



**GOAL 3: MAINTAIN RURAL PLACES**  
**PROTECTING SEMINOLE COUNTY'S RURAL HERITAGE AND CHARACTER**

The County shall continue to support rural lifestyles and landscapes within its boundaries by maintaining areas of rural character and cultivating agricultural and resource-based businesses.

**OBJECTIVE FLU 3.1 PRESERVE RURAL CHARACTER AREAS IN SEMINOLE COUNTY**

The County shall continue to implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed in Seminole County, particularly the East Rural Area as defined in **Objective 3.2**, and thereby ensure the rural lifestyle is available to future residents.

**Policy FLU 3.1.1 Rural Character of the East Rural Area**

The County shall preserve the rural character of the East Rural Area in accordance with **Objective FLU 3.2 Preserve Rural Character In East Seminole County** and all applicable policies within this Goal.

**Policy FLU 3.1.2 Rural Character of the Wekiva River Protection Area**

The County shall preserve the rural character of the Wekiva River Protection Area in accordance with **Objective FLU 2.3 Preservation of the Natural Resources and Rural Character of the Wekiva River Protection Area**. Development within the Protection Area shall maintain low densities and prioritize the protection of natural resources.

**Policy FLU 3.1.3 Recognition of Rural Enclaves**

The County shall establish a program and provide an overlay to preserve and protect the rural character of rural enclaves within the County's urban area. The County shall continue to support rural neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions.

- A** The purpose of preserving the rural enclaves throughout the County include:
  - 1 To maintain a lifestyle preference for residents currently living in designated communities.
  - 2 To slow or limit the need for expansion of urban services.
  - 3 To create a transition or buffer to existing natural conservation areas.
- B** The areas appropriate for designation as rural enclaves would meet several of the following criteria:
  - 1 Large residential lots with agricultural zoning within the Urban Service Area.
  - 2 Contiguous, identifiable community.
  - 3 Majority of properties are owner-occupied.
  - 4 Majority of property owners are in favor of rural enclave designation.



- 5 Limit of public infrastructure such as paved roads or sewer access.
  - 6 Borders a conservation area.
- C** The County shall develop overlay standards for the rural enclaves to meet the stated purposes for each rural community. Different approaches may be appropriate for transitional rural enclaves that provide buffering to permanent natural conservation areas versus enclaves that are mainly driven by resident preferences which may change over time. Factors including density, design, and infrastructure impacts.

#### **Policy FLU 3.1.4 Chuluota Nonresidential Design Standards**

- A** The County shall continue to enforce design standards for nonresidential development in the Chuluota Design Area, as shown in **Exhibit FLU: Chuluota Design Area**, for the purpose of maintaining the rural character of the Chuluota Area. Nonresidential development shall mean office uses, commercial uses, and any other use that is nonresidential in character as that term may be defined in the implementing ordinance.
- B** The adopted nonresidential design standards shall apply to all properties in the Chuluota Design Area which have, at the time of the adoption of this amendment, or which are subsequently amended to have, a land use designation allowing nonresidential development. The standards may be applied to individual properties within the Chuluota Design Area by ordinance, development order or any other lawful means.

#### **Policy FLU 3.1.5 Rural Design Standards**

The Land Development Code shall continue to include design standards for new development within the rural areas of the County for the purpose of maintaining the rural character.

The County shall be encouraged to develop an overlay specifying where Rural Design Guidelines are applicable, which may include the East Rural Area, Rural Enclaves, and other transition areas. The County shall also consider coordinating with neighboring jurisdictions on opportunities to establish joint design guidelines within transition areas.

The design guidelines will provide guidance for new construction in rural areas that emphasize natural features, agrarian character, and Florida vernacular rural styles (e.g., Florida Cracker Architectural Style) pertaining to structures, landscape, and site configuration.

#### **Policy FLU 3.1.6 Landscaping and Maintenance Standards for Rural Roadways**

The County will maintain landscaping/maintenance standards for roadways in rural areas (including SR 434 and Florida Avenue) that protect the rural character of the area. These standards shall include:

- A** Access management;
- B** Trees and landscaping;
- C** Accommodation of bike/pedestrian movement with the use of trails where possible, rather than sidewalks;
- D** Speed limits, signage, markings, and other operational devices;



- E Drainage;
- F Maintenance; and
- G Utilities.

### **Policy FLU 3.1.7 Rural Lighting Standards**

In order to preserve the rural character and public values of the Rural Boundary, Seminole County shall plan to adopt Dark-sky friendly, rural lighting standards within the Land Development Code, in accordance with **Policy FLU 2.5.4 Dark Skies Protection**. The standards shall address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to oncoming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

### **Policy FLU 3.1.8 Rural Cluster Development**

The County shall continue to enforce Land Development Code provisions relating to Rural Clustering designed to:

- A Preserve open space along roadway corridors;
- B Preserve open space in rural residential areas;
- C Preserve natural amenity areas;
- D Enhance the rural character of the area; and
- E Ensure that development along roadway corridors improves or protects the visual character of the corridor by encouraging the clustering of dwelling units, as long as lots are no smaller than one-half acre, in order to ensure the perpetual preservation of the undeveloped buildable land as open space.

The Rural Cluster regulations are intended to affect the location of dwelling units, not increase the density beyond what is authorized by the future land use designation, except as otherwise provisioned in this Element. The County shall reinforce the provisions of **Policy FLU 2.5.2 Cluster Development**, with the incorporation of the preservation of agricultural lands as open space.

## **OBJECTIVE FLU 3.2 : PRESERVE RURAL CHARACTER IN EAST SEMINOLE COUNTY**

The County shall continue to implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed in East Seminole County within the Rural Area as defined in the Seminole County Charter, referred to herein on occasion as the "East Rural Area", (as shown in **Exhibit FLU: Rural Area Legal Description and Exhibit FLU: Rural Boundary Map**) and thereby ensure the rural lifestyle is available to future residents.

### **Policy FLU 3.2.1 Recognition of East Rural Area**

The Rural Boundary is delineated on the map titled "Rural Boundary Map" and dated August 10, 2004 and the legal description titled "Legal Description for Rural Areas" and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the



FLU Exhibit of this Plan. "East Rural Area" for the purpose of this Element, is those lands contained within the area depicted in the above referenced legal description.

The County shall continue to enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and LDC enforcement consistent with the rural character of such areas.

### **Policy FLU 3.2.2 Protection of Natural Resources**

The County shall:

- A** Protect wetland and floodprone areas in the East Rural Area consistent with the provisions of the Future Land Use and Conservation Elements of this Plan and through the potential purchase of properties with funds deriving from the Natural Lands Program authorized by voter referendum in 1990 and 2000.
- B** Periodically re-evaluate the effectiveness of the County Arbor Ordinance, referenced by **Policy FLU 2.5.3 Vegetative Resources, Tree Canopy, and Urban Forestry**.
- C** Protect groundwater systems in the East Rural Area as depicted in *Exhibit FLU: Resource Protection Areas*, including, but not limited to, the "Geneva Freshwater Lens" by:
  - 1 Continuing to permit only large lot residential development in the East Rural Area to minimize water consumption and maximize aquifer recharge due to small impervious surface areas;
  - 2 Relying on a system of small individual residential wells for the provision of potable water that disperses the potentially adverse effects of groundwater drawdown associated with excessive pumping of the aquifer;
  - 3 Relying on properly installed and periodically inspected septic tanks on large lots that return water to the aquifer to be the primary system of wastewater disposal; and
  - 4 Relying on stormwater management systems designed as required by the Rural Subdivision standards enacted in accordance with the provisions of this Plan to maximize recharge of stormwater into the aquifer.
- D** Protect the Econlockhatchee River in East Seminole County by:
  - 1 Regulating development within the River basin in accordance with **Policy FLU 2.2.5 Wekiva and Econlockhatchee River Protection** and **Policy FLU 2.2.6 Econlockhatchee River Basin Protection**;
  - 2 Continuing to regulate development adjacent to the Econlockhatchee River in accordance with the Econlockhatchee River Protection



Overlay Standards Classification, which implements **Policy FLU 2.2.6 Econlockhatchee River Basin Protection**;

- 3 Purchasing properties, when appropriate, with funds from the Natural Lands Program and other Federal, State, and regional programs; and
- 4 Enforcing provisions in the Land Development Code regarding additional bridge crossings of the Econlockhatchee River.

**E** Protect the St. Johns River by:

- 1 Continuing to enforce the Environmentally Sensitive Lands Overlay (see **Policy FLU 2.2.2 Wetlands Protection**); and
- 2 Purchasing properties, when appropriate, with funds from the Natural Lands program and other Federal, State and regional programs.

### **Policy FLU 3.2.3 Rural Roadway System Level of Service Standards**

The County has adopted rural roadway level of service standards. The major and minor roadway system in the East Rural Area currently consists of two lane facilities. County Road 419 west of Snowhill Road (formerly Chuluota Bypass) is the only segment programmed for a four lane improvement. The other roads are not expected to require, nor are they planned to receive, capacity improvements over the 20 year planning period. The County shall discourage additional roadway capacity expansions and proceed to regulate these facilities consistent with the East Seminole County Scenic Corridor Overlay District requirements.

### **Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County**

The County shall continue to enforce Land Development Code provisions relating to the East Seminole County Scenic Corridor Overlay District Ordinance for major roads in East Seminole County in order to regulate land development along major roadways to improve or protect the rural character of the area.

For major roadways, the overlay corridor classification shall extend 200 feet on each side of the road right-of-way which will generally correspond to the building, parking, and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area.

For minor roadways, the overlay corridor district will extend to a point between 50-100 feet on each side of the road right-of-way which will generally correspond to the building, parking and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area.

The overlay district shall regulate land development along the roadway system in the East Rural Area by, at a minimum, establishing standards for:

- A** Land use types and frequencies;
- B** Preservation, removal/replanting of existing canopy trees;
- C** Planting of new canopy trees;



- D** Landscaping requirements;
- E** Clearing setbacks and restrictions;
- F** Building character, setbacks, locations, and height restrictions;
- G** Location of parking;
- H** Location of equipment storage;
- I** Walls, fences, entrance features and similar structures;
- J** Location and design of retention ponds;
- K** Access management;
- L** Number of travel lanes;
- M** Number and location of traffic signals;
- N** Absence or presence of overhead powerlines or their presence on only one side of the street with lateral crossings underground;
- O** Location and design of signage;
- P** Location and design of street lights; and
- Q** Easements, deed restrictions and other instruments required to perpetually preserve the undeveloped portion of the roadway corridor.

For the purposes of this policy the term "major roadway system" means County Road 419, State Road 46, County Road 426, and Snowhill Road, to the extent that they are located in East Seminole County.

For the purposes of this policy the term "minor roadway system" means Florida Avenue, Lockwood Road, Lake Mills Road/Brumley Road that "loops" Lake Mills, Snowhill Road (formerly Chuluota Bypass), Lake Geneva Road, 1st Street, Lake Harney Road, Old Mims Road/Jungle Road, south of State Road 46, Osceola Road, and Mullet Lake Park Road.

### **Policy FLU 3.2.5 Use of Design Standards for Roadways Serving East Rural Area Neighborhoods (Rural "Complete Streets")**

The County shall protect the character of the East Rural Area through the use of design standards that require public facilities serving the East Rural Area, including roadways intended as "Complete Streets" in the East Rural Area, to be designed in a context sensitive manner to ensure protection of the character of the East Rural Area.

### **Policy FLU 3.2.6 Prohibit Future Connection of Florida Avenue with Stone Street**

To preserve the East Rural Area of Seminole County and maintain the rural character of entrance roadways into the East Rural Area, any future connection of Florida Avenue with Stone Street shall be prohibited.

### **Policy FLU 3.2.7 Facilities Improvements Consistent with the Rural Character**

Improvements to public facilities shall be accomplished whenever possible in a manner to preserve or enhance the rural character of East Seminole County. This criteria shall apply the level of service standards, location, design standards, materials, and any other items impacting the final result.

**Policy FLU 3.2.8 Methods of Providing Potable Water Outside of the Urban Service Area (as defined in the Introduction Element)**

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants outside the urban service area;
- B** Encourage private central systems that exist as of the adopting date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage the expansion of service areas; and
- C** Require that new development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems may be permitted in the future if it is demonstrated by the proponents of the system expansion, or by the State Department of Health or other public health entity, that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated, but a future land use change shall not occur.

**Policy FLU 3.2.9 Methods of Providing Sanitary Sewer Outside of the Urban Service Area (as defined in the Introduction Element)**

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater outside the urban services area;
- B** Encourage private central systems that exist as of the effective date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage the expansion of service areas;
- C** Require that new development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems may be permitted in the future if it is demonstrated by the proponents of the system expansion, or by the State Department of Health or other public health entity, that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated, but a future land use change shall not occur.

**Policy FLU 3.2.10 Methods of Managing Stormwater**

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Regulate stormwater management consistent with Countywide regulations with the objective of maximizing aquifer recharge, minimizing flooding and protecting wetland systems; and
- B** Continue to use Municipal Service Benefit Units to fund drainage improvements when appropriate.





### **Policy FLU 3.2.11 Methods of Collecting and Disposing of Solid Wastes**

Consistent with the provision of services and facilities within the East Rural Area, the County shall continue to use the solid and hazardous waste collection and disposal systems provided throughout the County to serve the East Rural Area.

### **Policy FLU 3.2.12 Code Enforcement and Implementation**

#### **A General - The County shall:**

- 1 Continue to enforce Rural Subdivision Standards, as necessary, designed to meet the unique needs of the East Rural Area;
- 2 Continue to provide inspection and code enforcement services in the East Rural Area; and
- 3 Continue to pursue a Joint Planning Agreement with the City of Winter Springs for the purpose of achieving **Objective FLU 3.2 Preserve Rural Lifestyles in Seminole County.**

#### **B Existing Conditions**

It is the intent of the County to guide the future development and use of the East Rural Area as depicted in **Exhibit FLU: Rural Boundary Map**. For the purposes of the lands within the East Rural Area (including Suburban Estates, Rural-3, Rural-5, and Rural-10 land use designations) structures existing as of the adoption date of the 1991 Comprehensive Plan shall be permitted to be rebuilt in the event of a natural disaster or act of God or be otherwise improved as long as the gross density of residential property or intensity of nonresidential property is not increased and/or the land use remains consistent with those regulations in effect as of the adoption date of the 1991 Comprehensive Plan. Lots and parcels of record as of the date of adoption of the 1991 Comprehensive Plan, with the exception of those with a Suburban Estates future land use designation assigned to the property, shall be allowed to be built upon even if they do not conform to the currently adopted building site area regulations, as long as all other land development regulations are met and the lot was legally created prior to 1991.

The County shall provide that lots or parcels of record, platted or unplatted with a zoning of A-3, A-5 or A-10 that have been or are reduced in size by the amount of land dedicated or conveyed for public road rights-of-way, shall be considered as if there had been no such reduction in size for purposes of land use consistency and dwelling unit yield determination. Furthermore, such dedication or conveyance shall not operate to divest property owners of any rights existing under the existing provisions of Section 35.2(a) of the Land Development Code of Seminole County or any other vested property rights whenever such lots or parcels of record that qualified under Section 35.2(a) of the Land Development Code of Seminole County for subdividing prior to a Right of Way dedication or conveyance, have been or are reduced by twenty (20) percent or less in size by land dedicated or conveyed for public road rights-of-way. Such lots or parcels can be subdivided consistent with that Section provided that one lot created shall meet the minimum lot size requirement of the applicable zoning district and the other lot shall have





a buildable area equal to at least one acre located above the 100-year floodplain elevation. For example, a parcel (platted or unplatted) that was originally ten acres in size that now contains only 9.17 acres located above the 100-year floodplain elevation because, and solely because, land from the original parcel was dedicated or conveyed for a public road right-of-way, will be considered a ten acre parcel.

Lots and parcels of record assigned the Suburban Estates Future Land Use designation and which have a residential zoning classification within the Suburban Estates land use designation, shall be permitted to be developed provided that all applicable zoning regulations and land development regulations are met and the lot was legally created prior to 1991.

Parcels of record shall include all parcels of land recorded and all lots which are part of a subdivision plat, 5 Acre Resolution or Waiver to Subdivision Regulations which have received final approval or execution prior to the adoption of the 1991 Comprehensive Plan.

Parcels of record, as described herein and determined to be in fact and completely environmentally sensitive lands, shall be allowed to build a maximum of one single family residence per such parcel of record as subject to any and all other development regulations, requirements and restrictions. (*See **Future Land Use Element - Definitions of Future Land Use Designations - Conservation regarding allowed uses and special provisions of development.***)

This provision is based on the following findings:

- 1 These lots and parcels are a generally accepted development pattern by residents of the East Area of Seminole County;
- 2 The grandfathering of these certain lots and parcels will not adversely affect the overall intent and objectives of the East Rural Area Plan;
- 3 Development of lots deriving from these lots and parcels will be subject to all Land Development Code provisions and therefore will further implement the provisions of the East Rural Area Plan; and
- 4 There are expressed expectations and intent by these existing property owners to use their property in a certain manner as evidenced through their application form and action by the County to record a parcel, approve and maintain as valid a final Development Order or execute a Five-Acre Resolution.

#### **C** Family Farms

The County shall facilitate the continuation of the family farm by permitting family subdivisions. It is the intent of the Rural-10 and Rural-5 land use designations to permit the development of tracts of land for the use of family members for their primary residences. For the purpose of the Rural-10 and Rural-5 designations, property developed and/or subdivided for the use of immediate family members for their primary residence shall not be limited in density to one dwelling unit per 10 acres, but may be developed for up to three family residences on a minimum of 10 acres notwithstanding the density pursuant to the clustering provisions established in this Plan. Immediate family is defined as



persons related by blood, marriage, or adoption, such as parents, spouses, siblings and children. Those provisions shall not be construed to permit land to be subdivided in a lot size smaller than one acre.

### **OBJECTIVE FLU 3.3 PRESERVE EXISTING RURAL NEIGHBORHOODS**

To protect the existing rural character in established, existing, large-lot residential neighborhoods within the specified East Rural Boundary and rural neighborhoods within the urban area of Seminole County.

#### **Policy FLU 3.3.1 Protection of Character of East Rural Area Neighborhoods**

- A** The County shall seek partnerships and grant assistance in order to support the citizens of Geneva to provide infrastructure improvements that support and reinforce the historic character of the area.
- B** The County shall protect the character of the East Rural Area through the use of performance standards that require that public facilities serving the East Rural Area, including roadways, shall be designed in a context sensitive manner to ensure protection of the character of the East Rural Area.
- C** Development in the East Rural Area shall be guided by performance standards in the Land Development Code that limit densities in accordance with the Future Land Use designation; preserve natural and agrarian areas; allow limited commercial uses in village settings or as roadside stands on bona fide agricultural properties; provide use restrictions and tree protection standards; limit the extension of urban infrastructure; provide opportunities for nature-based recreation and protect the Geneva Freshwater Lens, watersheds, wetlands and sensitive upland systems.

#### **Policy FLU 3.3.2 Rural Residential Cluster Subdivision Standards**

Consistent with ***Policy 3.1.8– Rural Cluster Development***, lots within proposed Rural Cluster Subdivisions shall be arranged in a contiguous pattern and shall minimize disturbance to natural resources and environmentally sensitive areas. Individual lots shall not be platted into required open space. Open space shall be continuous and shall contain any environmentally sensitive features of local or regional significance. Road lengths within a Rural Cluster shall be minimized. Pedestrian circulation shall be provided via trails and paths that provide access between the open space features and the homes. Horse stables for personal use shall be permitted within Rural Cluster Subdivisions.

The Rural Cluster land use designation recognizes historically rural settlements and subdivisions. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development. Policies for Rural Clusters shall focus on preserving rural character, ensuring compatibility with the surrounding Rural/Agriculture areas, and protecting the historic and natural resources which make these communities unique.



The design principles for rural neighborhoods are:

**A** Open Space Standards

- 1 Maintain open vistas and protect integrity of rural character roadways.
- 2 Minimum fifty (50) percent Open Space requirement.
- 3 Criteria to form open space that will ensure the creation or addition to a network of open spaces connected to regional open space.
- 4 Private maintenance of open space.

**B** Residential Development Standards

- 1 Lots shall be arranged in a contiguous pattern and shall minimize disturbance to natural features.
- 2 The rural appearance of land shall be protected and preserved as rural when viewed from public roads and abutting properties. The amount of road length required to serve a subdivision shall be minimized.
- 3 Individual lots shall not be platted into the required open space.
- 4 Environmentally sensitive lands and bona fide agricultural uses may be preserved and integrated into the connected open space network.
- 5 Rural roadway levels of service shall apply; within rural neighborhoods, trails may also be permitted in lieu of paved roadways.

Rural Cluster Subdivisions as noted in **Policy FLU 3.3.3 Rural Residential Cluster Subdivision Standards** may be permitted in order to preserve open space assets, but densities shall remain consistent with designated future land use classifications.

### **Policy FLU 3.3.3 Mobile Homes**

The County shall continue to provide opportunities for mobile homes through the following actions:

- A** Continuing to allow existing mobile homes as permitted uses where previously permitted and allow as permitted uses in the zoning classifications permissible on lands with the Future Land Use designations of Rural-3, Rural-5, and Rural-10, as shown on **Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications**. Manufactured housing and mobile homes shall be allowable consistent with the description of allowable uses for Rural-3, Rural-5, and Rural-10 contained in the section of the Future Land Use Element of the Seminole County Comprehensive Plan entitled "Definitions of Future Land Use Designations and Overlays";
- B** Continuing to allow minimum parcel size for manufactured housing developments to promote affordable housing; and
- C** Continue to enforce Land Development Code provisions for locating manufactured housing/mobile homes, including standards for access, compatibility with surrounding land uses, construction standards, impact on infrastructure, and appropriate length of use.



### **Policy FLU 3.3.4 Myrtle Street Study Area Urban Conservation Village Development Concept**

The County shall provide for creative design concepts focused on preservation of natural open spaces, sensitive lands and area character in the Myrtle Street Special Study area to:

- A** Maximize preservation of conservation areas and unique features of the site;
- B** Encourage creative design by clustering homes into “villages” surrounded by natural open spaces;
- C** Incorporate trail and pedestrian opportunities;
- D** Promote enhanced street systems resulting in reduced infrastructure and impervious surfaces;
- E** Provide for stormwater conveyance and retention that exceeds on-site requirements;
- F** Allow for the ability to add density in Sub Area - 1 as depicted in **Exhibit FLU: Myrtle Street Urban Conservation Village Area**, up to an additional 1.0 dwelling unit per buildable acre, not to exceed a total of 2.0 dwelling units per buildable acre. To qualify for the additional density, at least fifty (50) percent of the site must be preserved as common open space exclusive of wetlands, floodplains, and other elements protected from development. Further the applicant must connect to central water and sewer, provide an enhanced stormwater volume reduction and water quality treatment system by limiting post development stormwater discharge volumes to be no greater than pre development stormwater discharge volumes and provide water quality treatment at a level fifty (50) percent greater than the current County and St. Johns River Water Management District requirement, and shall develop and implement a restoration and management plan for the preserved open space; and
- G** Applied to tracts of land with the Suburban Estates land use designation.

### **OBJECTIVE FLU 3.4 MAINTAIN THE ECONOMIC VIABILITY OF AGRICULTURAL PRODUCTION AND RURAL USES**

Agricultural, rural, and nature-based businesses are economic generators, contribute to the County’s long-term food security, maintain open lands, and preserve rural character. The term “businesses” in this section shall be understood to include nonprofit entities engaged in relevant activities.

The County shall encourage the preservation of agriculture, rural, and nature-based uses as an economically viable long- and short-term use of land in rural areas.

#### **Policy FLU 3.4.1 Agricultural Primacy**

The County shall encourage continuation of agricultural operations in rural areas of Seminole County, particularly in the East Rural Area. Agricultural uses on lands that have an agricultural exemption from the Seminole County Property Appraiser will be considered to have “primacy” in the East Rural Area. Primacy means that conflicts between such agricultural lands and other non-agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests.



### **Policy FLU 3.4.2 Land Development Code Provisions to Accommodate Rural Uses**

The County shall continue to enforce Land Development Code provisions regarding the "Rural" series of land use designations with the institutional, public, and other support uses offered as conditional uses to the appropriate Rural zoning classification.

The Land Development Code shall continue to permit a variety of compatible rural, agricultural, and resource-based uses within the East Rural Area to ensure the continuation of businesses that maintain large, connected areas of open space or open working lands. Such uses may include farming, ranching, native plant nurseries, equestrian facilities, tree planting and preservation, and nature-based activities.

The Land Development Code shall regulate solar facilities in rural areas consistent with state statutes and requiring incorporation of wildlife-friendly practices.

### **Policy FLU 3.4.3 Support for Agricultural, Rural, and Nature-Based Businesses**

The County shall identify opportunities to support the ongoing viability of agricultural and nature-based businesses which may include:

- Supporting the establishment of an independent rural and nature-based business council to provide a mutual support and information network;
- Conducting economic studies of agricultural and nature-based uses including business outlook and alternative revenue streams such as grants and carbon offset programs; and
- Identifying and educating rural businesses on available resources such as grant funding, technical assistance, or other existing programs.

### **Policy FLU 3.4.4 Agritourism**

The County shall support agritourism for the purpose of increasing awareness of locally grown or raise agricultural products and providing alternative revenue sources to support the continuing viability of agricultural enterprises.

Agritourism activities should be subordinate to and supportive of ongoing agricultural use of the property or properties.

Consistent with F.S. 570.85, the Land Development Code shall continue to regulate construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public consistent with the regulations associated with the proposed use.

### **Policy FLU 3.4.5 Agriculture Advisory Committee**

The County's Agricultural Advisory Committee will meet on an annual basis for purposes of developing recommendations to the Board of County Commissioners that support Agritourism, including opportunities for cooperation, conflict resolution, regulatory streamlining, and other incentives.



## **OBJECTIVE FLU 3.5 RURAL LAND USE CATEGORIES**

The County has established three similar, yet very distinct, future land use designations assigned to the East Rural Area of Seminole County as depicted in ***Exhibit FLU: Future Land Use Map***.

### **Purpose and Intent**

These three land use designations are intended to work in harmony to maintain the rural character, lifestyle and agricultural potential of the East Rural Area of Seminole County.

The creation of these land use descriptions also benefits the public by providing for an area in Seminole County in which a reduced level of investment for public facilities is required and, accordingly, less public demands and expectations relating to such facilities.

Additionally, the creation of these land use designations will assist the County in implementing its overall Plan strategies to maintain the rural character and lifestyle of certain areas in the County and promote the protection of agricultural uses and the environment.

The land use designations derive from and are primarily based upon the "1991 East Seminole County Rural Area Plan" and "1999 Seminole County Chuluota Small Area Study".

### **Policy FLU 3.5.1 Rural-3**

- 1 The Rural-3 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per three net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: Maintain the rural character of the area by developing at a very low in-tensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of a rural community;

Permit horses and other livestock on large residential lots;

Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and

Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).

Uses - The Rural-3 Future Land Use Designation permits the following uses:

- a. Rural residential development at a density equal to or less than one dwelling unit per three net buildable acres or one free standing mobile/ manufactured home and accessory uses per three net buildable acres;
- b. Publicly and privately owned parks and rural recreation facilities;



- c. Civic assembly, country clubs (over 10 acres in size) and home occupations;
- d. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- e. Public elementary schools; and
- f. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public structures.

## 2 Service and Facilities

This land use requires an adequate, rural level of service for public safety and other services (see **Exhibit FLU: Services and Facilities by Classification**).

## 3 Special Provisions

Travel trailer parks and campsites are permitted on a short-term basis (established at time of approval), and must be located in less densely populated areas having natural or man-made recreation facilities in the vicinity.

Fifty (50) percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet). Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the development and riding trails.

### Policy FLU 3.5.2 Rural-5

- 1 The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to:
  - a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community;
  - b. Permit horses and other livestock on large residential lots;
  - c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
  - d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).
- 2 Uses
  - a. The Rural-5 Future Land Use Designation permits the following uses:





- b. Rural residential development at a density equal to or less than one dwelling unit per five net buildable acres or one free standing mobile/manufactured home and accessory uses per five net buildable acres;
- c. Publicly and privately owned parks and rural recreation facilities;
- d. Civic assembly, country clubs (over 10 acres in size) and home occupations;
- e. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- f. Public elementary schools; and
- g. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public structures.

### 3 Service and Facilities

This land use requires an adequate, rural level of service for public safety and other services (see **Exhibit FLU: Services and Facilities by Classification**).

### 4 Special Provisions

- a. Travel trailer parks and campsites are permitted on a short term basis (established at time of approval), located in less densely populated areas having natural or man-made recreation facilities in the vicinity.
- b. Family subdivisions are allowed in this land use designation consistent with County policy.
- c. Fifty (50) percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet). Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the development and riding trails.

### **Policy FLU 3.5.3 Rural-10**

- 1 The Rural-10 Future Land Use Designation allows agricultural and attendant uses and rural residential development at densities equal to or less than one dwelling unit per 10 net buildable acres, or one dwelling unit per five net buildable acres, when utilizing the R-10 density bonus. This land use is established to accommodate the continuation of agricultural pursuits and allow residential development on large lots to:
  - a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of a rural community;



- b. Permit horses and other livestock on large residential lots;
- c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
- d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).

## 2 Uses

- a. The Rural-10 Future Land Use category permits the following uses:
  - b. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
  - c. Rural residential development at a density equal to or less than one dwelling unit per 10 net buildable acres; one dwelling unit per five buildable acres when utilizing the R-10 density bonus; or one free standing mobile/manufactured home and accessory uses per 10 net buildable acres;
  - d. Publicly and privately owned parks and rural recreation facilities;
  - e. Civic assembly, country clubs (over 10 acres in size) and home occupations;
  - f. Public elementary schools; and
  - g. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, other and public structures.

## 3 Service and Facilities

This land use requires an adequate, rural level of service for public safety and other services.

## 4 Special Provisions

- a. Travel trailer parks and campsites are permitted on a short term basis (established at time of approval), located in areas of less densely populated areas having natural or man-made recreation facilities in the vicinity.
- b. Family subdivisions are permitted in this land use category consistent with County policy.
- c. Fifty percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet), or one acre when utilizing the R-10 Density Bonus. Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the RPD development and riding trails.
- d. **Density Bonus** The overall net density of the project may be increased up to one (1) dwelling unit per five (5) net buildable



acres by utilizing the clustering provisions outlined in **Policy FLU 3.1.8 Rural Cluster Development** with the exception that lots must be sited on a minimum of one acre lots. The density bonus may be awarded based on the amount of buildable land preserved as open space. Each project would be authorized a total of two (2) dwelling units for each eight (8) buildable acres of land that would be preserved under an open space easement.

### **Policy FLU 3.5.4 Suburban Estates**

#### 1 Purpose and Intent

The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.

This land use consists primarily of residential development on a minimum of one acre. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Further, however, uses such as golf courses will not be computed as open space for the purpose of meeting the requirements of the Land Development Code.

#### 2 Uses

- a. Single family residences on a minimum of one acre;
- b. General rural uses;
- c. Houses of worship, country clubs (over 10 acres in size) and home occupations;
- d. Public elementary schools, public middle schools and public high schools; and
- e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.

#### 3 Services and Facilities

This land use requires an adequate level of service for public safety and may permit reduced standards for other services (see Exhibit FLU: Services and Facilities By Classification).

#### 4 Special Provisions

None.

**Policy FLU 3.5.5 Accessory Dwelling Units**

Accessory Dwelling Units in the Rural-3, Rural-5, and Rural-10 future land use designations shall be permitted by right but shall be subject to applicable Land Development Code regulations such as building height and setbacks.