land Use to Zoning Classification.
- ⁶ The following zoning classifications require a site development plan in conjunction with a rezoning application: PD, RP, OP, R-3, R-3A, R-4, RM-2, RM-3. See Land Development Code for specific submittal requirements.

Commercial: Commercial land use designations may be developed as mixed commercial/residential planned developments per Policy FLU 4.2.3.

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 4.5.1 through FLU 4.5.8 and the definitions of HIP future land use in this Plan establish the allowable uses and special provisions for development within 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 4.1.1. Affordable and Workforce Housing Density Bonuses, and Policy HSG 3.3 Affordable Housing Density Bonus.

Mixed Development: Policy FLU 4.2.2 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: Architectural standards may be required for compatibility with adjacent development. See Office future land use definition. **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 master development plan per Section 30.445 of the Land Development Code. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

Preservation/Managed Lands: The PML 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. Properties within the PML designation may retain their existing zoning classifications as of the PML adoption date.

Recreation: Properties in PD, A-3, A-5, and A-10 may be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications in Recreation is to recognize existing zoning while precluding development on publicly owned property within the Recreation land use designation.

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

Source: Seminole County Comprehensive Plan

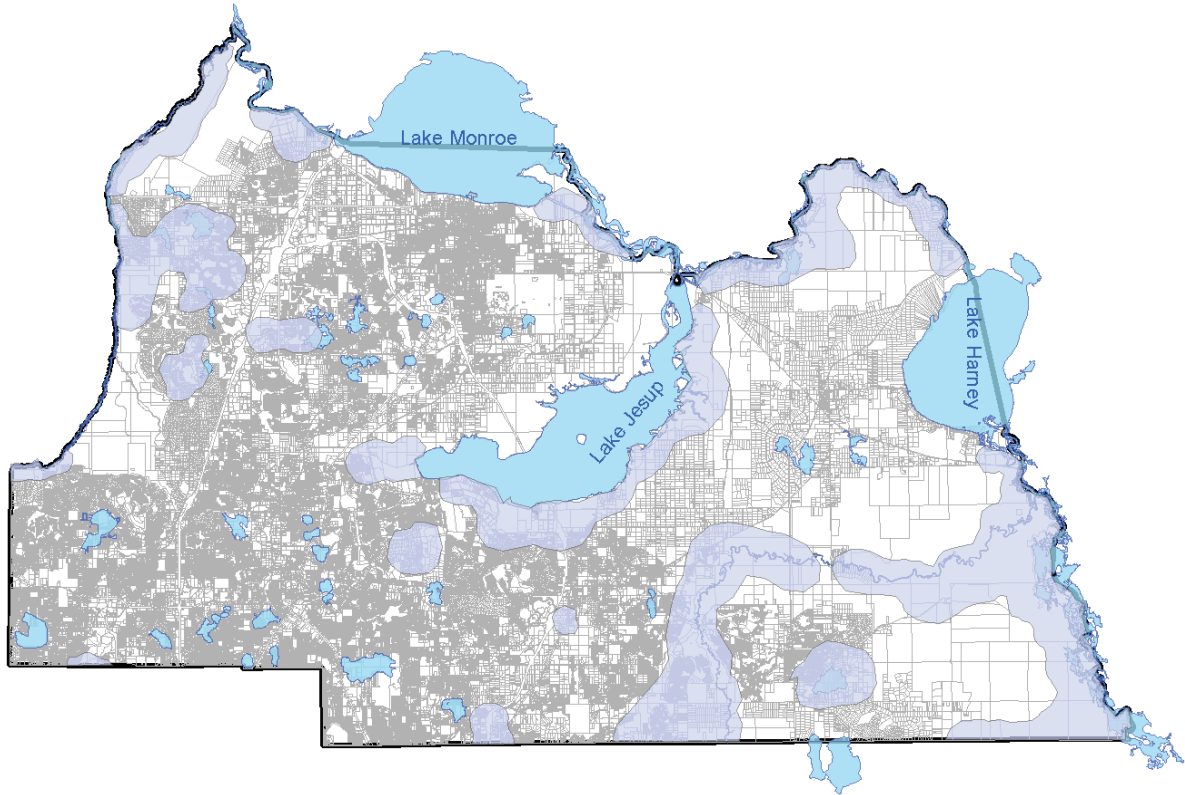
Revised Ordinance Number 2023-. Effective Date:

FUTURE LAND USE/OVERLAY	NET RESIDENTIAL DENSITY	ALLOWABLE ZONING CLASSIFICATIONS
<i>Notes: 1,2</i> Environmentally Sensitive Lands Overlay	<i>Notes: 3 and *</i> Overlay informational land designation indicating protected wetland and flood prone	NA
Urban Centers and Corridors Overlay	Overlay areas with incentives to encourage a development pattern consistent with the Central Florida Regional Growth Vision (Policy FLU 2.4.4) • Minimum 20 DU/AC • Maximum 50 DU/AC • Maximum FAR - 1.0	NA
Oxford Place Future Land Use Overlay District	Maximum 1 DU/10AC or 1 DU/5AC if units are sited specifically on 1 acre lots	C-1, C-2, R-3, and PD
Rural-10	Maximum 1 DU/5AC	PLI, PD, A-10
Rural-5	Maximum 1 DU/3AC	PLI, PD, A-5, A-10
Rural-3	Maximum 1 DU/AC	PLI, PD, A-3, A-5, A-10
Suburban Estates	Maximum 1 DU/AC	A-1, RC-1, PLI, 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, PD
Medium Density Residential (MDR)	Maximum 7 DU/AC with affordable housing (see Policy HSG 3.3)	PD, R-AH
High Density Residential	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, PD
Mixed Development	Maximum residential density - 20 DU/AC; Maximum 22 DU/AC with affordable housing (see Policy HSG 3.3)	R-3, R-3A, R-4, all MDR zonings, PD
Planned Development	Maximum residential density - 30 DU/AC (Maximum 60 DU/AC per Policy FLU 4.2.2)	PLI, MU/CD, MM, C-1, C-2, PD
Higher Intensity Planned Development - Core	Maximum residential density - 50 DU/AC • Minimum FAR - 0.50 • Maximum FAR - 1.0	PD, PLI
Higher Intensity Planned Development - Transitional	Maximum residential density - 20 DU/AC • Minimum FAR - 0.35	PD, PLI
Higher Intensity Planned Development - Target Industry	Maximum residential density - 20 DU/AC** • All other areas - 50 DU/AC* • FAR abutting single-family/residential area - 1.5 • FAR all other areas - 1.5	PD, PLI Also, MDR and Office zoning classifications only where such development buffers existing single family subdivisions from target industry.
Higher Intensity Planned Development - Airport	Maximum residential density - 30 DU/AC • Minimum FAR - 1.0	PD, PLI
Office	Maximum FAR - 0.35	OP, RP, A-1, PD, PLI
Commercial (See Policy FLU 4.2.3)	Maximum FAR - 1.0 Range 10-20 DU/AC	CN, CS, C-1, C-2, A-1, PD, PLI, OP, RP, MU/CD, MM
Industrial	Maximum FAR - 0.65	C-3, C-2, C-1, M-1A, M-1, M-2, A-1, OP, PD, PLI
Public, Quasi-Public	Maximum FAR - 0.65	PLI, A-1
Preservation/Managed Lands	Maximum FAR - 0.10	PLI
Recreation	Maximum FAR - 0.50	PLI, A-1, PD, A-3, A-5, A-10

* Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratio (FAR) are the measurements of density or intensity of land use

** Residential uses permitted per Policy FLU 5.8



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*



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:

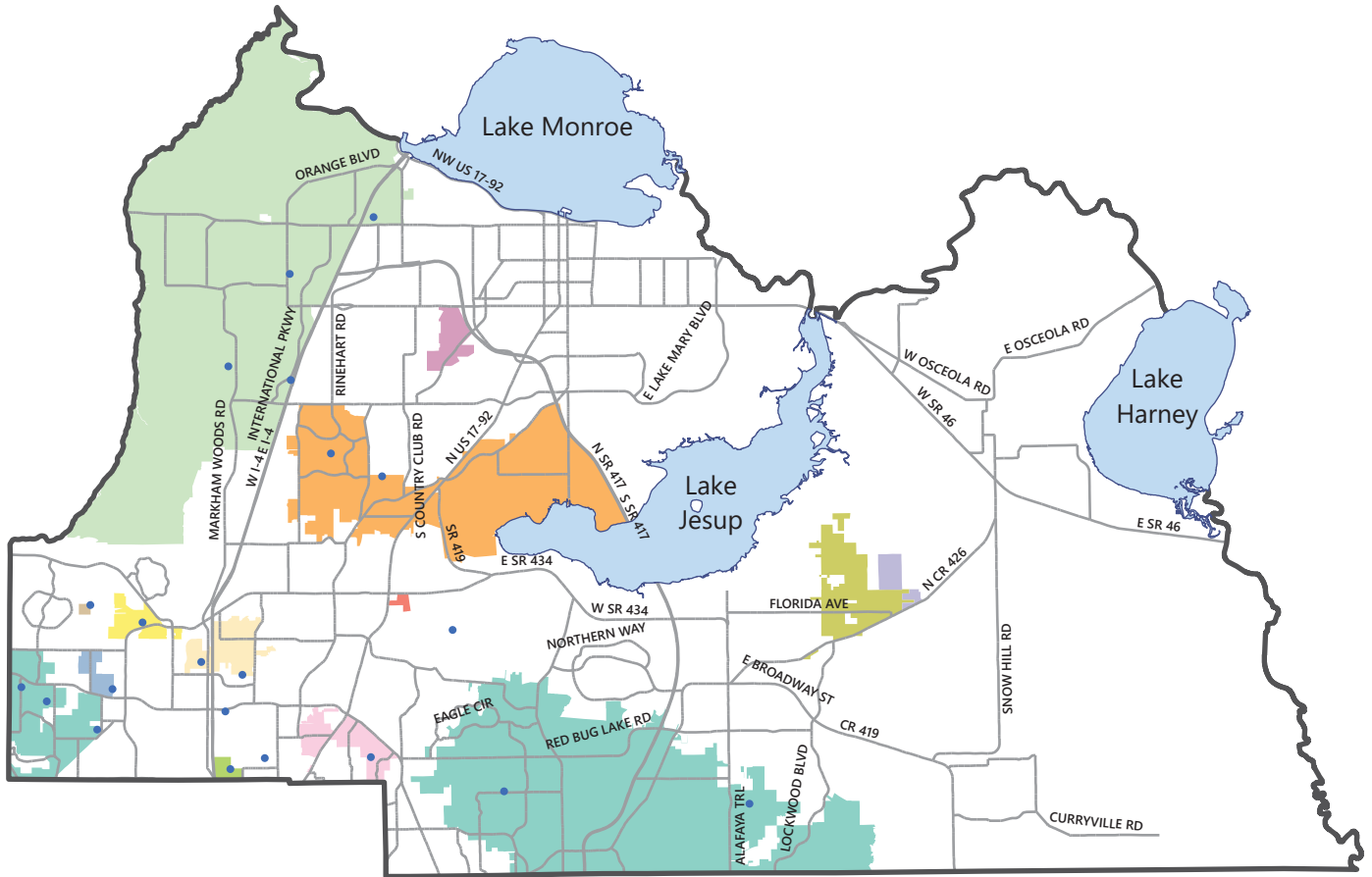
FLU Exhibit – FLU Series – Cones of Influence – A county map depicting the cones of influence surrounding the public supply wells of the County, cities and private retail providers.

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.

County Potable Water Service Areas and Treatment Plants



LEGEND



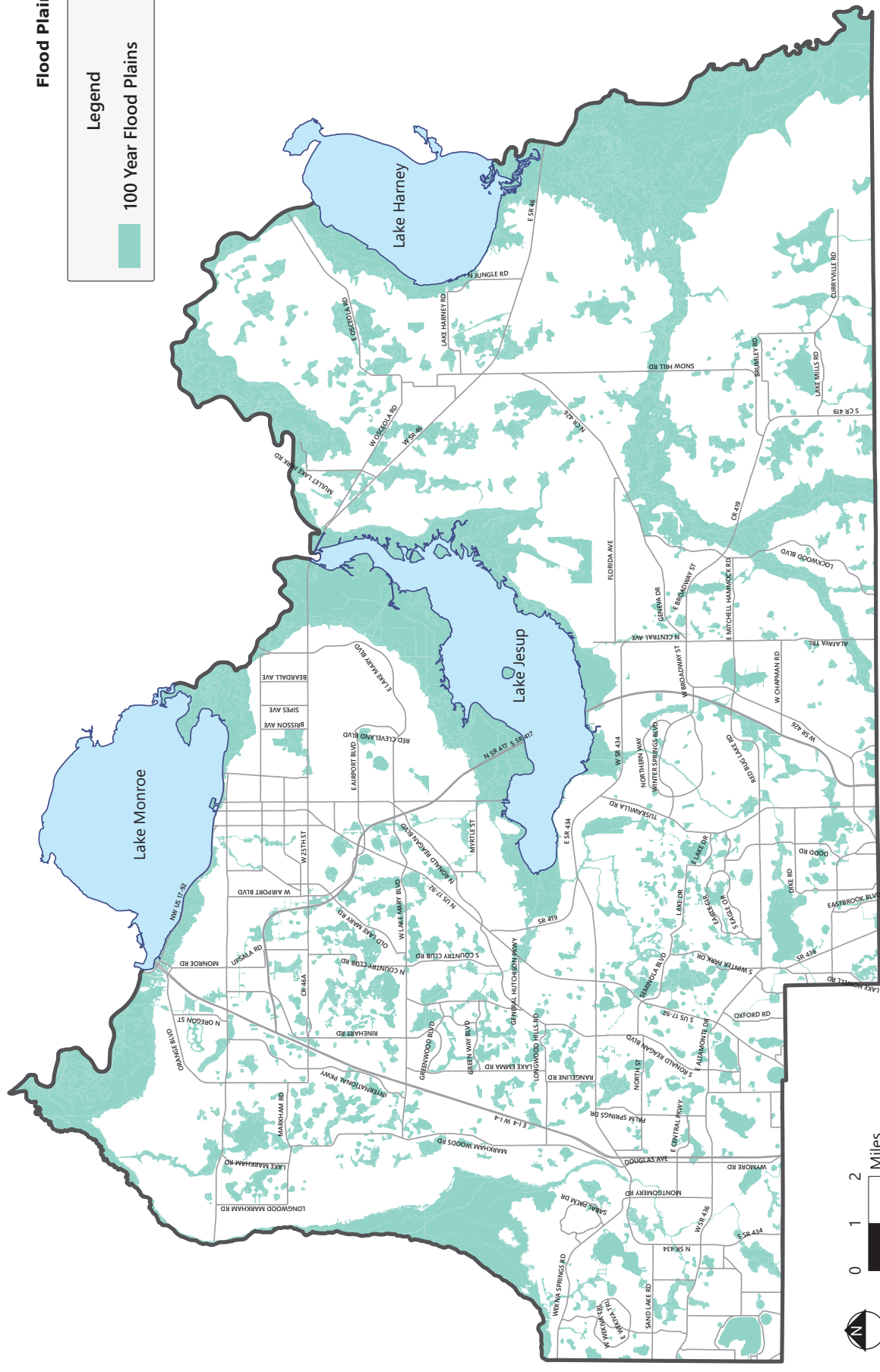
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|---|------------------------|---|--------------------|---|----------------|
|  | Water Treatment Plants |  | Apopka-Lynwood |  | Indian Hills |
|  | Major Waterbodies |  | Apple Valley |  | Lake Brantley |
|  | Seminole County |  | Black Hammock |  | Lake Harriet |
| | |  | Black Hammock MSBU |  | Markham |
| | |  | Chase Groves |  | Meredith Manor |
| | |  | Country Club |  | Southeast |
| | |  | Druid Hills |  | Sunshadow |

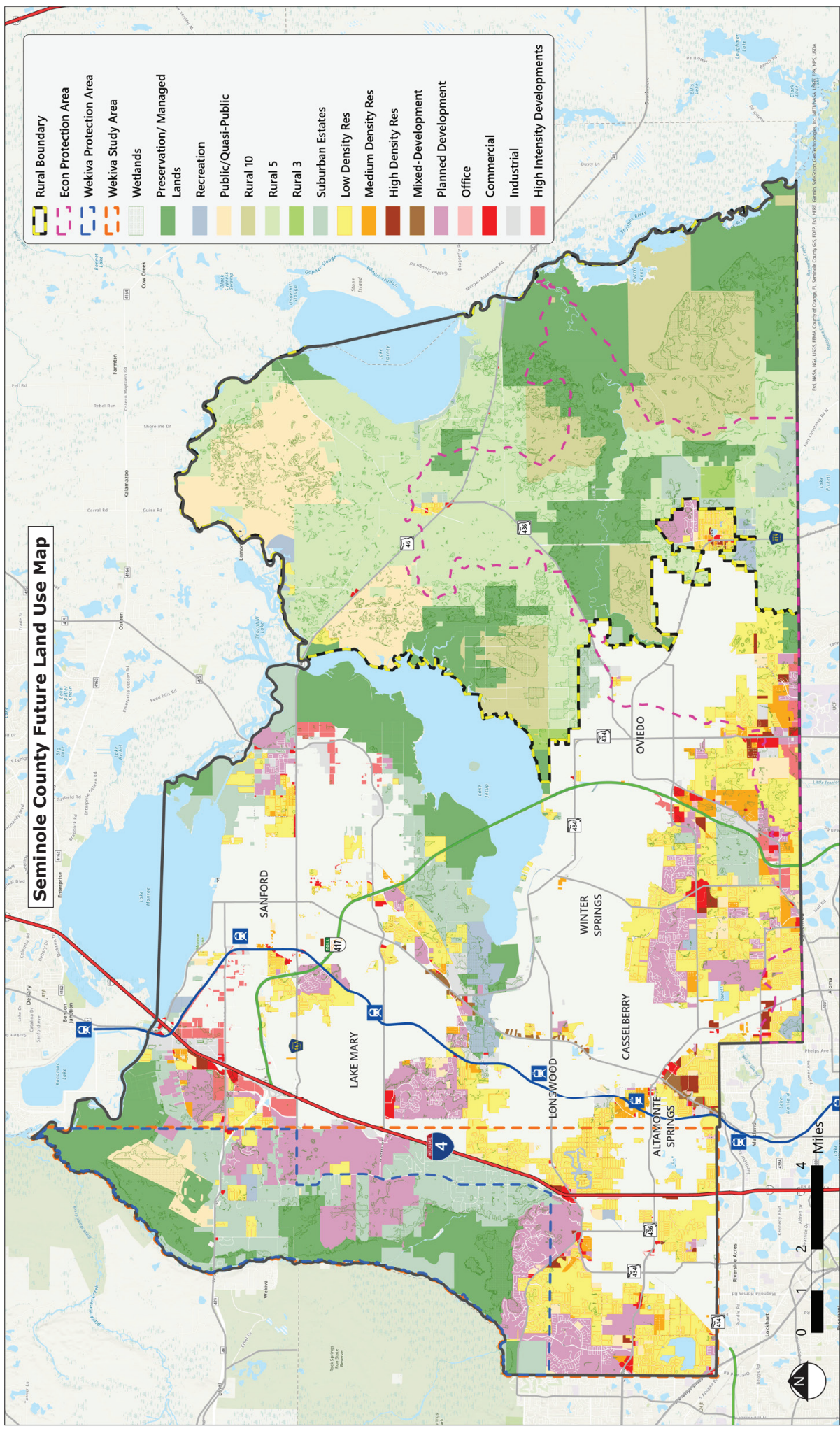


Flood Plains

Legend

- 100 Year Flood Plains

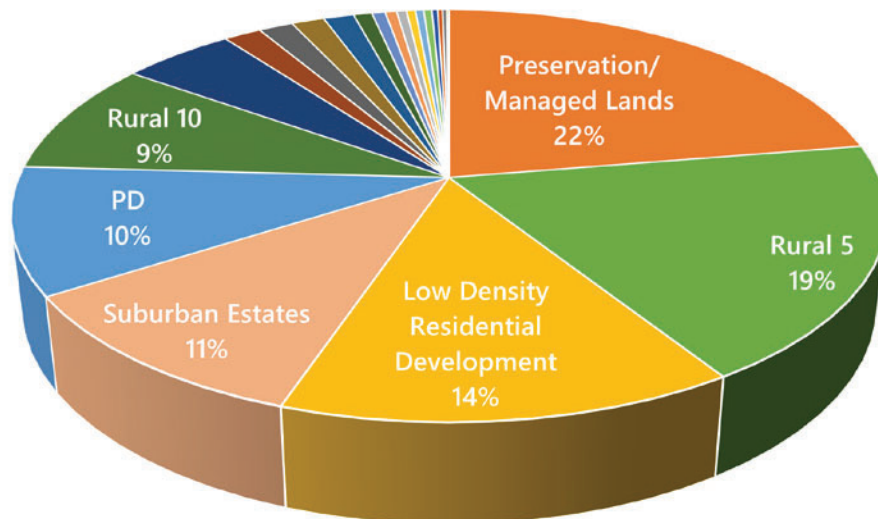




Future Land Use Acreage

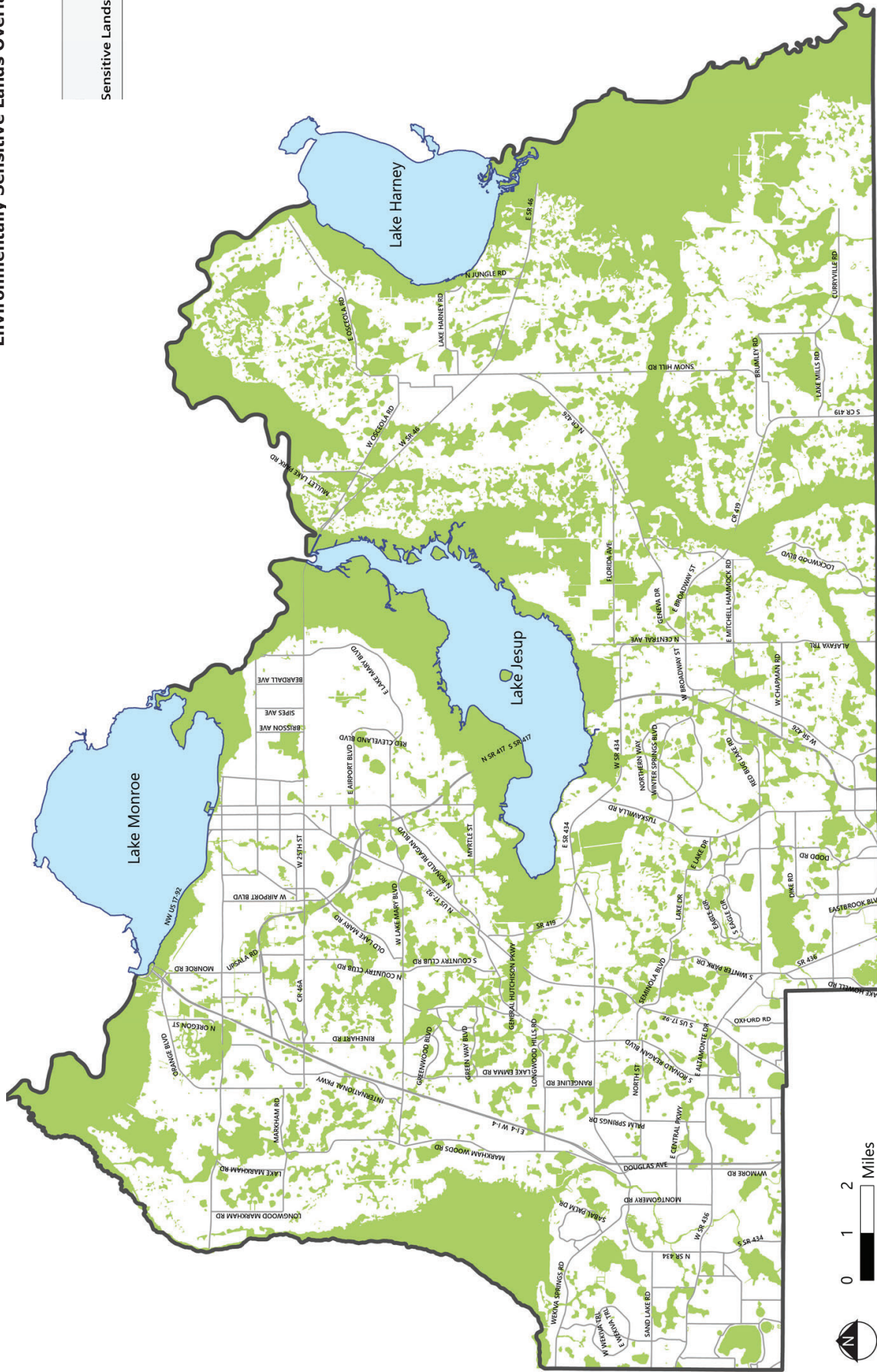
Code	Future Land Use Categories	Acres	Percent
PML	Preservation/ Managed Lands	31,039.97	22.41%
R5	Rural 5	25,718.40	18.57%
LDR	Low Density Residential Development	19,718.80	14.24%
SE	Suburban Estates	14,829.08	10.71%
PD	Planned Development	13,775.25	9.95%
R10	Rural 10	12,420.98	8.97%
PUBC	Public/Quasi-Public - County Owned	6,893.88	4.98%
PUBO	Public/Quasi-Public - Other Gov Entity Owned	2,306.13	1.67%
REC	Recreation	2,105.91	1.52%
IND	Industrial	1,999.22	1.44%
MDR	Medium Density Residential Development	1,858.56	1.34%
COM	Commercial	1,126.03	0.81%
HIPTI	HIP - Target Industry	817.36	0.59%
HDR	High Density Residential	699.22	0.50%
R3	Rural 3	605.11	0.44%
PUBU	Public/Quasi-Public - Utility	541.13	0.39%
PUBS	Public/Quasi-Public - School	509.21	0.37%
HIPTR	HIP - Transitional	492.51	0.36%
HIPAP	HIP - Airport	355.28	0.26%
MXD	Mixed Development	294.21	0.21%
OFF	Office	258.21	0.19%
PUBG	Public/Quasi-Public - Grave Site	114.72	0.08%
PUBR	Public/Quasi-Public - Rest Area	27.31	0.02%
TOTAL (Unincorporated Acres Only)		138,506.46	100%

Major Future Land Use Categories





Environmentally Sensitive Lands Overlay

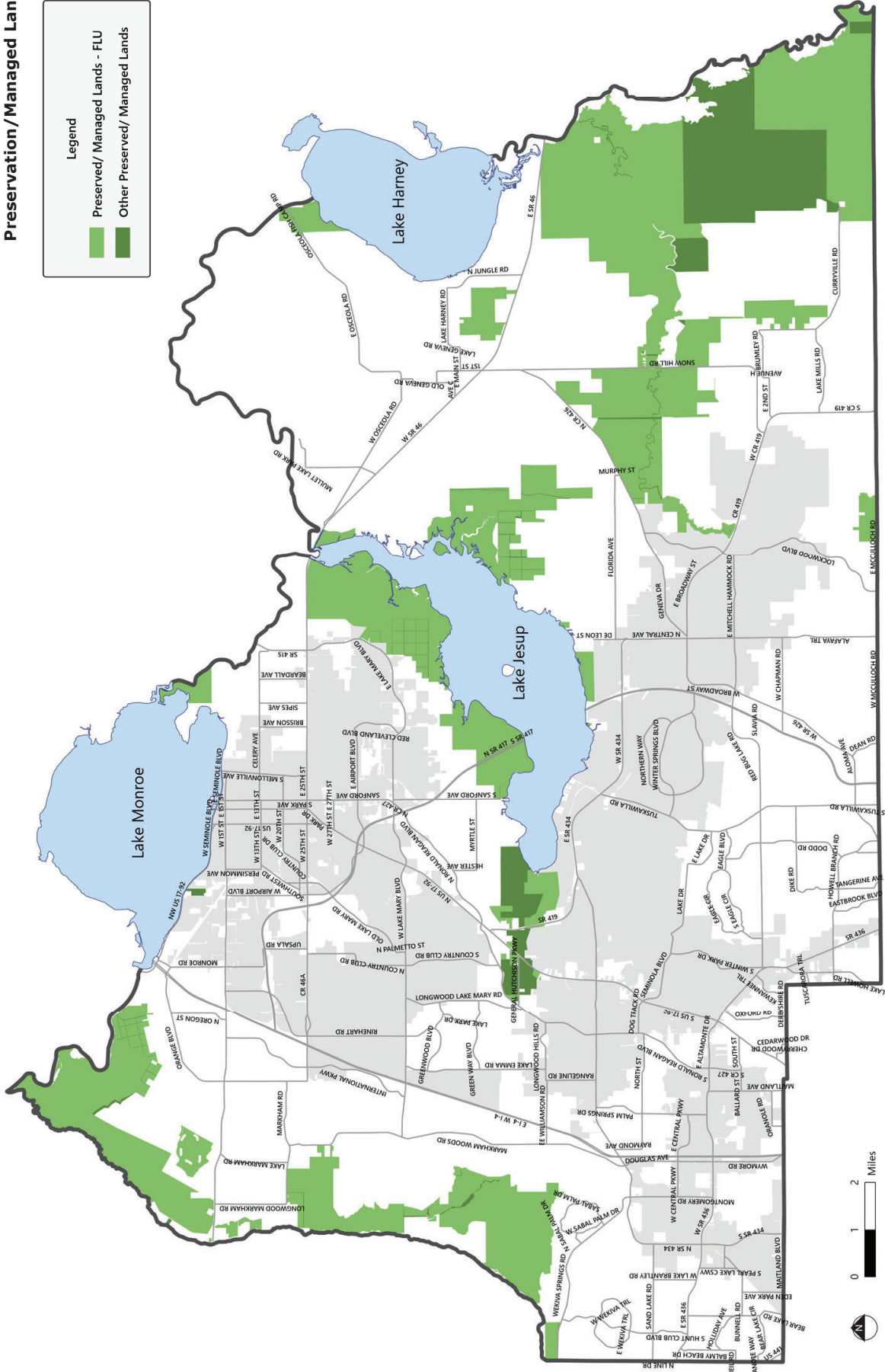




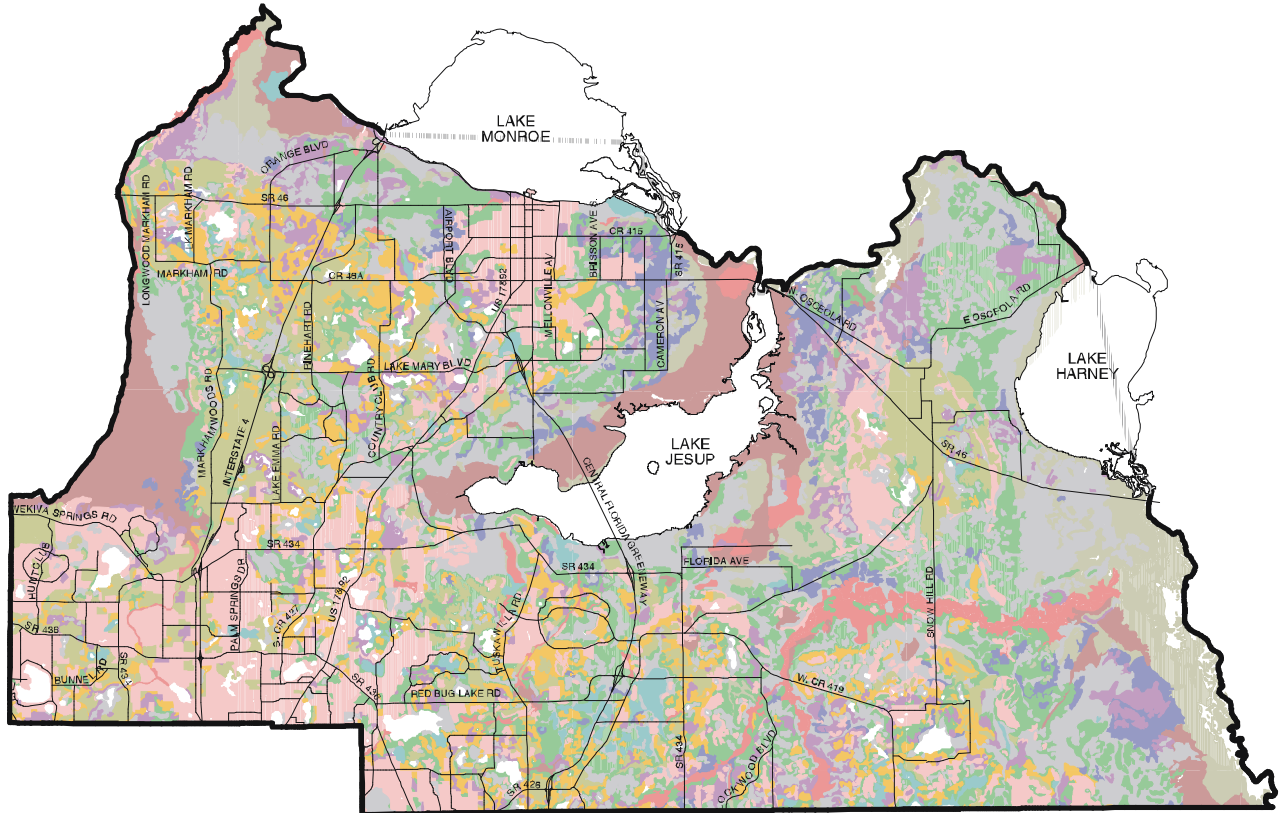
Preservation/Managed Lands

Legend

- Preserved/ Managed Lands - FLU
- Other Preserved/ Managed Lands



General Soils

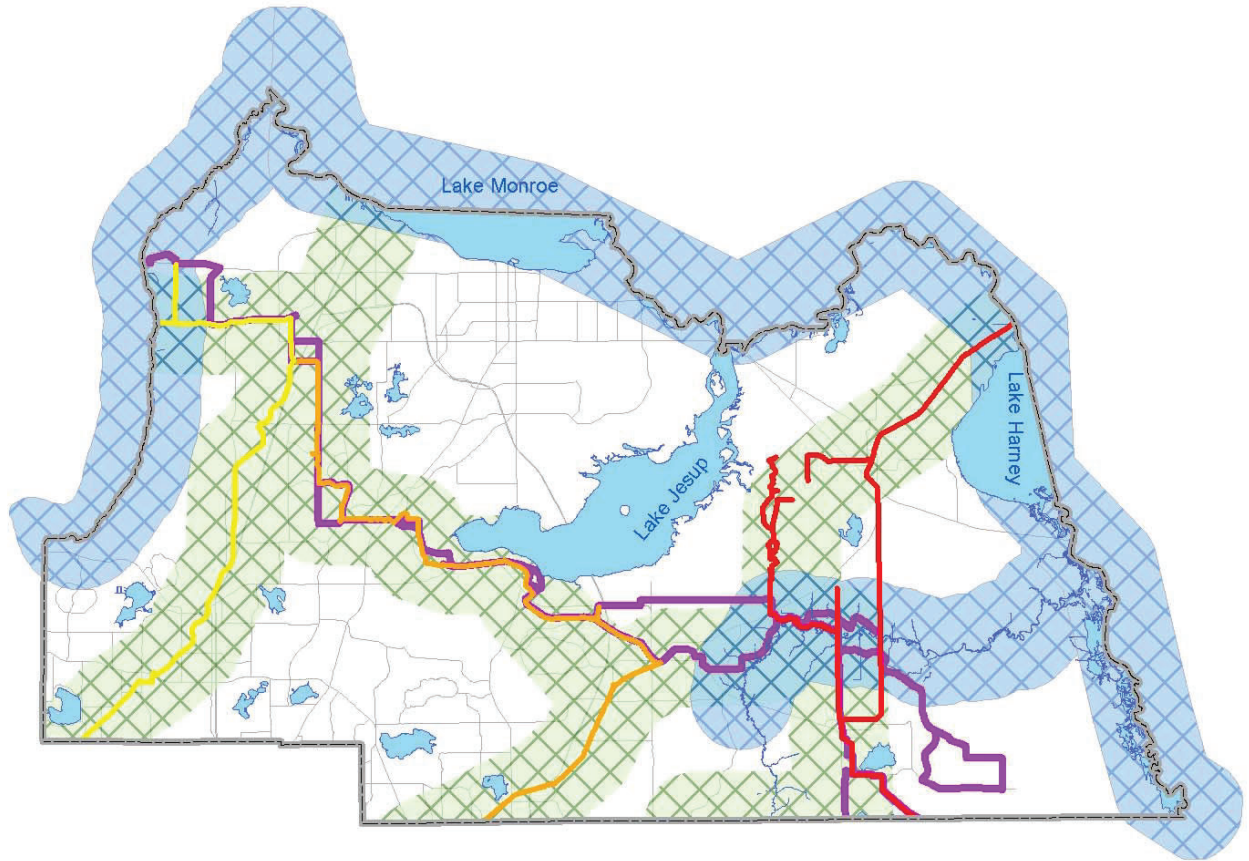


LEGEND



- 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








Greenways, Blueways, and Major Trails



5 Miles

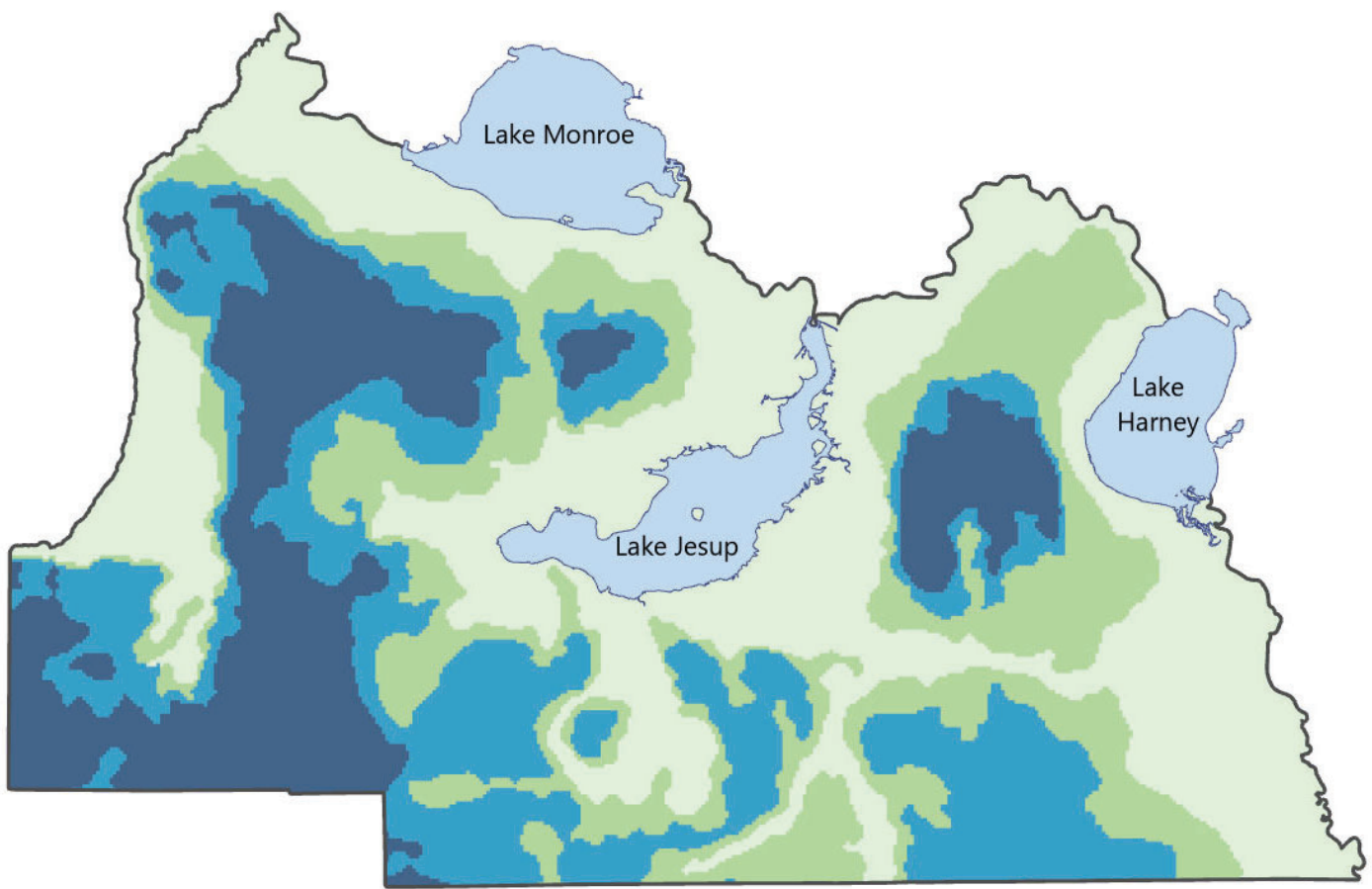
LEGEND



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



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





Recharge Areas



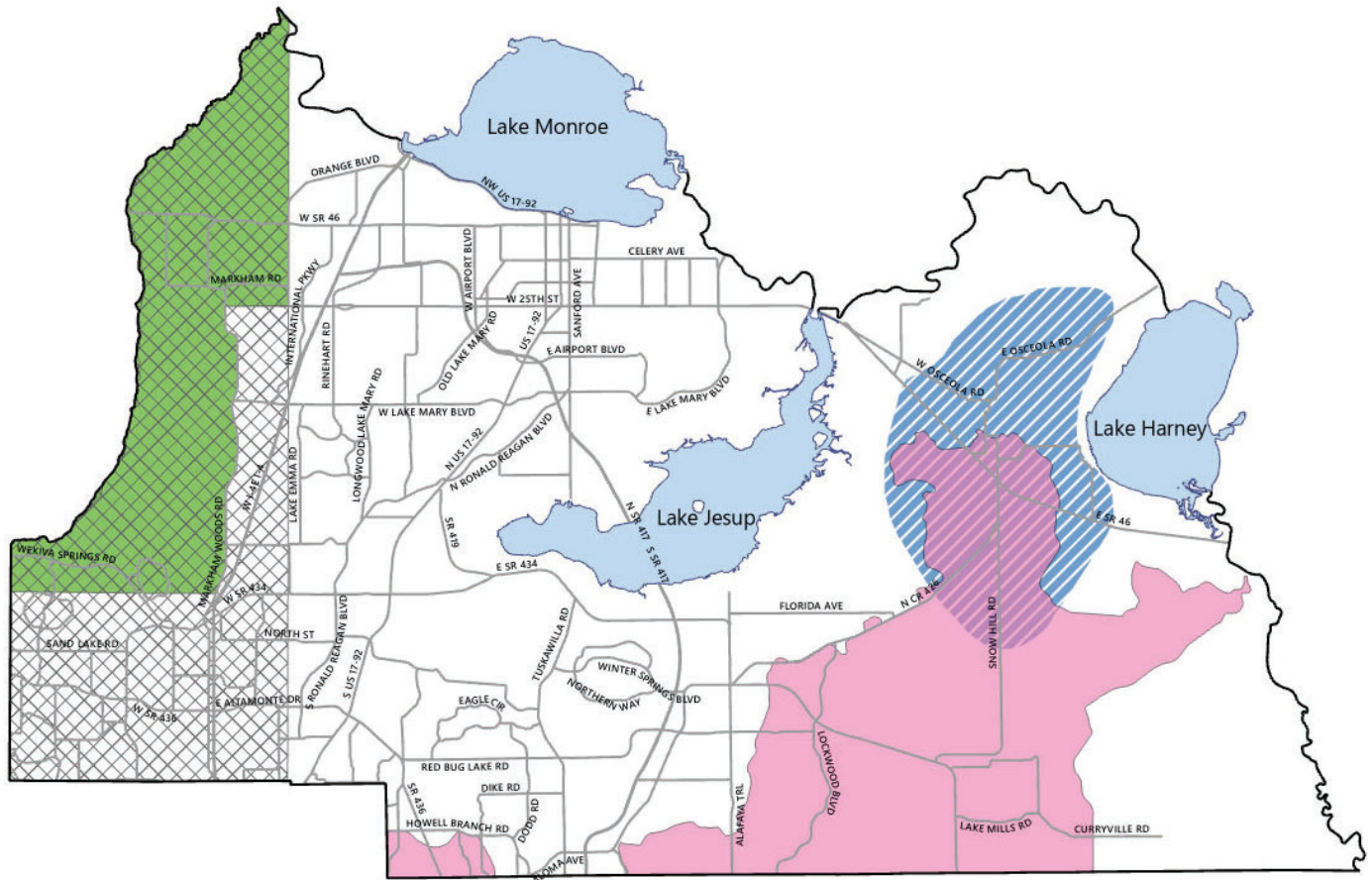
0 2 4 Miles

LEGEND

-  Major Waterbodies
-  Seminole County





- Recharge (Inches per Year)**
-  Discharge (0)
 -  Low (1-5 in/yr)
 -  Medium (5-10 in/yr)
 -  High (10+ in/yr)

Resource Protection Areas



LEGEND



-  Econ Protection Area
-  Wekiva Protection/Study Area
-  Wekiva Study Area
-  Geneva Freshwater Lens

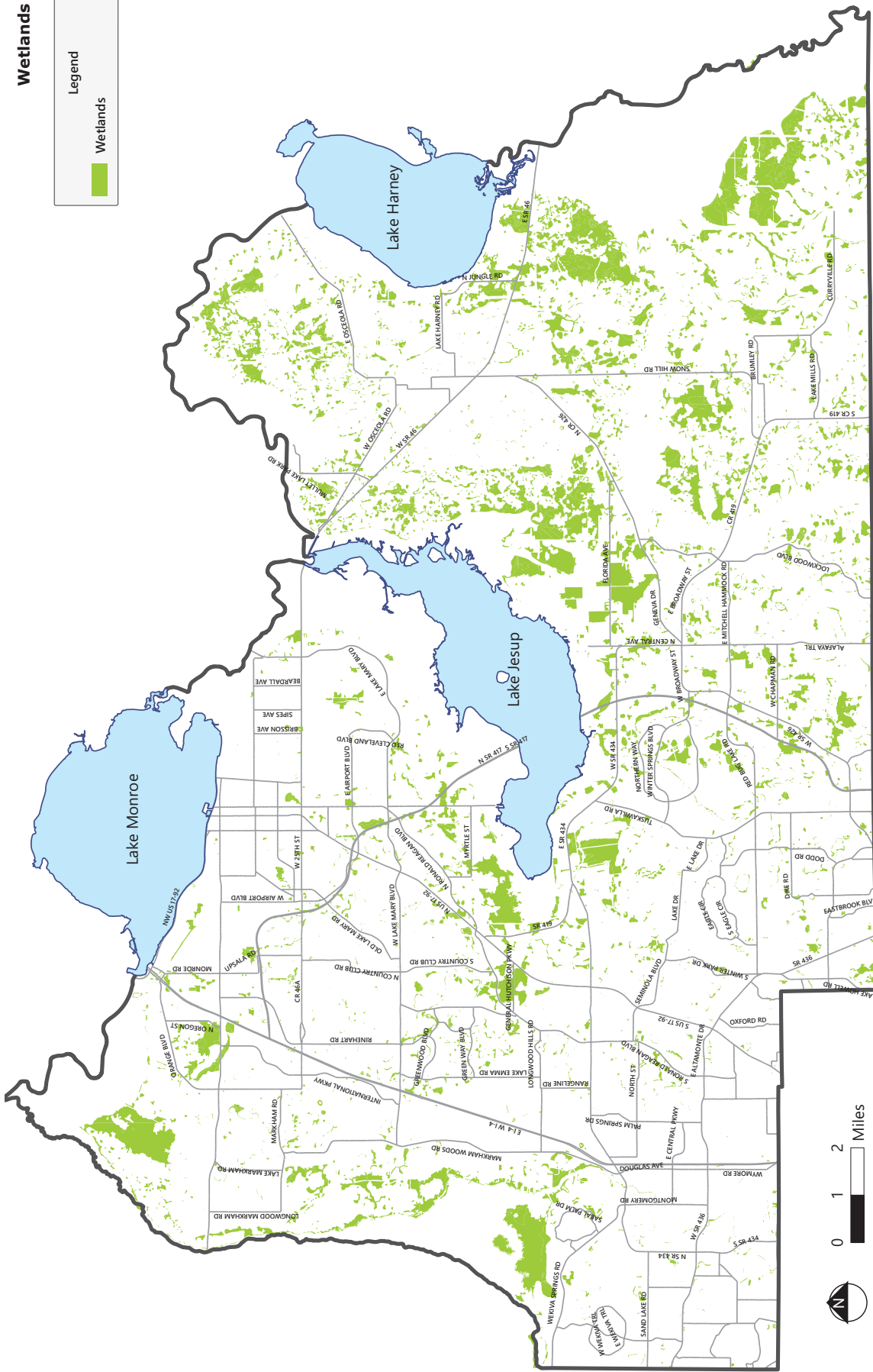


Wetlands

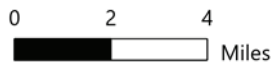
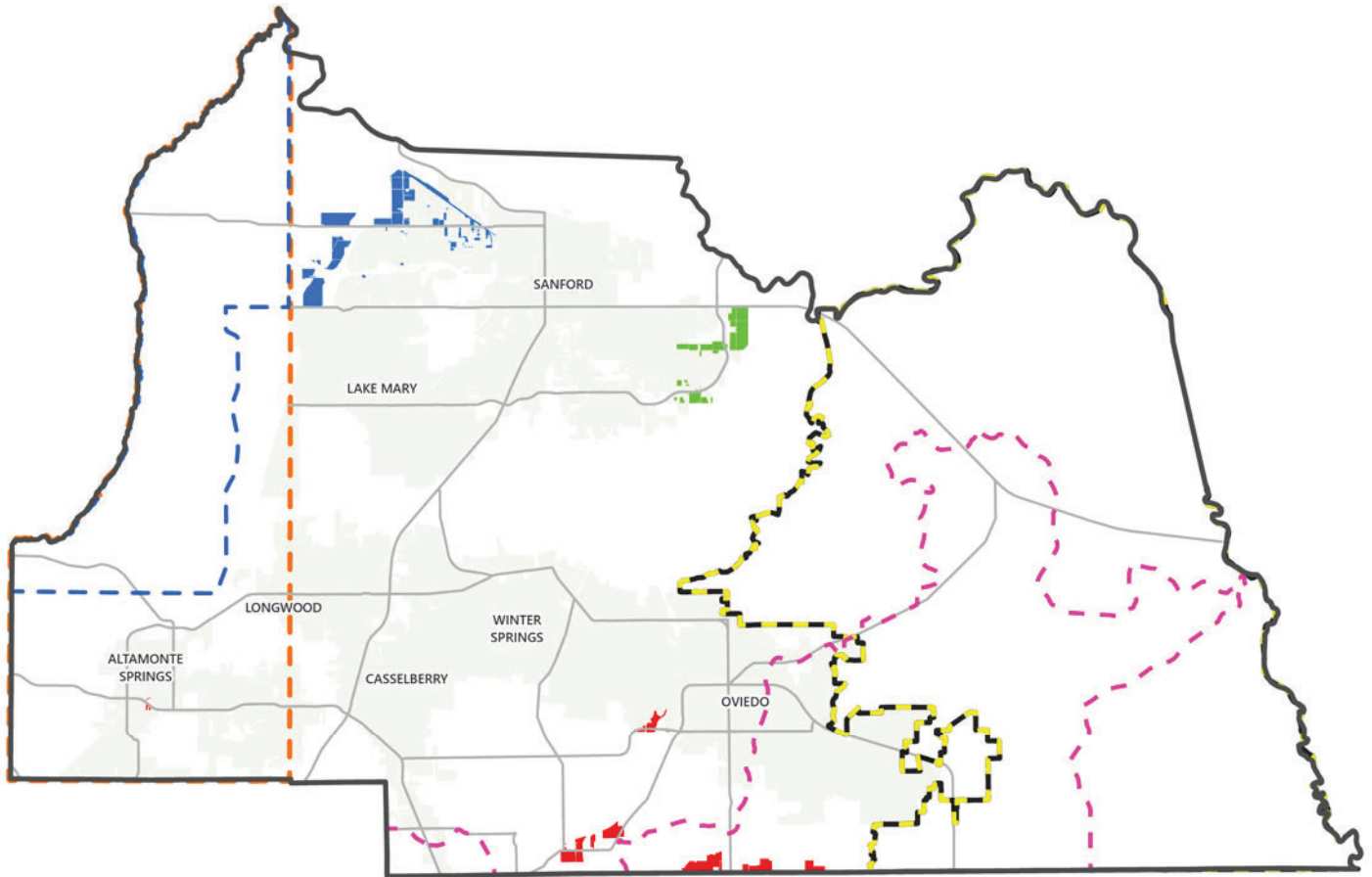
Legend



Wetlands










HIP Target Areas



LEGEND



-  East Rural Boundary
-  Econ Protection Area
-  Wekiva Protection Area
-  Wekiva Study Area
-  HIPAP
-  HIPTI
-  HIPTR






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



LEGEND

-  Myrtle Street Urban Conservation Village Area
-  Railroad
-  Parcels

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



Optional Future Land Use Designations

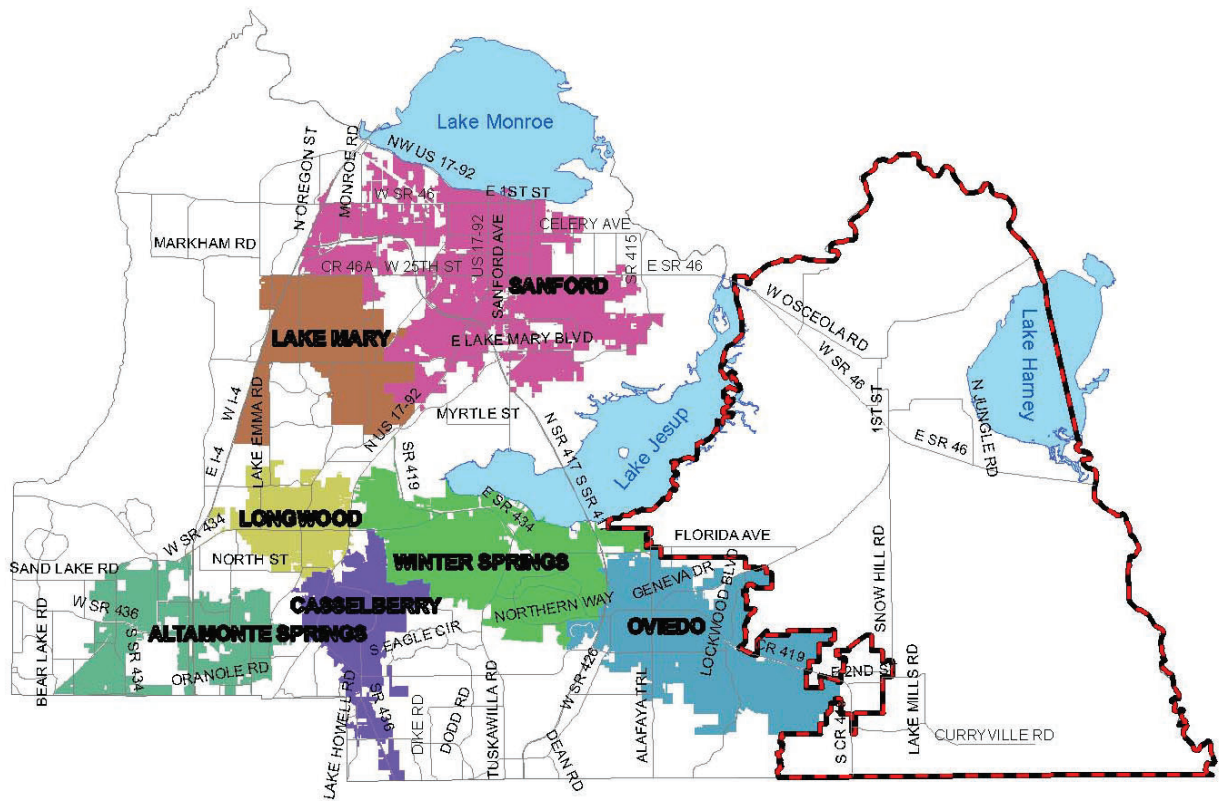
A future land use designation other than the designation requested by the applicant may be appropriate for a particular parcel of land. Below are optional future land use designations which can be considered by the Board of County Commissioners at a public hearing without re-advertising.

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)



5 Miles



LEGEND

	East Rural Boundary		ALTAMONTE SPRINGS		OVIEDO
	CASSELBERRY		SANFORD		WINTER SPRINGS
	LAKE MARY				
	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 ½ 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, Rge 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, Rge 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, Rge 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 1/4 OF NW 1/4 (LESS S 340 FT OF E 660 FT)
- SEC 03 TWP 21S RGE 31E W 1/2 OF SW 1/4 OF NW 1/4
- SEC 03 TWP 21S RGE 31E NE 1/4 OF SW 1/4 OF NW 1/4 (LESS N 70 FT OF E 1/2)
- SEC 03 TWP 21S RGE 31E SE 1/4 OF SW 1/4 OF NW 1/4 (LESS S 100 FT OF E 264 FT OF N 1/2)
- LOT 19, BLACK HAMMOCK, PB 1 PG 31 & R/W ADJ ON N & W

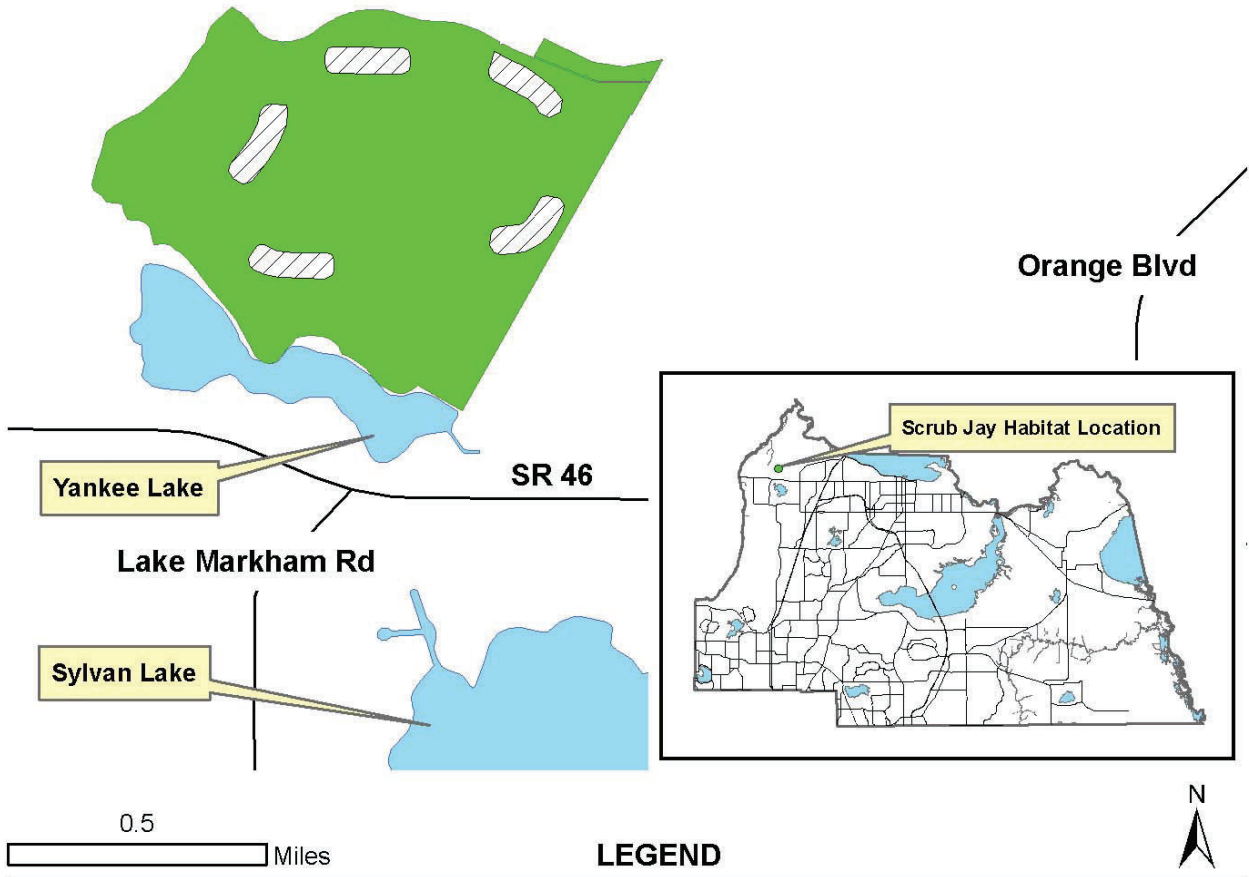




Also **LESS** the following areas within the Rural Boundary located within the city limits of Oviedo, further described as:

- 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



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.

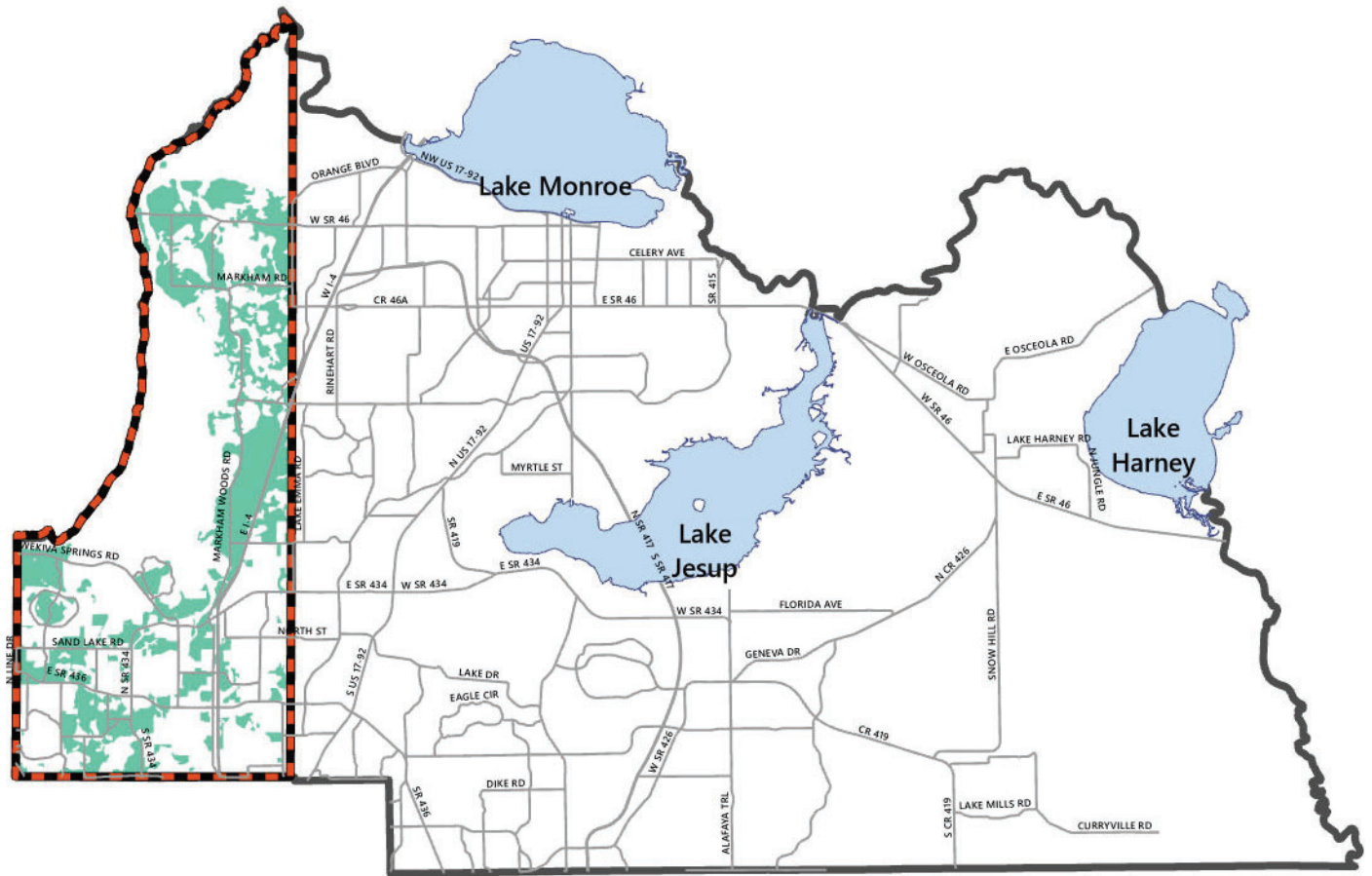


Target Industry Uses

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 Credit Bureaus Advertising Agencies Consumer Lending Title Companies Computer Software and Design
Advanced Technologies	
Research & Development Space Technology Simulation & Training Laser Technology Robotics	
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 Hardware/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)

Wekiva Study Area Series Most Effective Recharge Areas

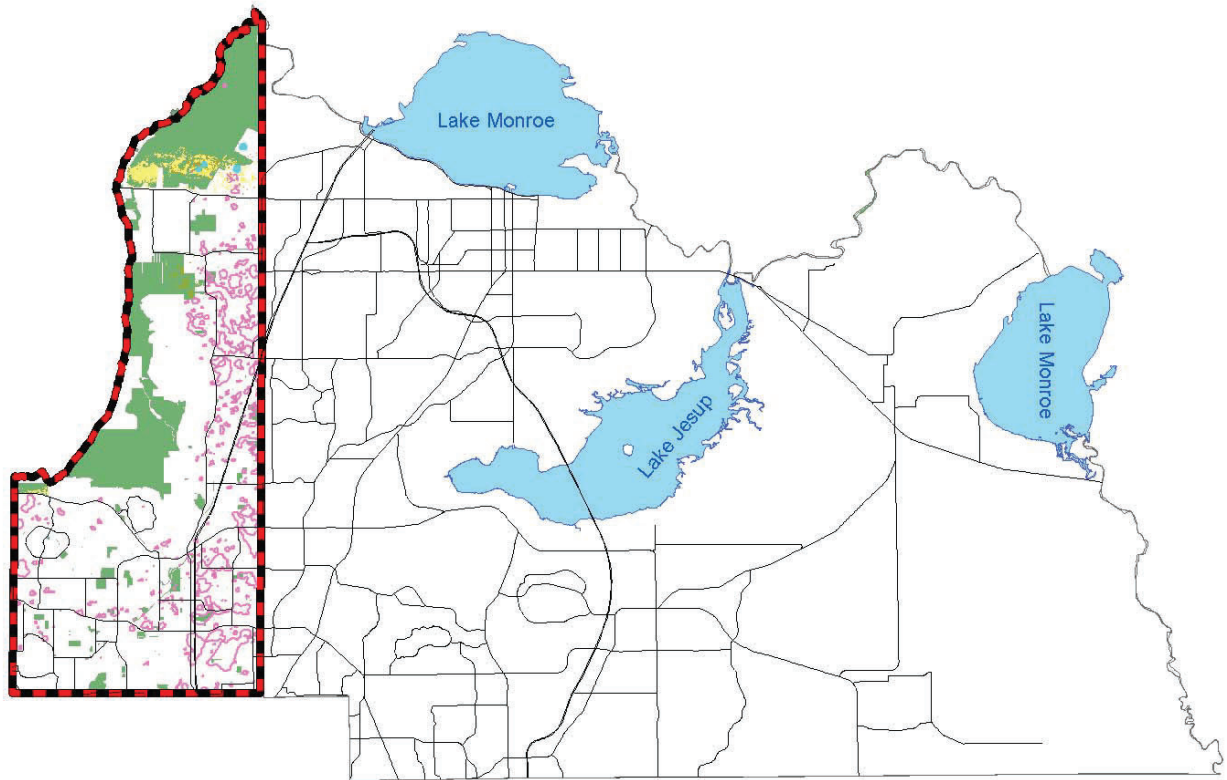


LEGEND



-  Wekiva Study Area Boundary
-  Recharge Areas







Wekiva Study Area Series Sensitive Habitats and Karst Features



5
Miles

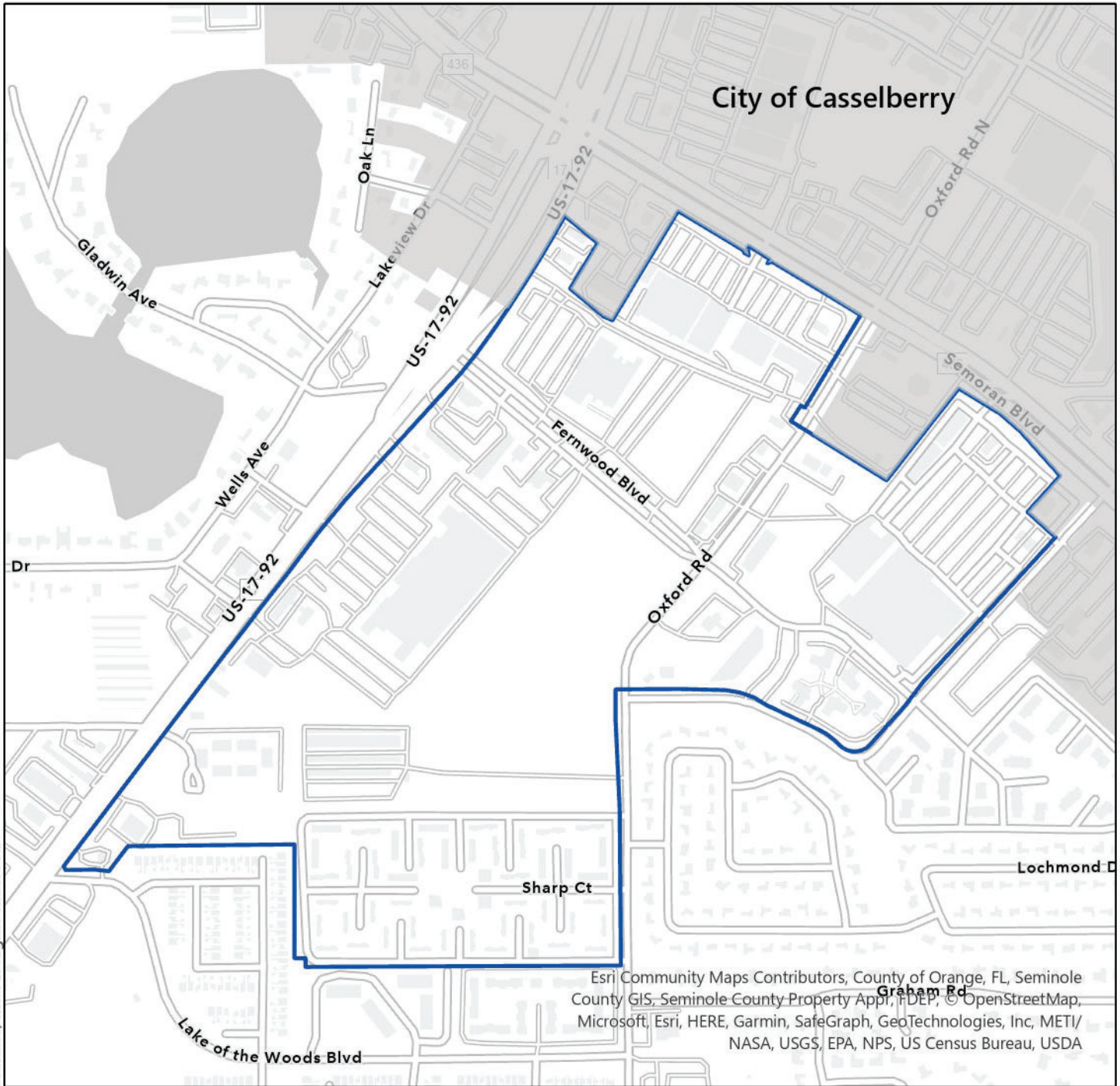
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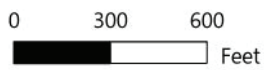
	Sand Pine Scrub		Karst Features
	Sandhill Longleaf Pine		Wekiva Study Area Boundary
	Xeric Oak Scrub		Public Lands

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

Oxford Place Overlay District Boundary



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LEGEND



 Oxford Place Overlay District Boundary



Basin Management Action Plans (BMAP) Areas

