

An aerial photograph of a region, likely in the Midwest, showing a network of roads and several large, dark, irregularly shaped water bodies. The image is in grayscale. Overlaid on the image is a title in white, bold, sans-serif font. The title consists of two lines: 'FUTURE LAND USE ANALYSIS' and 'June 1, 2022'. The text is positioned in the upper left quadrant of the image. Various road labels are visible throughout the map, including '44', '17', '415', '46', '429', '436', '417', '419', '434', '408', '50', and 'I-4 Express'. The 'I-4 Express' label appears twice, oriented vertically along a major road running through the center of the image. The background shows a mix of urban areas with dense road networks and more rural areas with large open spaces and water bodies.

# FUTURE LAND USE ANALYSIS

## June 1, 2022

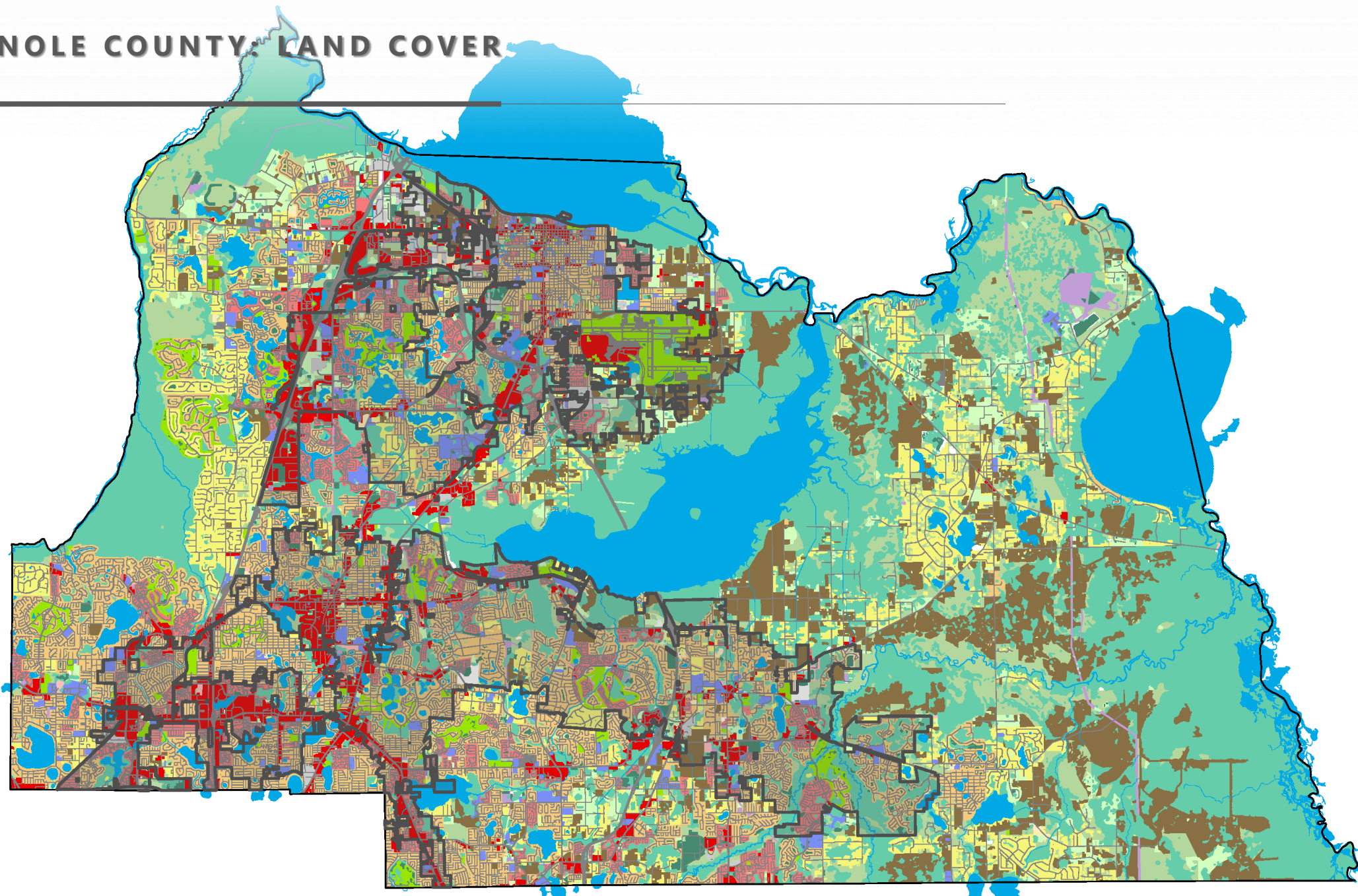
## **SUMMARY: INSIGHTS FROM FLU ANALYSIS**

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- **GROWING POPULATION AND JOBS:** County is growing and projected to keep growing and will have need for an estimated ~38,000 additional dwelling units by 2045
- **CONSERVATION POLICIES WORKING:** More than 97% of growth since 2000 has been within Urban Service Area
- **GROWING DENSER:** Urban footprint has grown by ~8% since 2000 but the ratio of people per developed acre increased by ~17%
- **MOBILITY CHALLENGES:** Arterial connectivity is good across the County, but uneven local connectivity in places and limited transit challenge development and redevelopment.
- **RESIDENTIAL LAND:** There is a large amount of vacant residential land within the County's Preferred Development Area.
- **MIXED/MULTI-USE DEVELOPMENT:** Significant amounts of the vacant residential FLU capacity are in mixed development categories within cities.

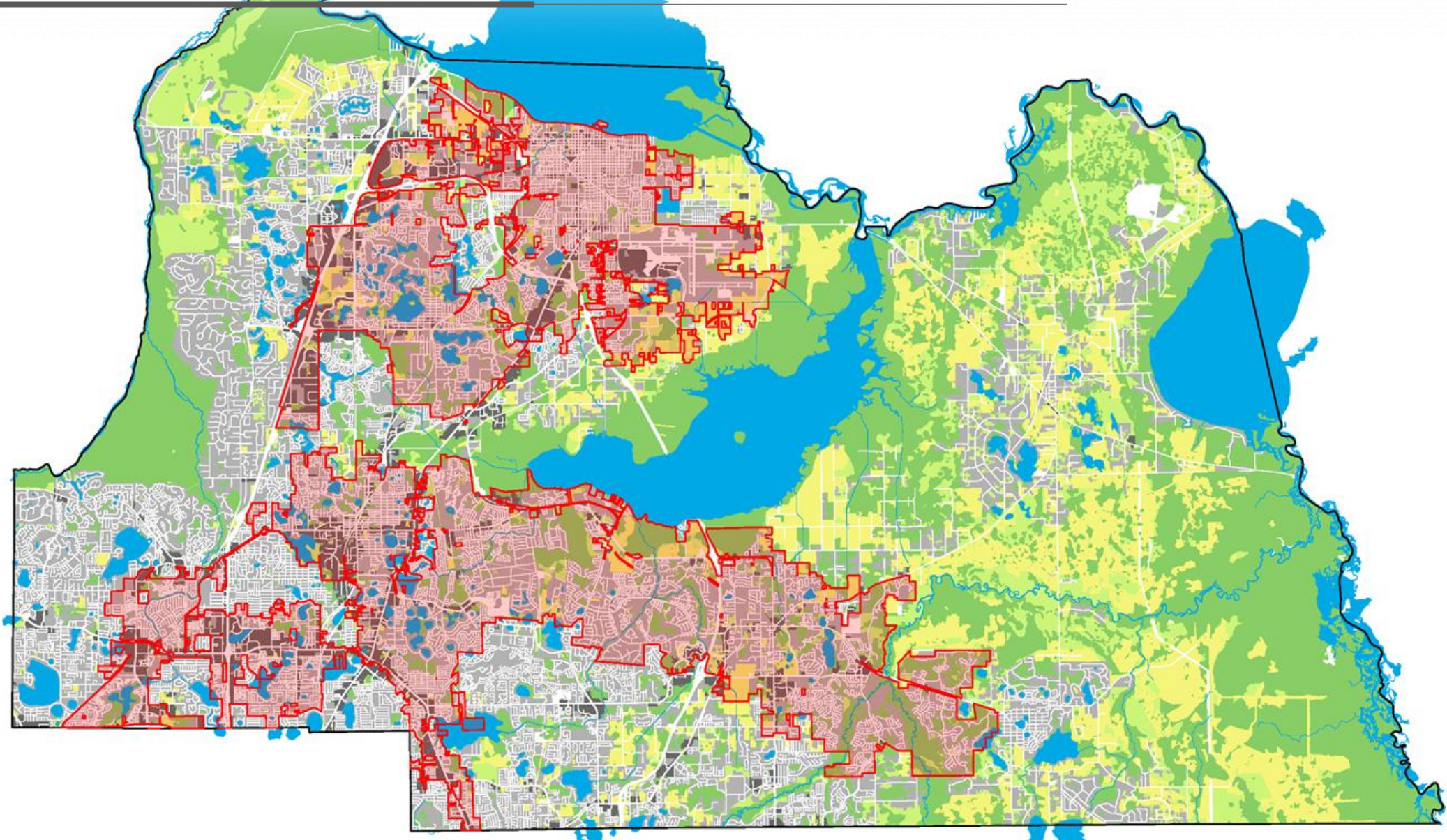
**SEMINOLE COUNTY: LAND COVER**  
**2019**

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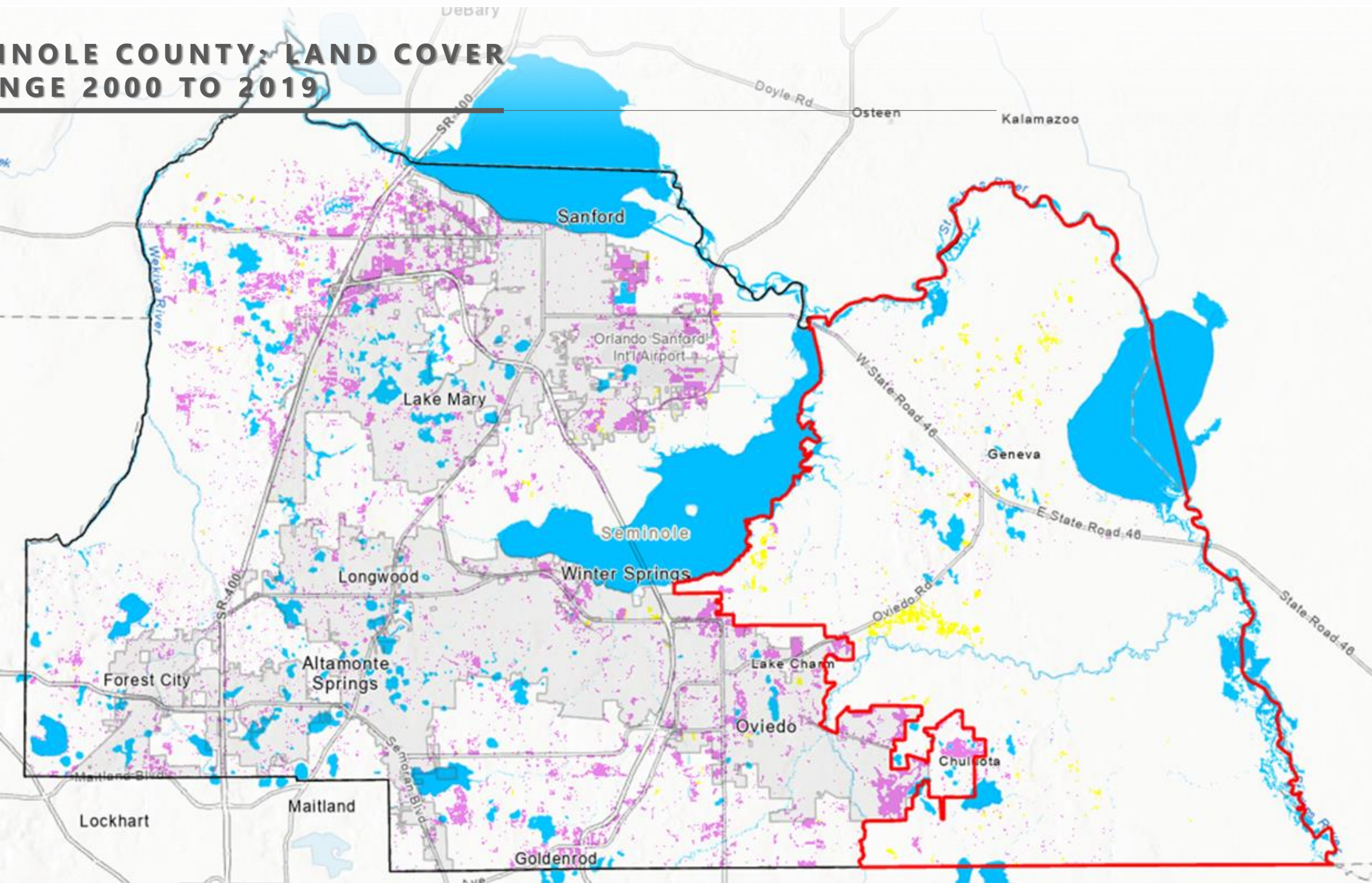


**SEMINOLE COUNTY: DEVELOPED  
INTENSITY / CITY LIMITS 2019**

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**SEMINOLE COUNTY: LAND COVER  
CHANGE 2000 TO 2019**



# SEMINOLE COUNTY: DEVELOPED INTENSITY UNINCORPORATED

Seminole  
Swamp

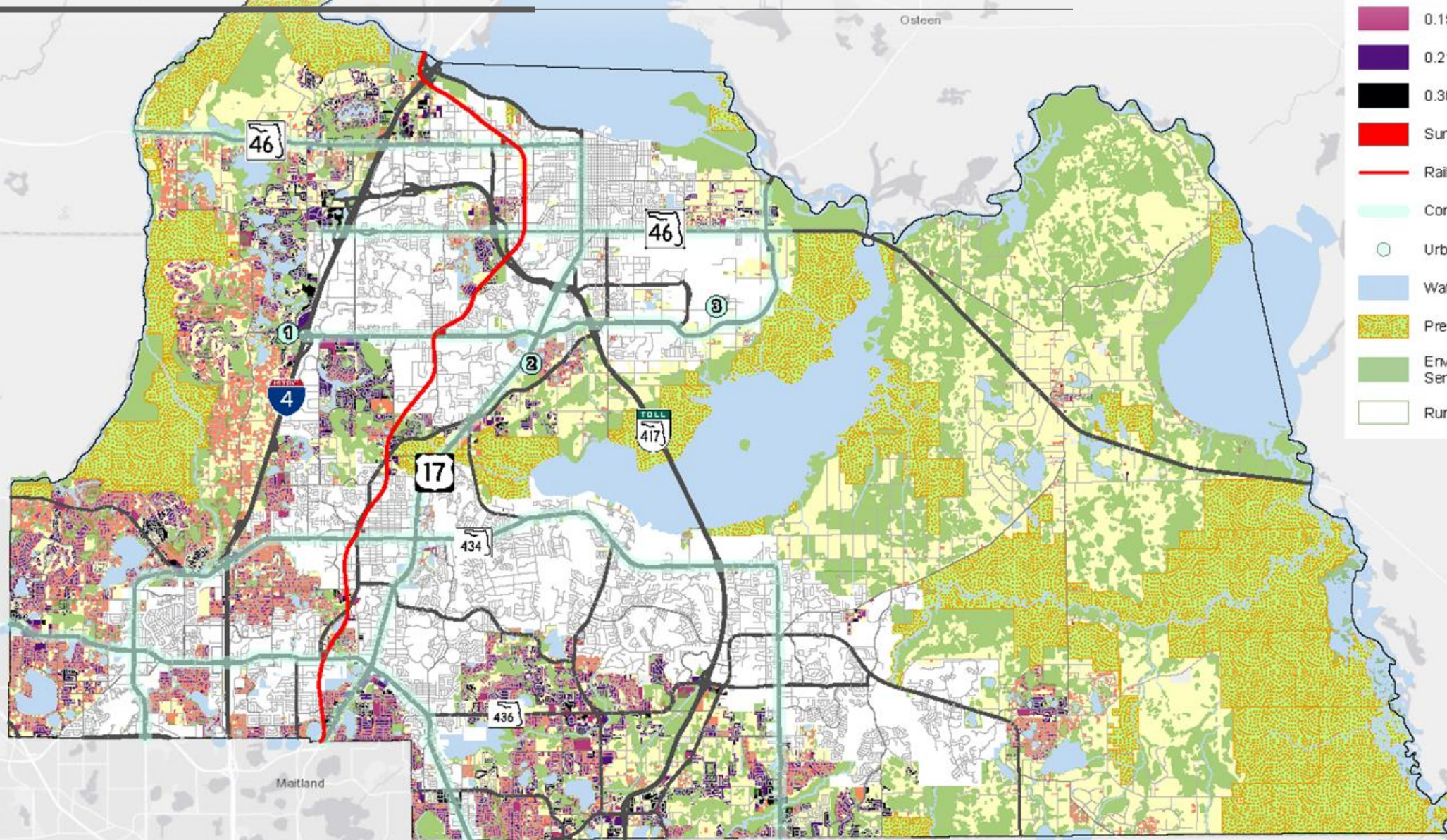
DeBary

Osteen

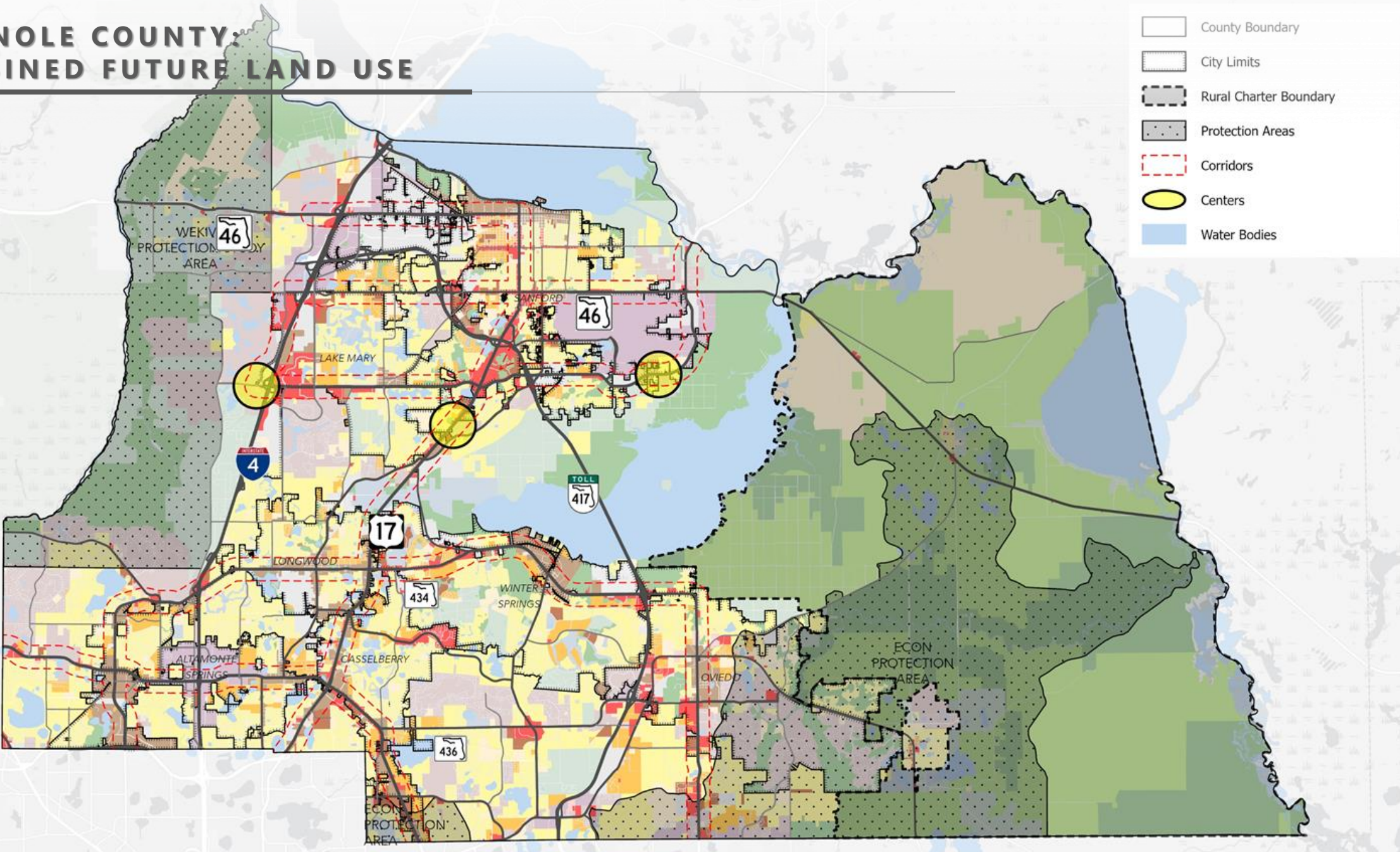
ca

Maitland

Parcel FAR



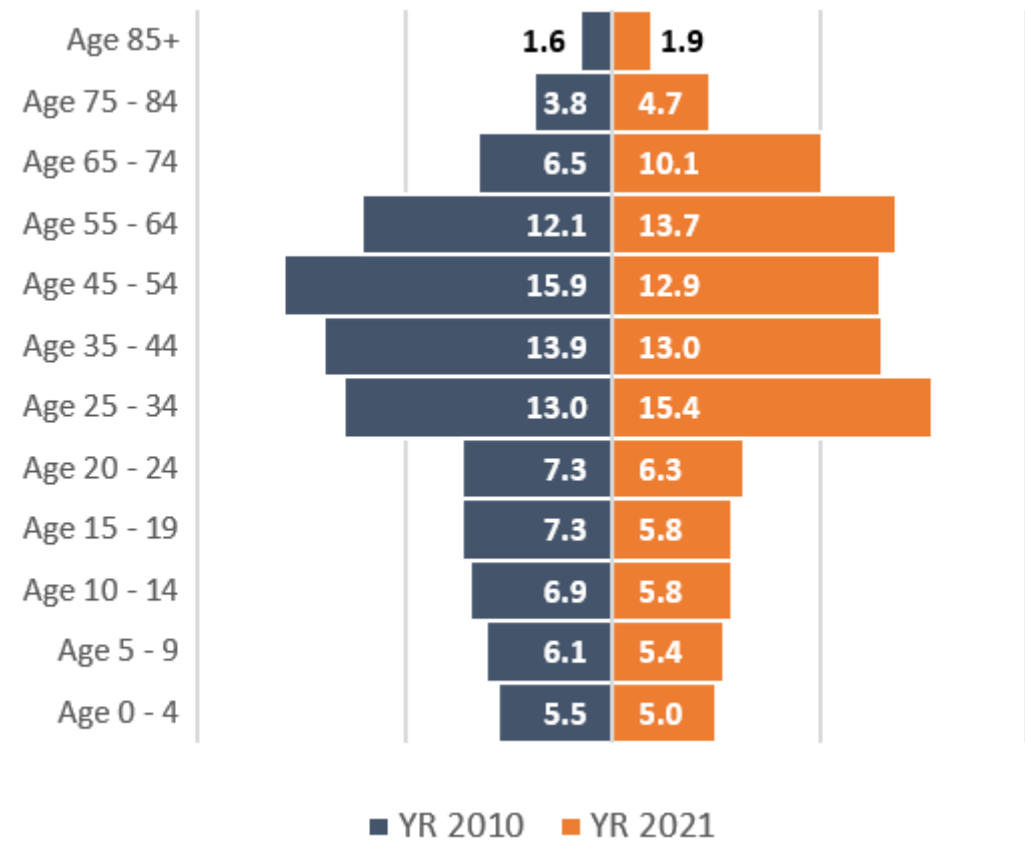
# SEMINOLE COUNTY: COMBINED FUTURE LAND USE



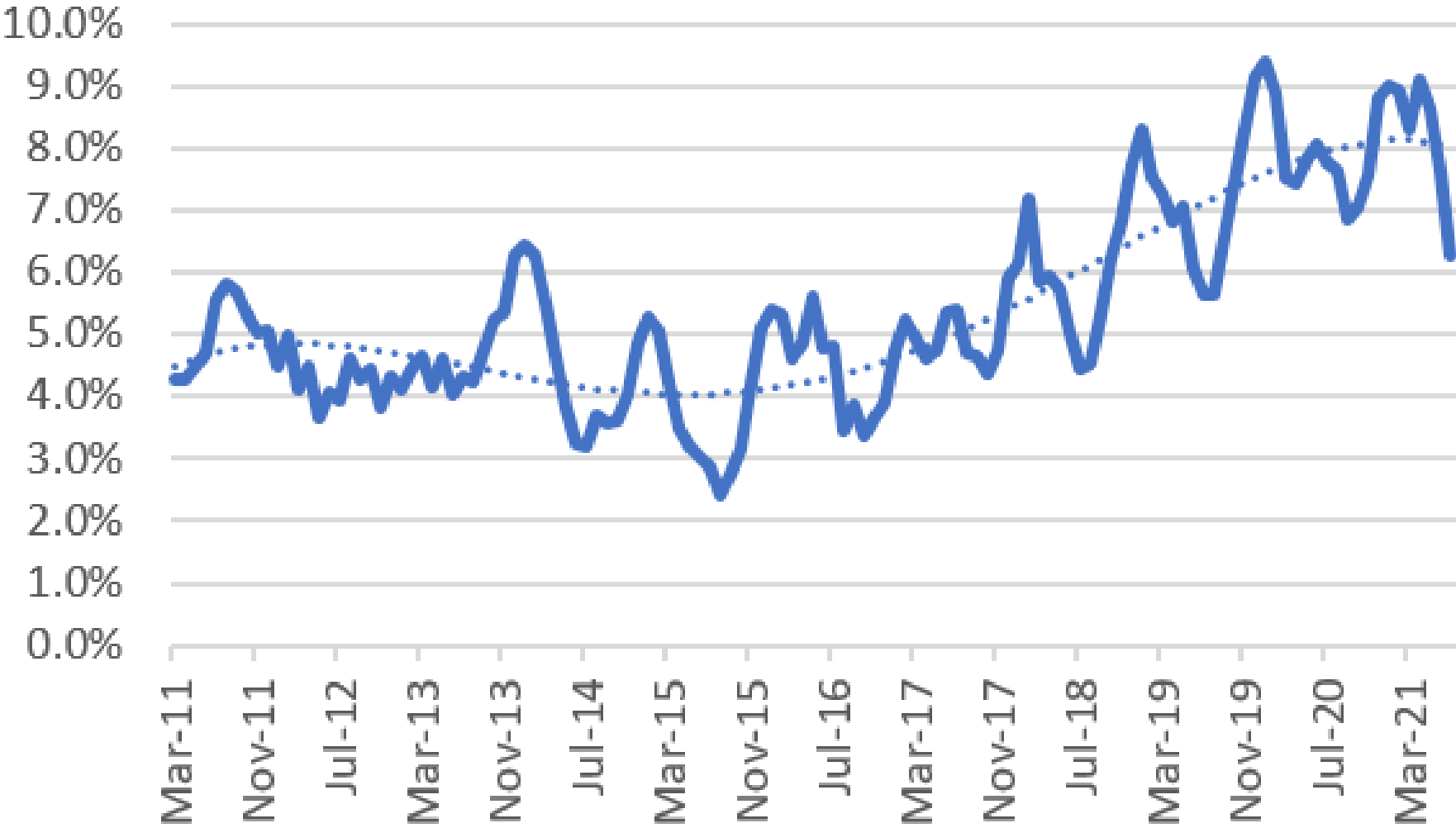
SEMINOLE COUNTY: POPULATION  
AND DWELLING UNITS

|                                          | 2020    | 2025    | 2030    | 2035    | 2040    | 2045    |
|------------------------------------------|---------|---------|---------|---------|---------|---------|
| Population                               | 479,049 | 503,365 | 523,177 | 550,127 | 570,178 | 590,425 |
| Dwelling Units                           | 193,181 | 201,382 | 208,129 | 217,326 | 223,860 | 230,690 |
| Net Increase in Dwelling Units from 2020 |         | 8,201   | 14,948  | 24,145  | 30,679  | 37,509  |

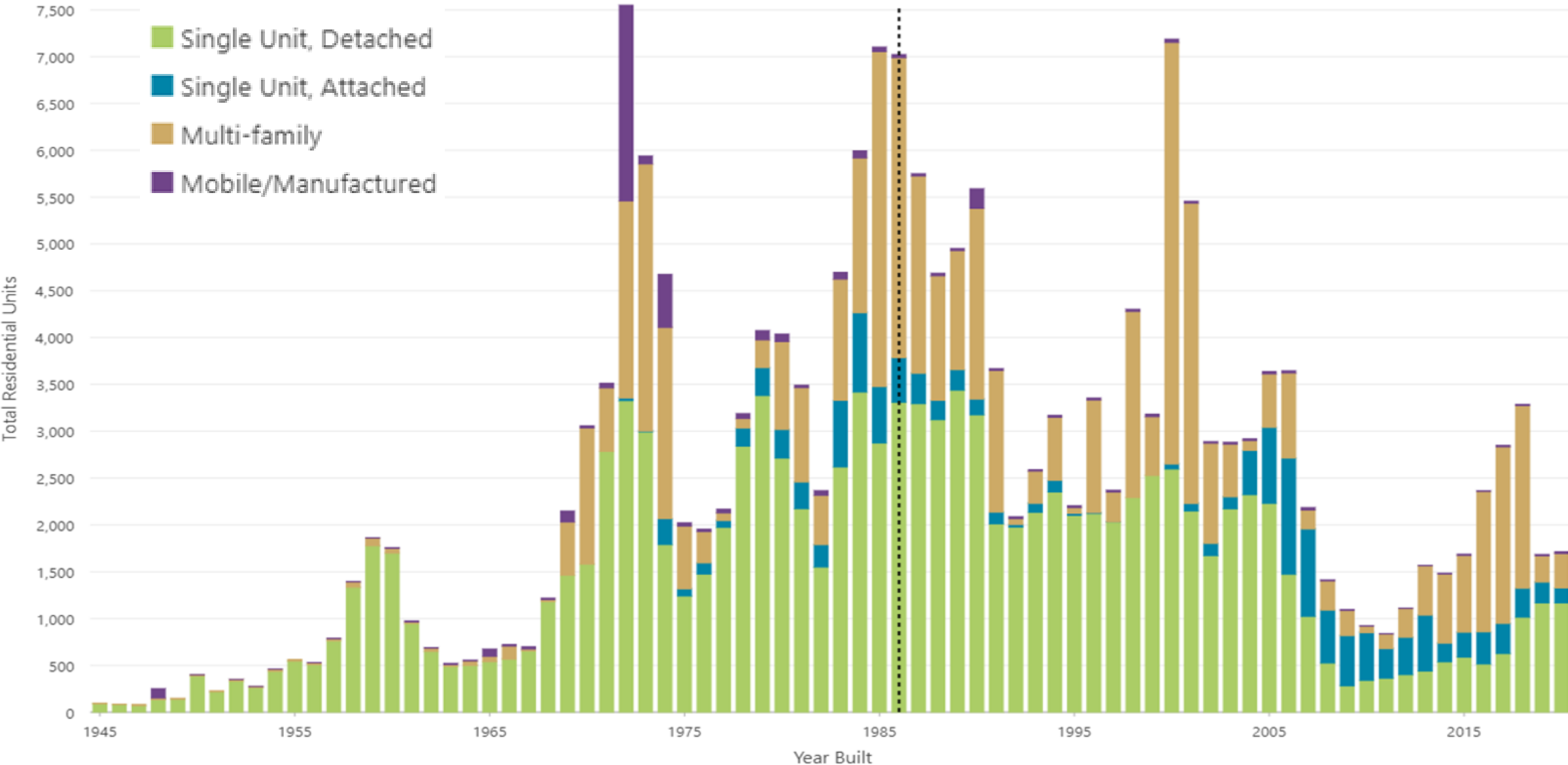
# SEMINOLE COUNTY: POPULATION BY AGE



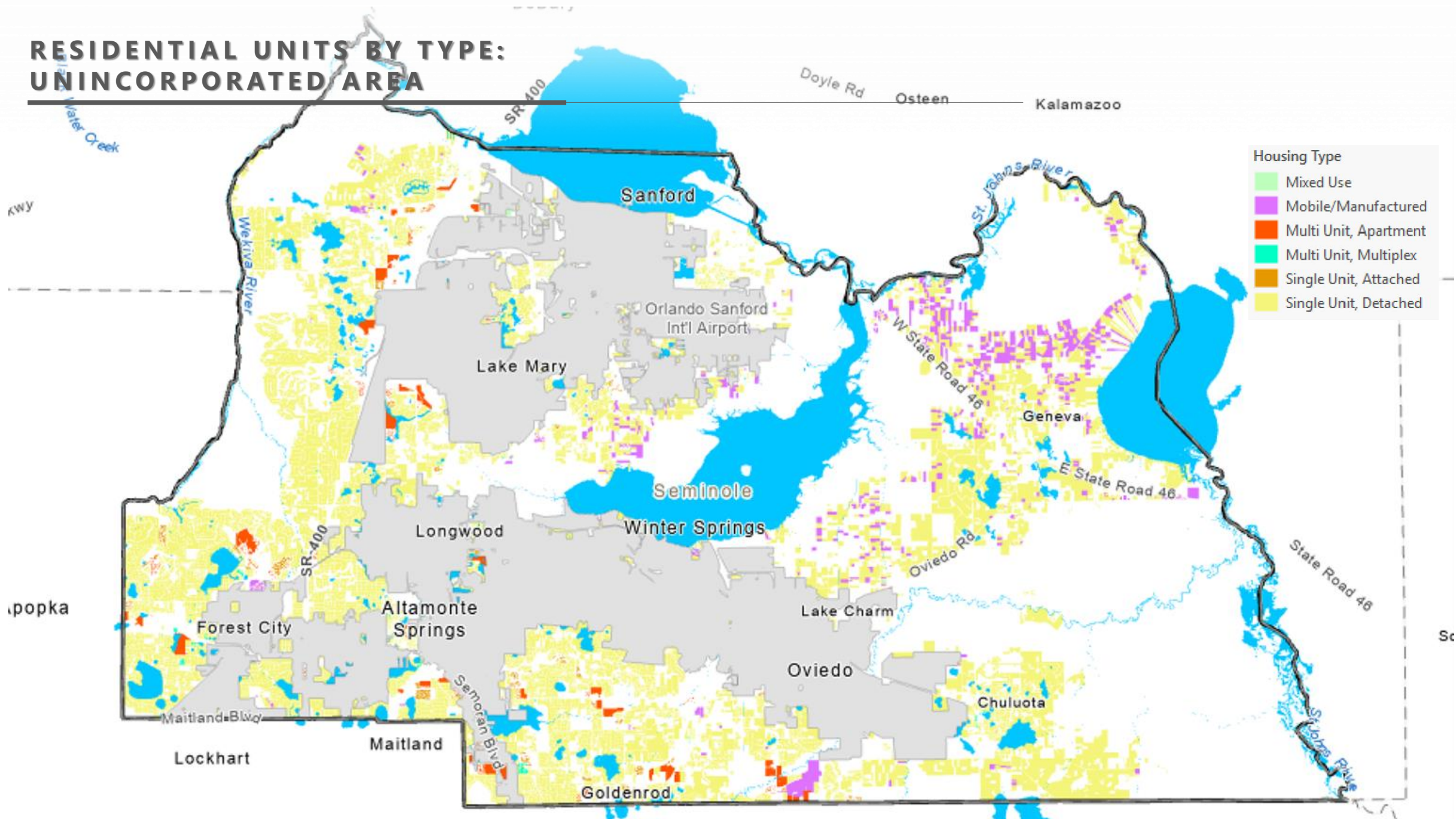
**SEMINOLE COUNTY: NEW CONSTRUCTION  
AS PERCENTAGE OF HOMES SOLD**



# RESIDENTIAL UNITS BUILT PER YEAR BY TYPE OF UNIT



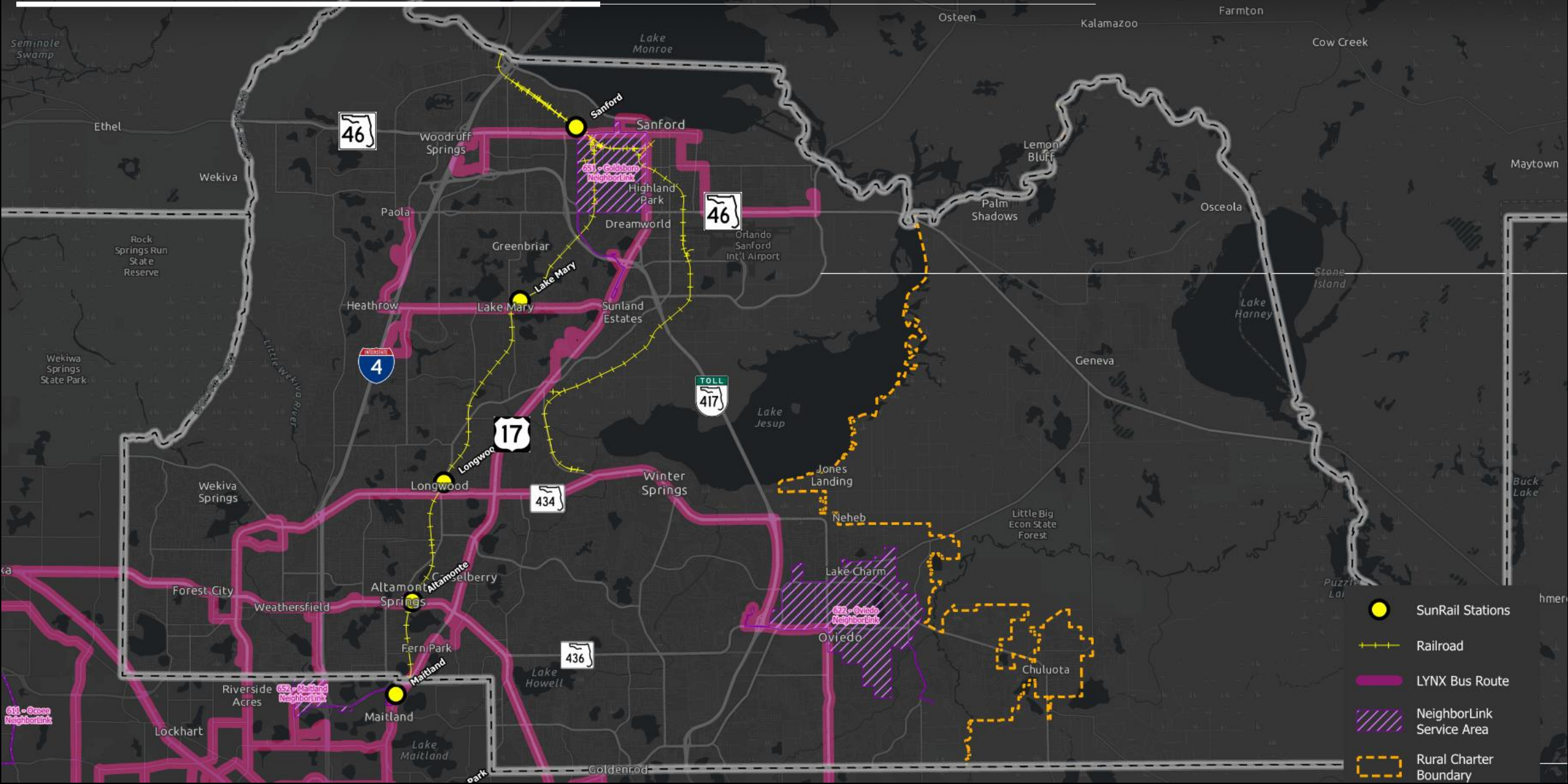
RESIDENTIAL UNITS BY TYPE:  
UNINCORPORATED AREA



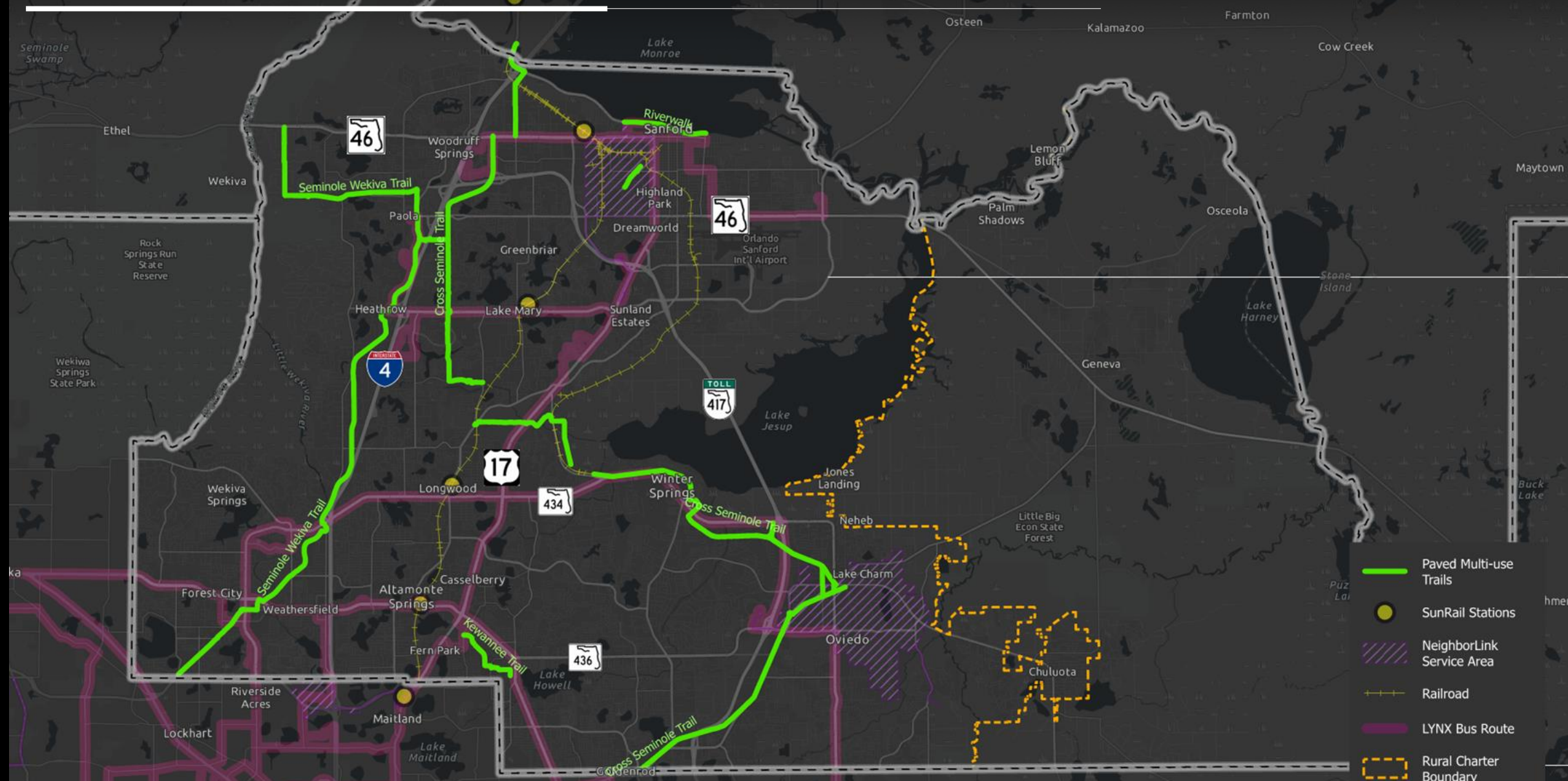
## MOBILITY NETWORK: ROADWAYS



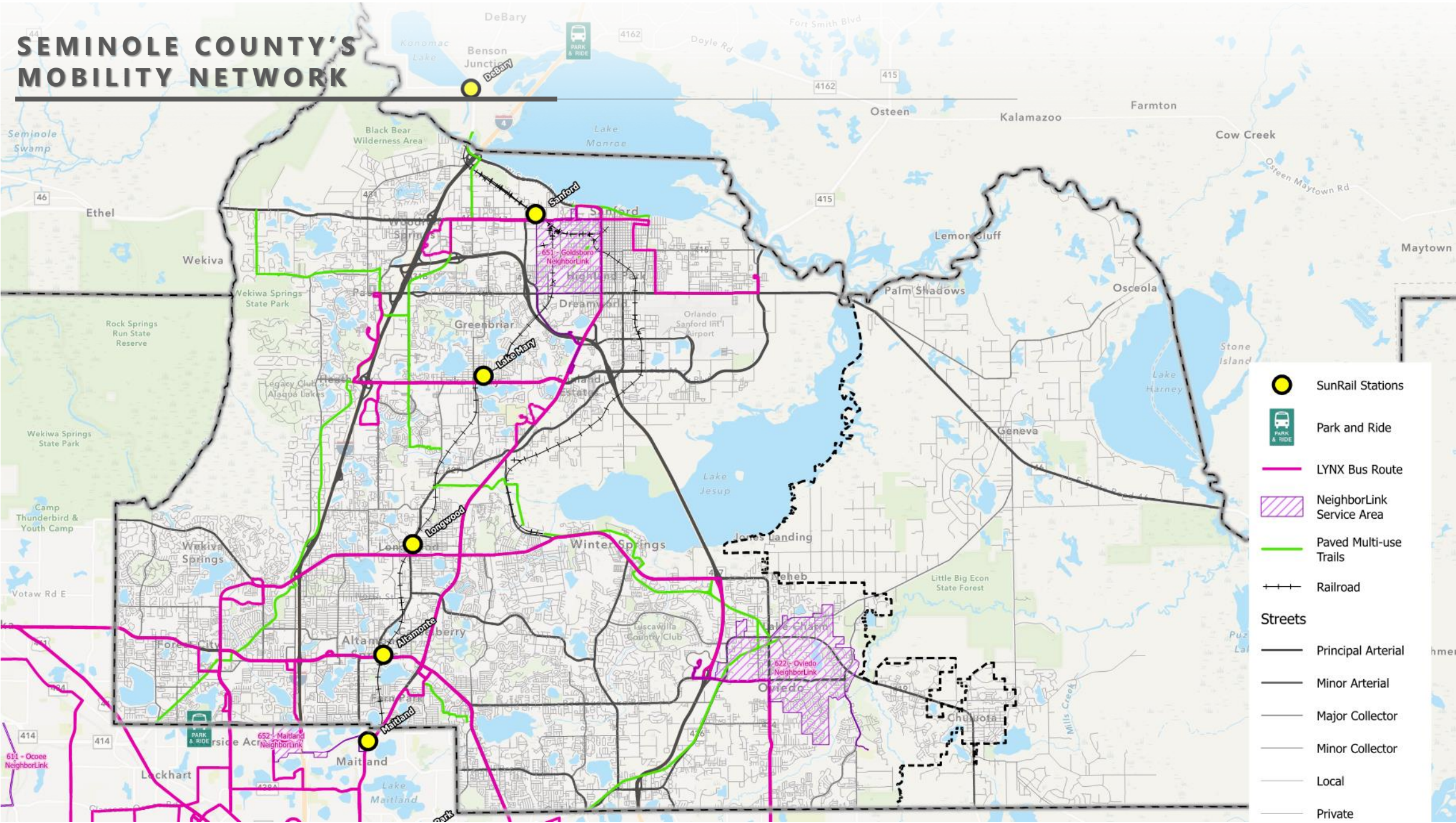
# MOBILITY NETWORK: TRANSIT



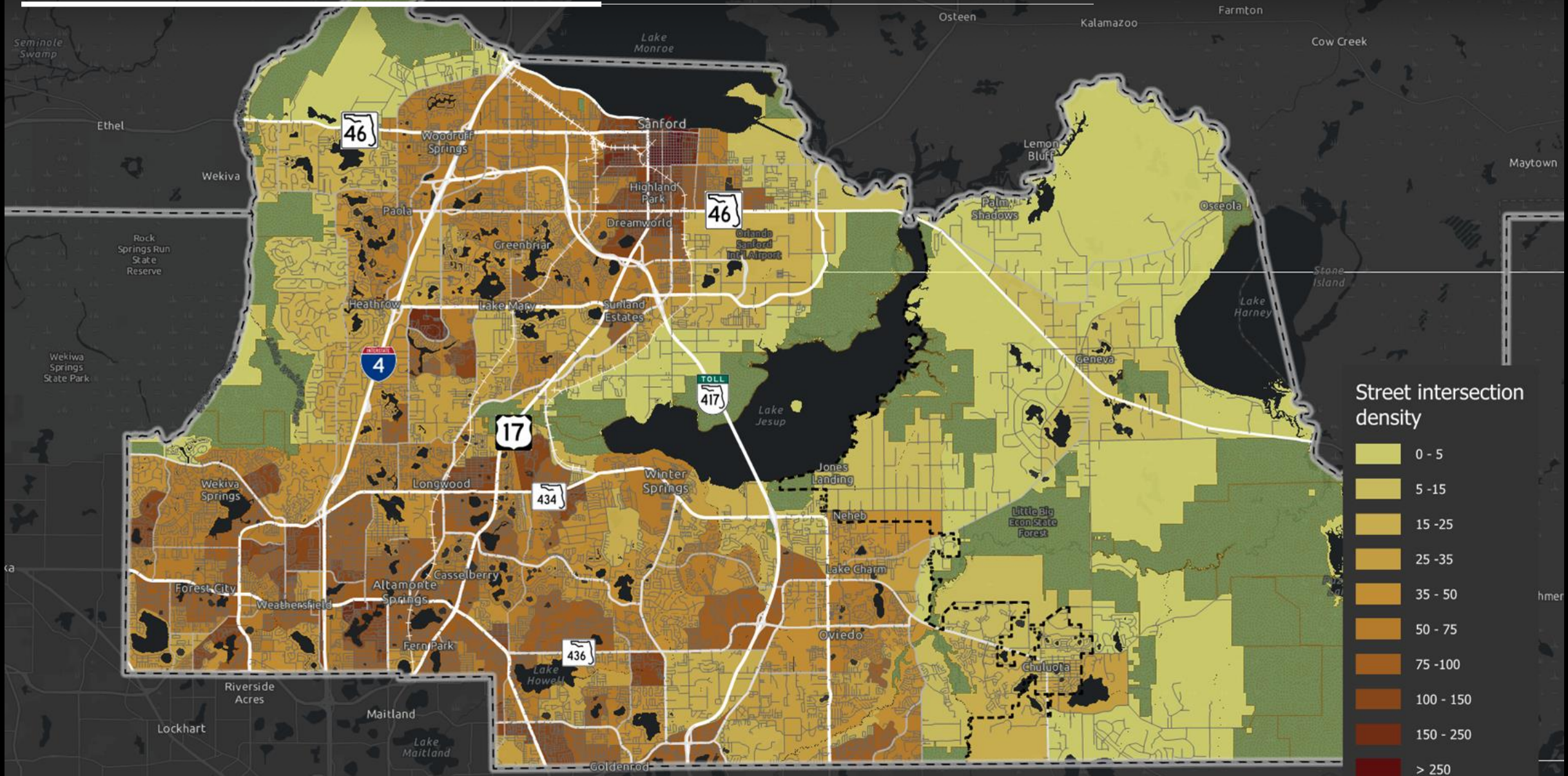
# MOBILITY NETWORK: MULTI-USE TRAILS



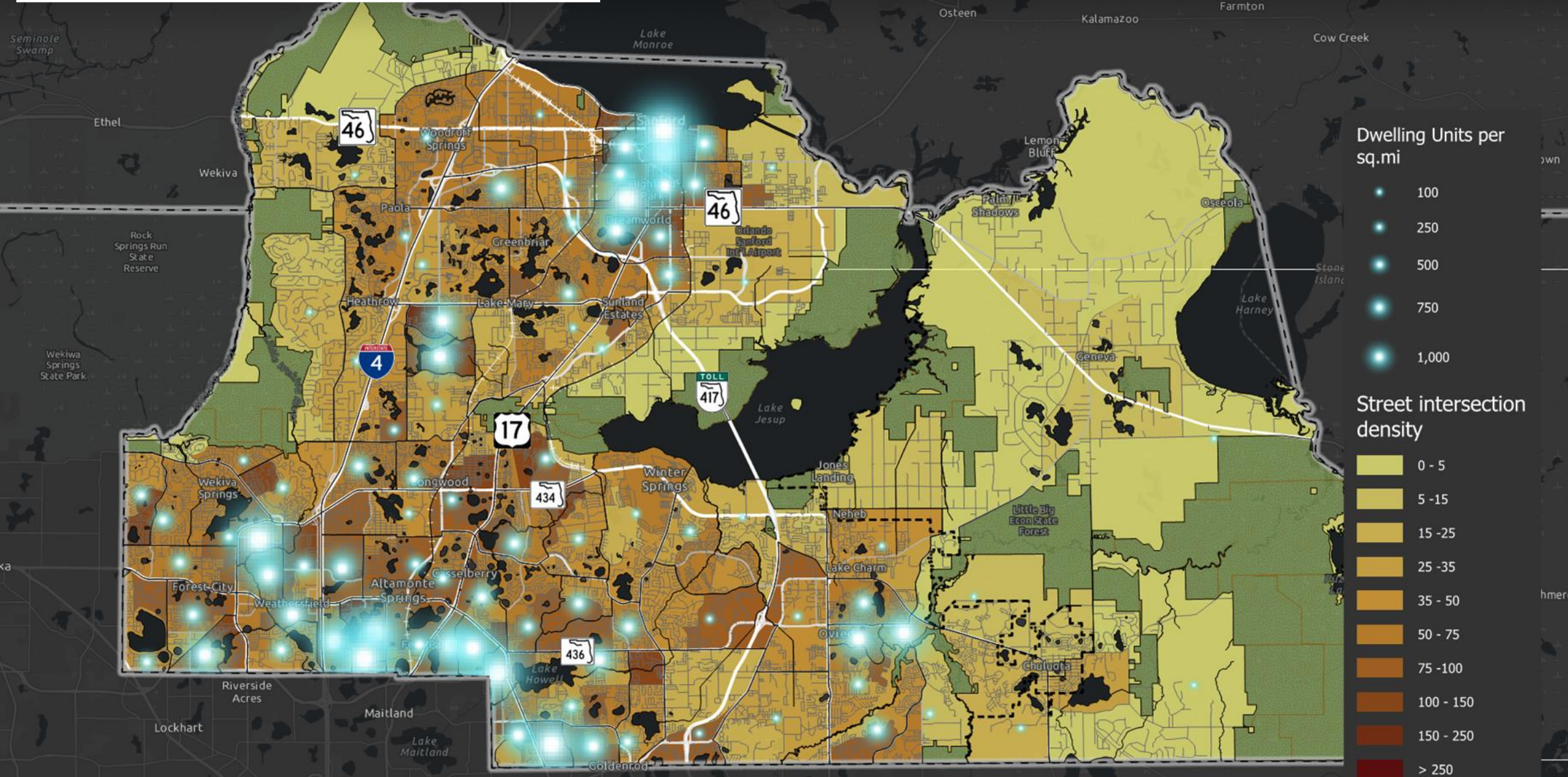
# SEMINOLE COUNTY'S MOBILITY NETWORK



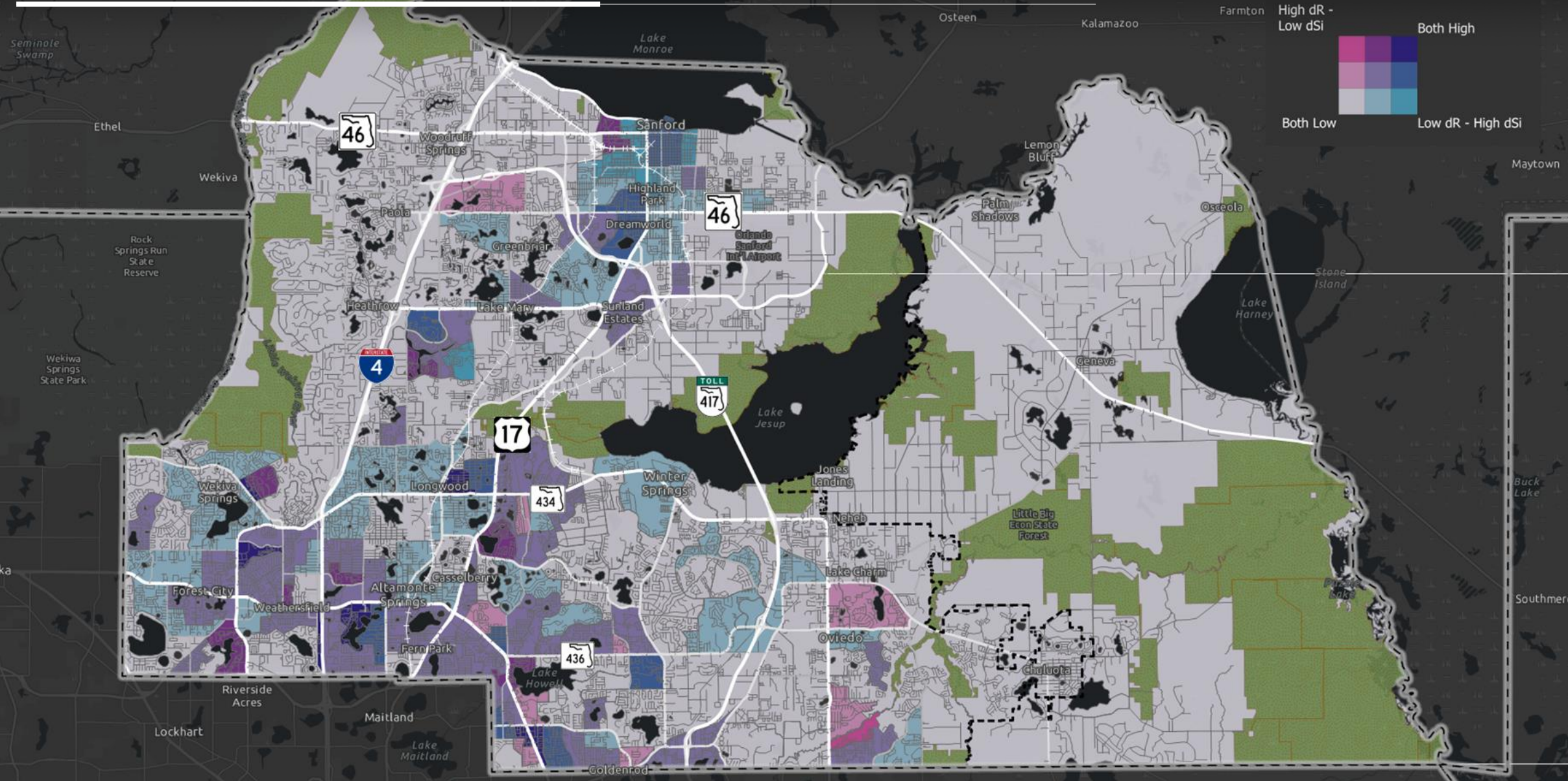
# STREET INTERSECTION DENSITY PER SQUARE MILE



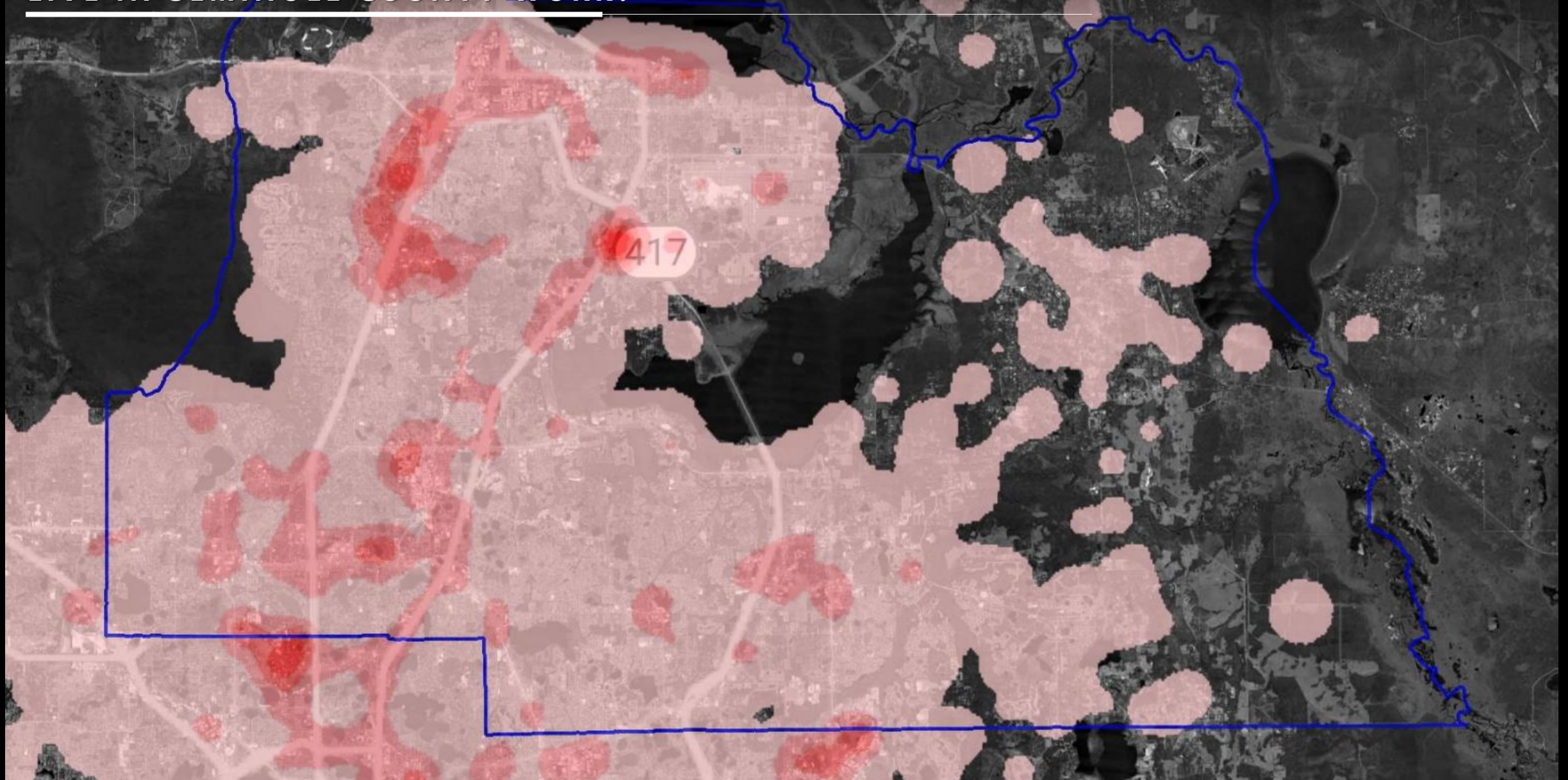
# STREET INTERSECTION DENSITY AND RESIDENTIAL DENSITY



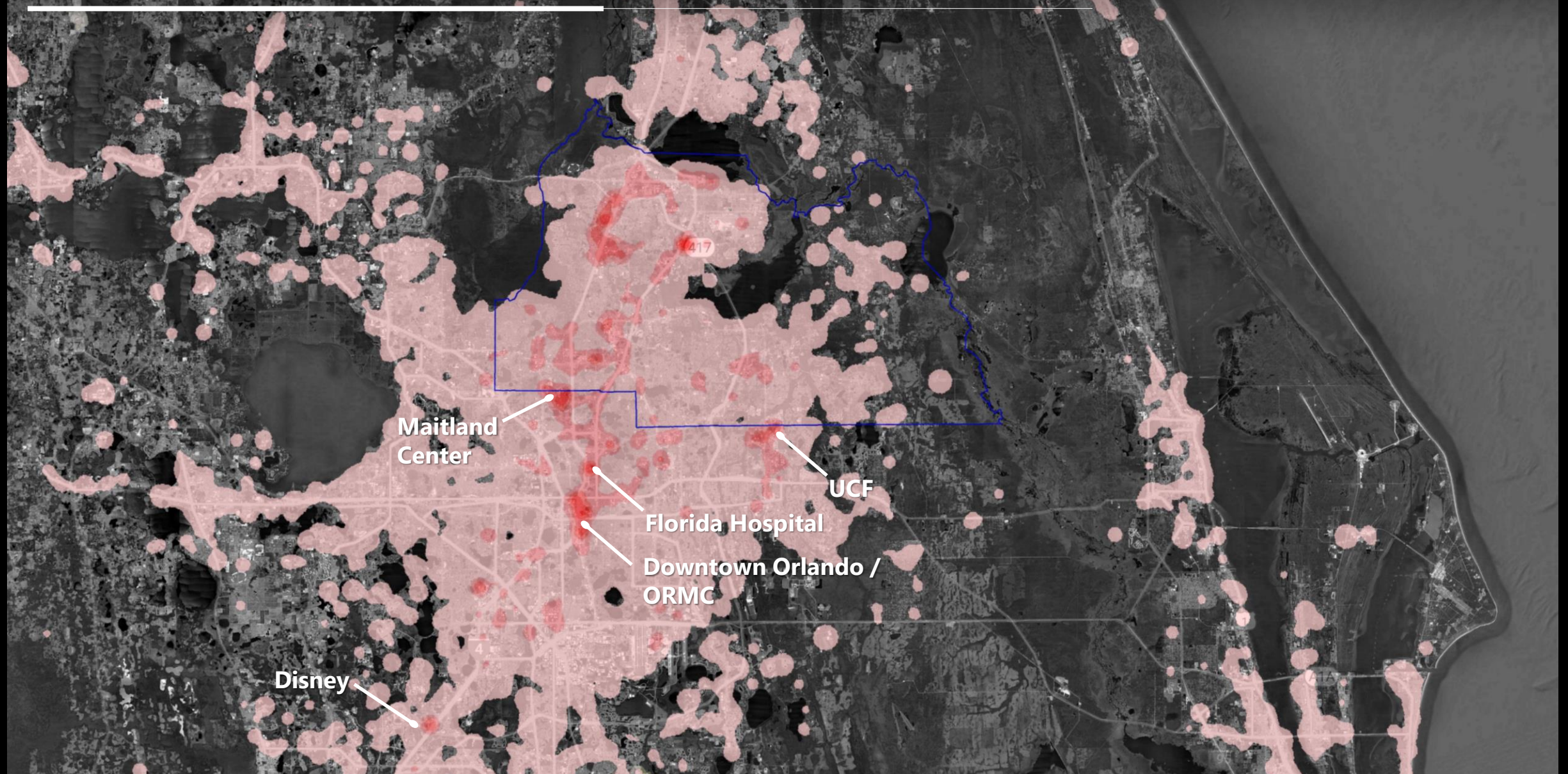
# CONNECTIVITY AND RESIDENTIAL DENSITY



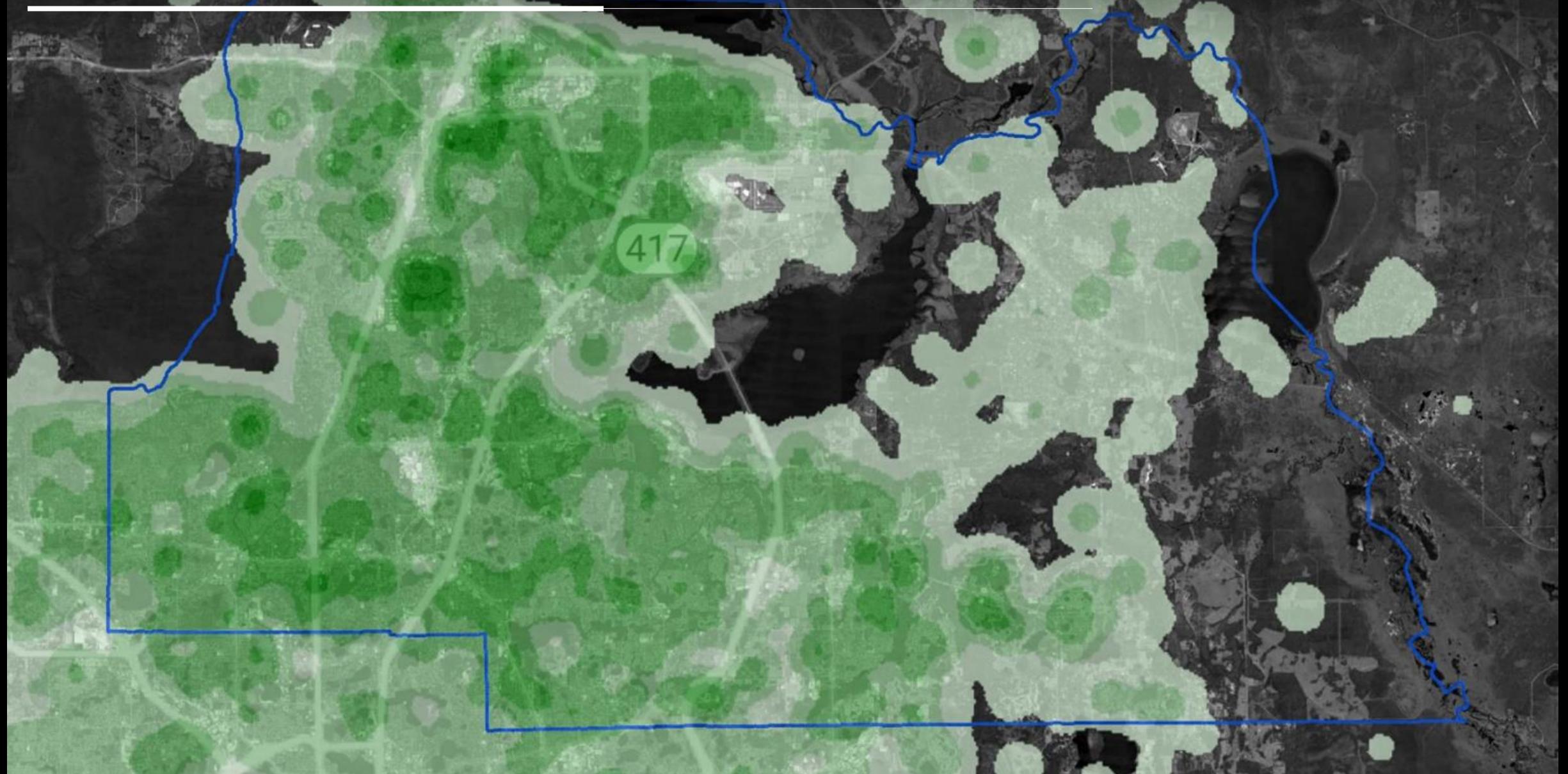
**EMPLOYMENT: WHERE DO PEOPLE WHO  
LIVE IN SEMINOLE COUNTY WORK?**



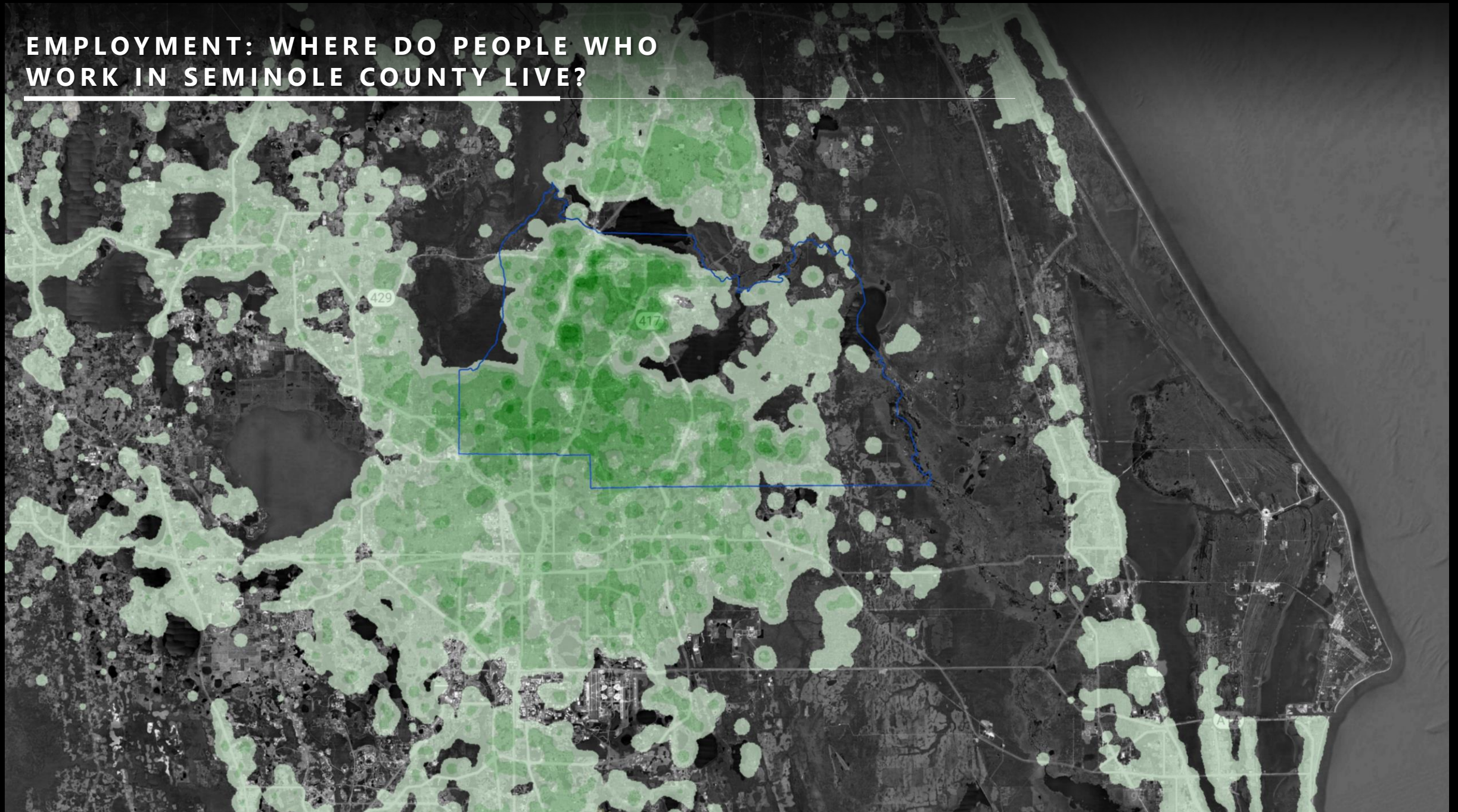
# EMPLOYMENT: WHERE DO PEOPLE WHO LIVE IN SEMINOLE COUNTY WORK?



**EMPLOYMENT: WHERE DO PEOPLE WHO  
WORK IN SEMINOLE COUNTY LIVE?**



**EMPLOYMENT: WHERE DO PEOPLE WHO  
WORK IN SEMINOLE COUNTY LIVE?**



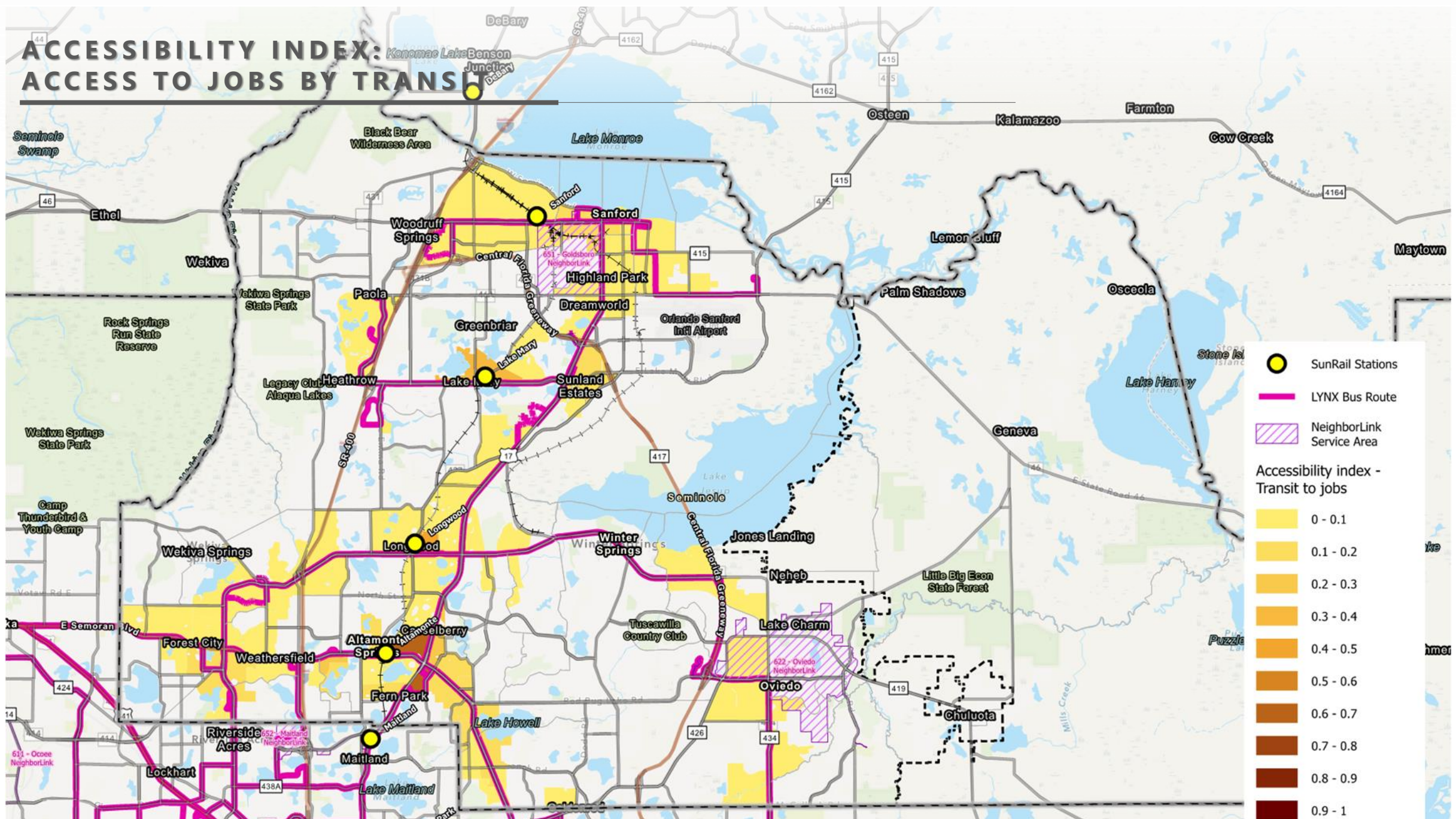
**ACCESSIBILITY INDEX:  
ACCESS TO JOBS BY CAR**

Accessibility index - Auto to jobs

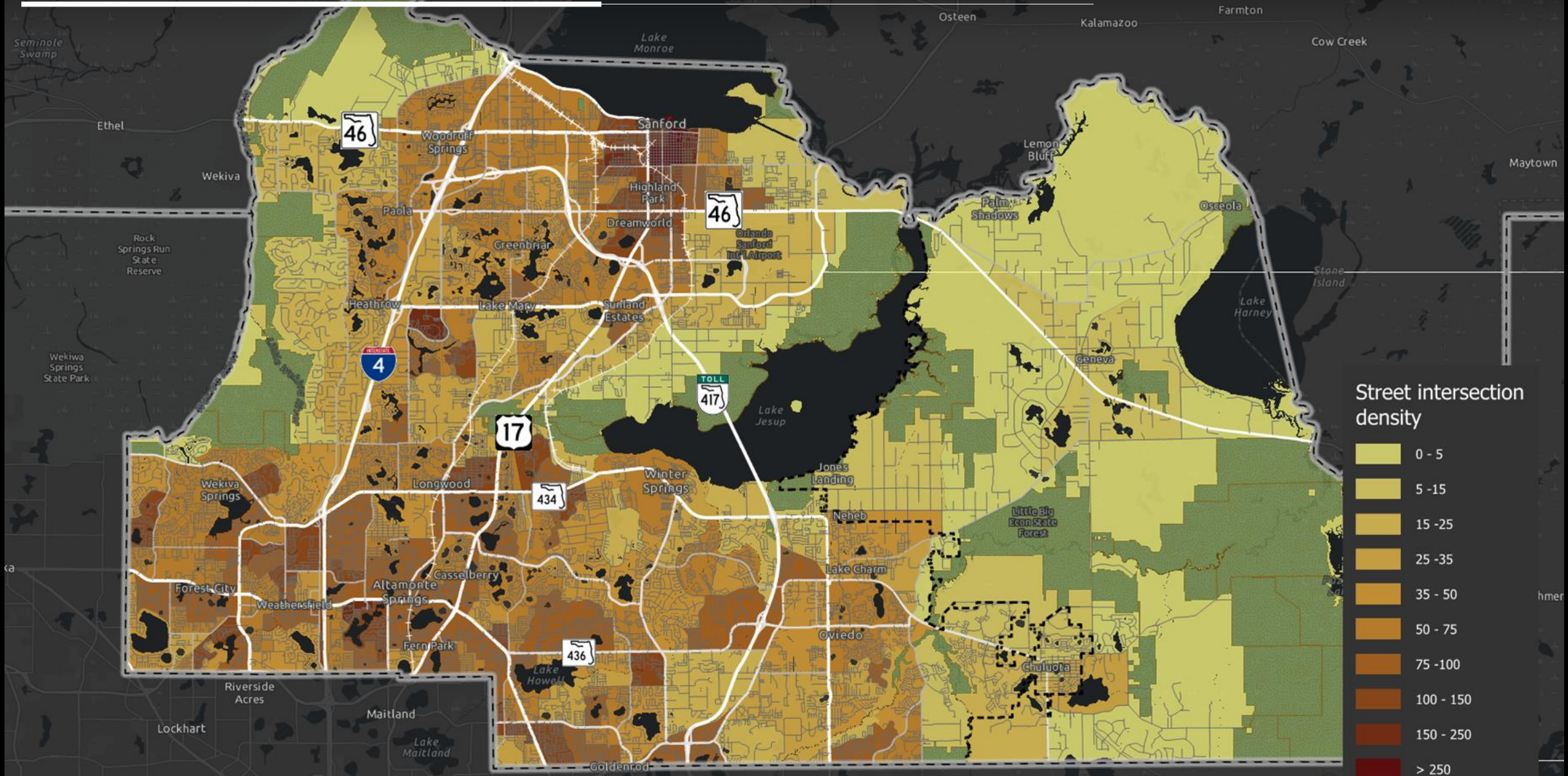
|           |
|-----------|
| 0 - 0.1   |
| 0.1 - 0.2 |
| 0.2 - 0.3 |
| 0.3 - 0.4 |
| 0.4 - 0.5 |
| 0.5 - 0.6 |
| 0.6 - 0.7 |
| 0.7 - 0.8 |
| 0.8 - 0.9 |
| 0.9 - 1   |

|           |
|-----------|
| 0 - 0.1   |
| 0.1 - 0.2 |
| 0.2 - 0.3 |
| 0.3 - 0.4 |
| 0.4 - 0.5 |
| 0.5 - 0.6 |
| 0.6 - 0.7 |
| 0.7 - 0.8 |
| 0.8 - 0.9 |
| 0.9 - 1   |

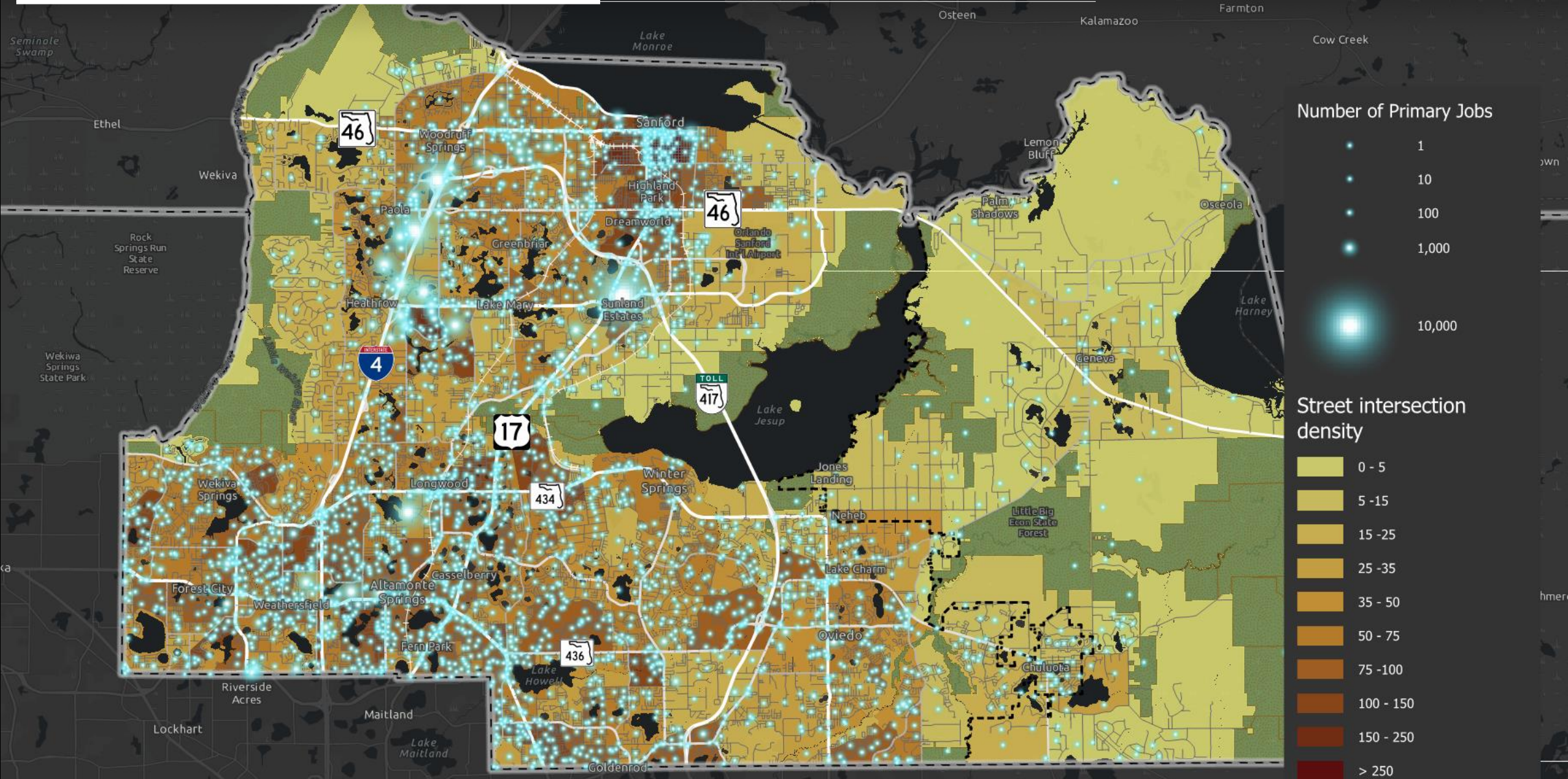
# ACCESSIBILITY INDEX: ACCESS TO JOBS BY TRANSIT



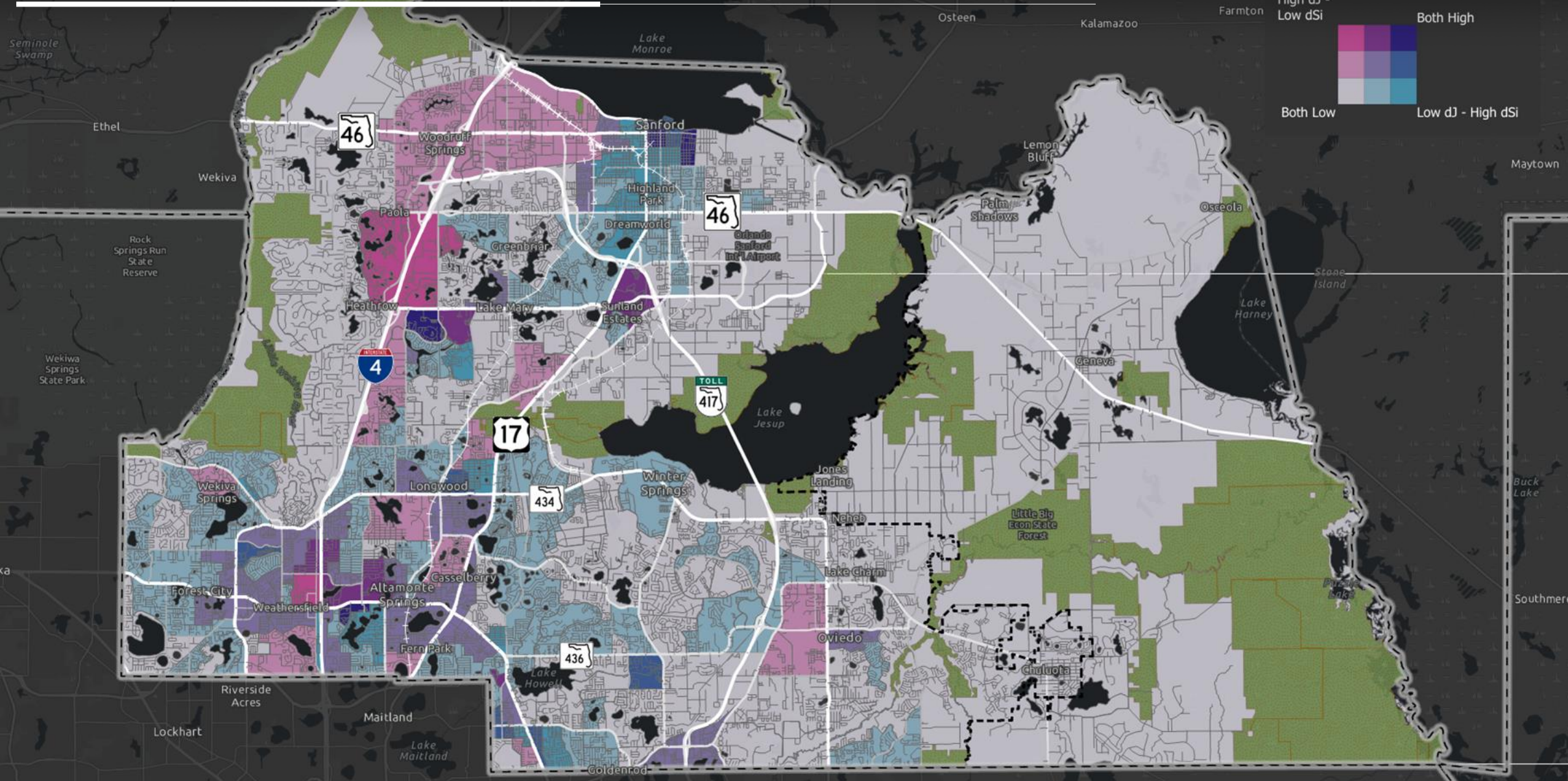
# STREET INTERSECTION DENSITY PER SQUARE MILE



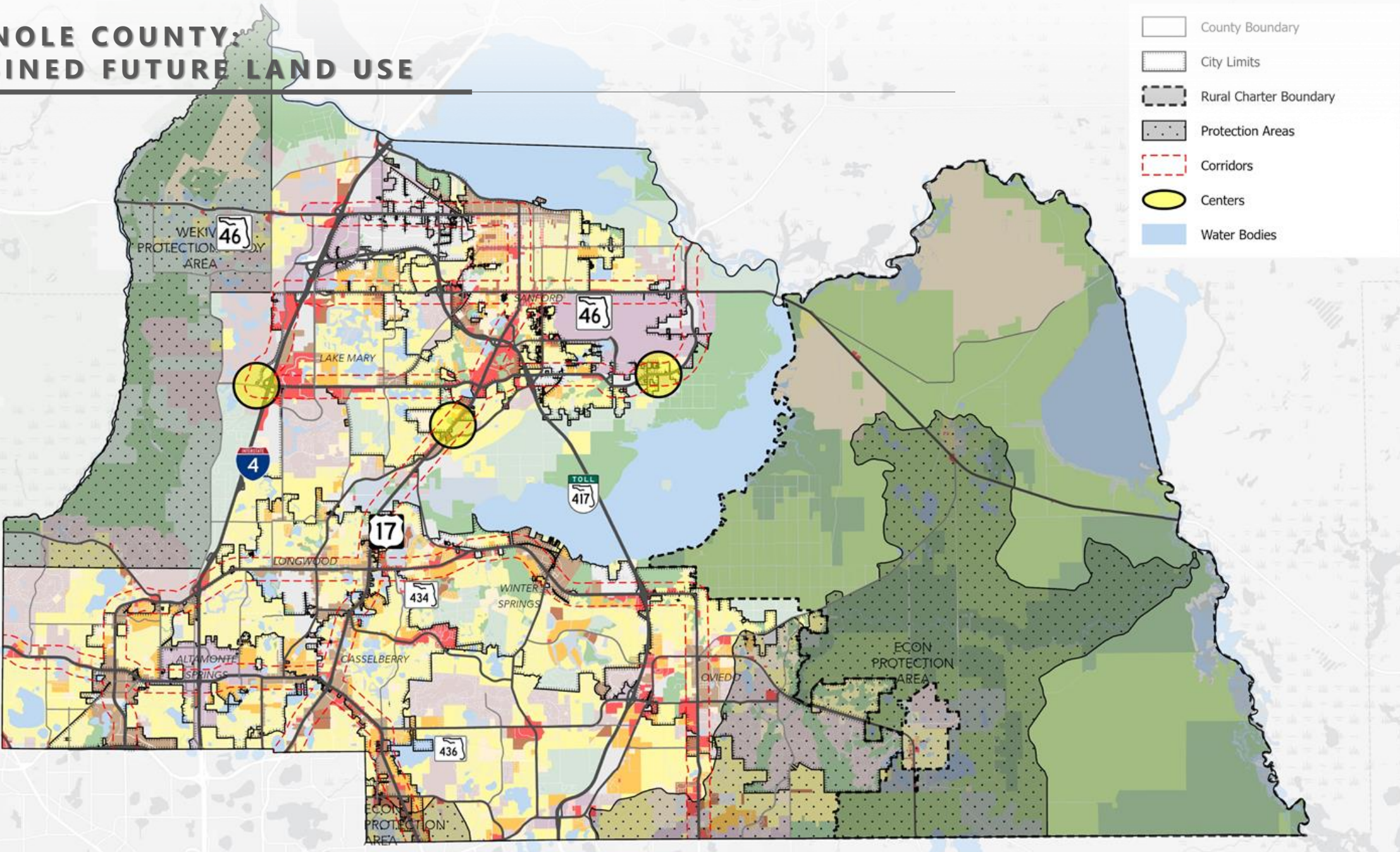
# STREET INTERSECTION DENSITY AND EMPLOYMENT DENSITY



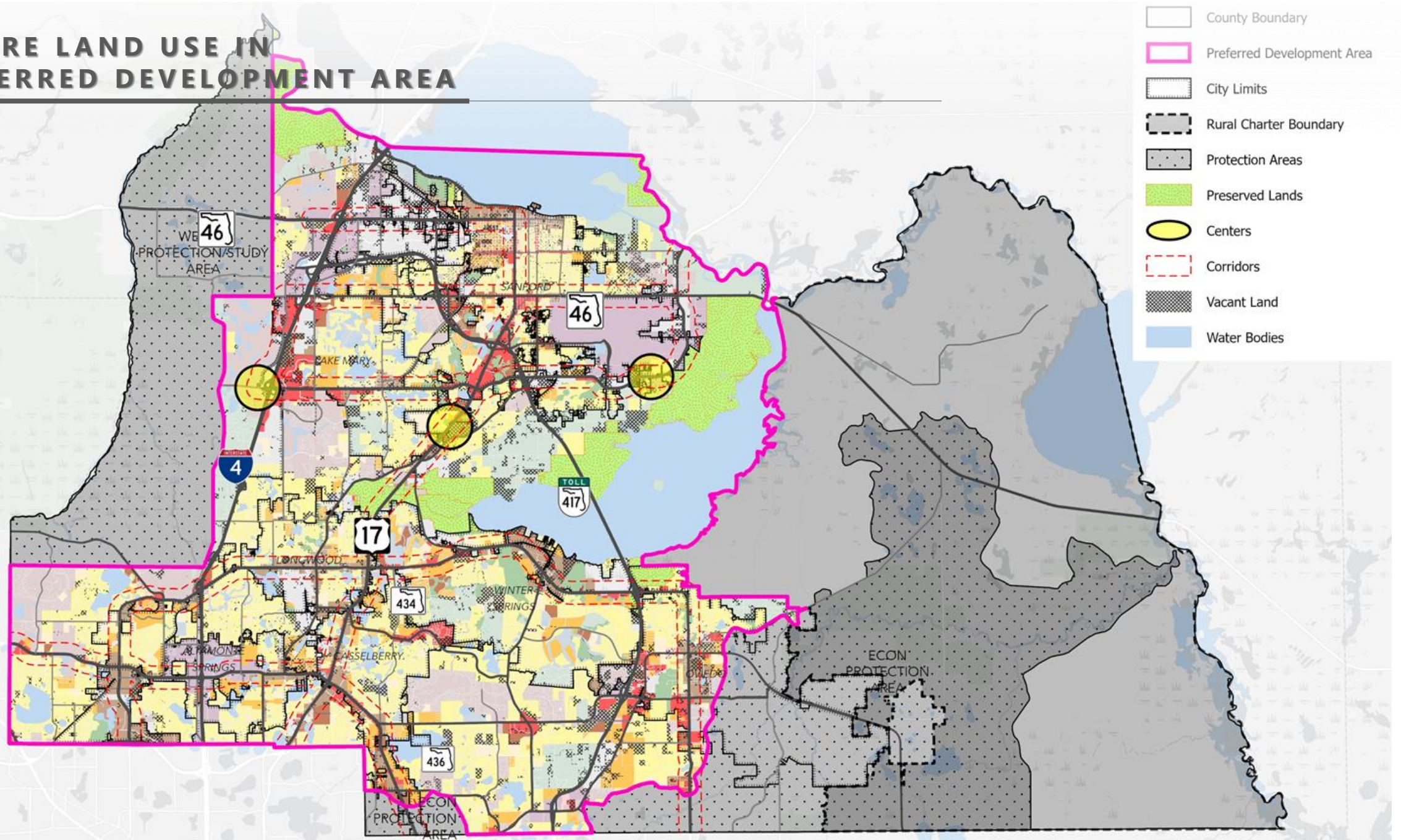
# CONNECTIVITY AND EMPLOYMENT DENSITY



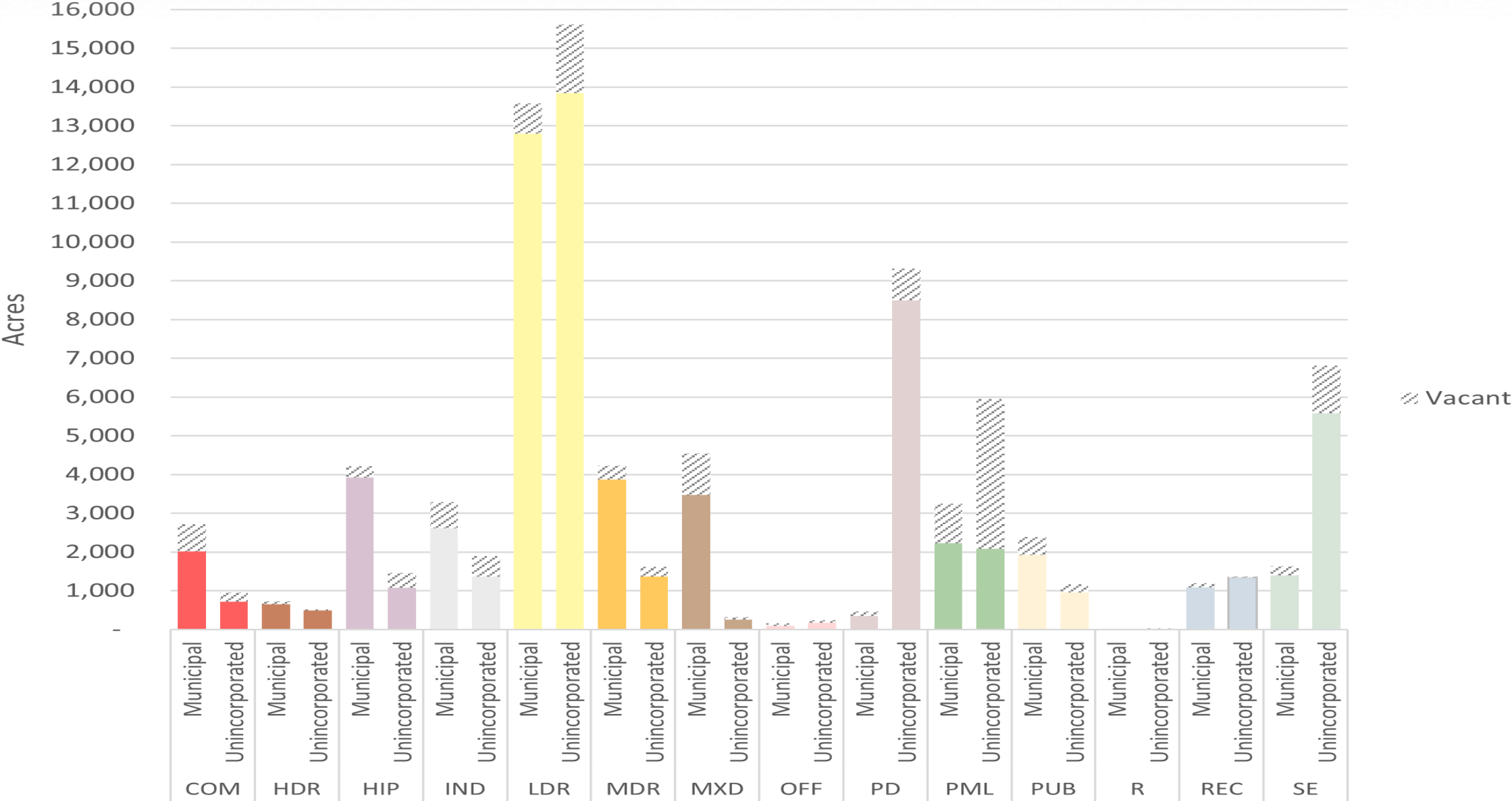
# SEMINOLE COUNTY: COMBINED FUTURE LAND USE



# FUTURE LAND USE IN PREFERRED DEVELOPMENT AREA



# FUTURE LAND USE ACREAGE IN PREFERRED DEVELOPMENT AREA



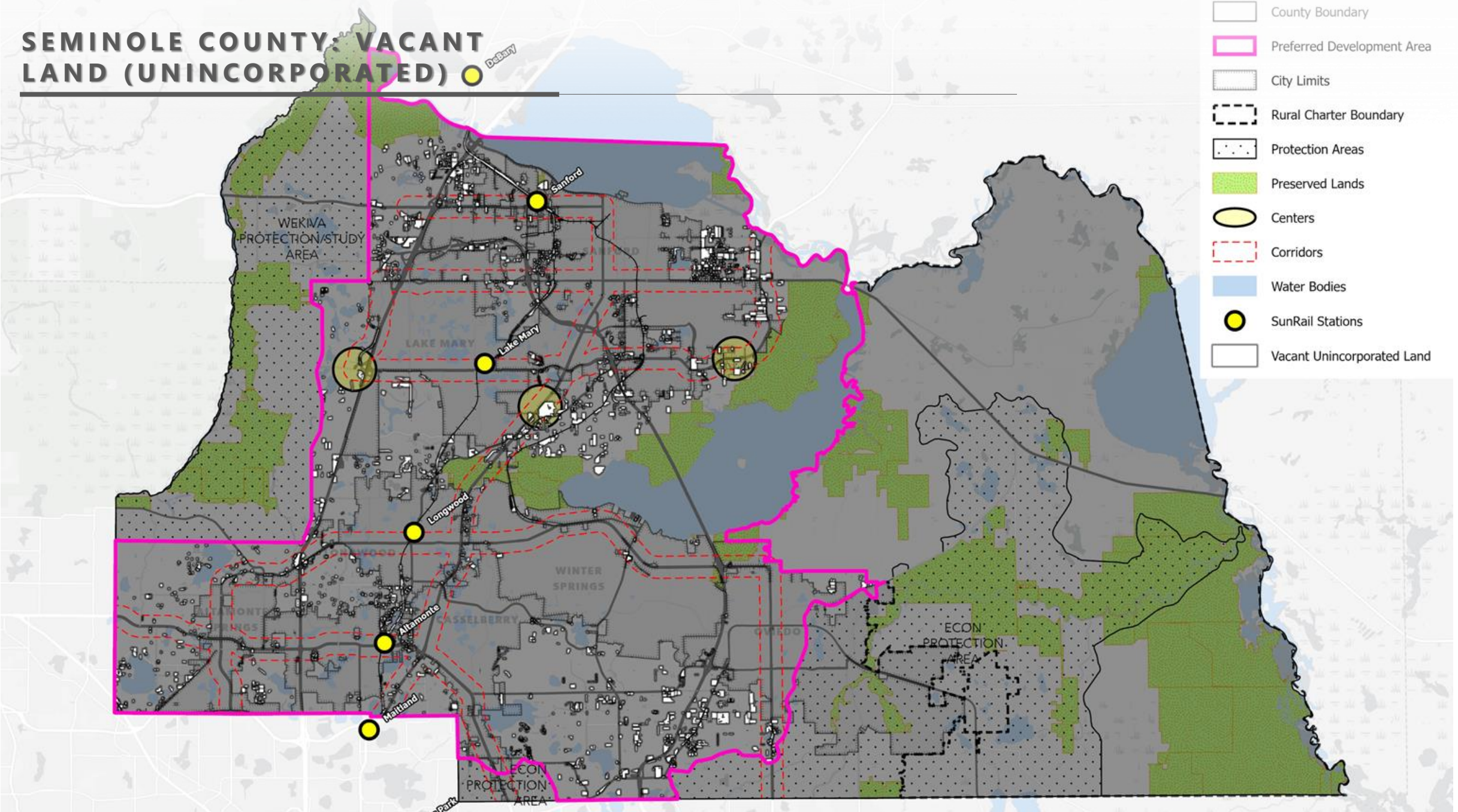
# FLU CAPACITY: RESIDENTIAL IN PREFERRED DEVELOPMENT AREA

| FLU Category                             | Description                          | Max Density (DU/AC) | Estimated Density (DU/AC) | Unincorporated     |                             |                                           | Municipal          |                             |                                      | Countywide                            |
|------------------------------------------|--------------------------------------|---------------------|---------------------------|--------------------|-----------------------------|-------------------------------------------|--------------------|-----------------------------|--------------------------------------|---------------------------------------|
|                                          |                                      |                     |                           | Net Vacant Acreage | Acreage Utilization for RES | Estimated Dwelling Units (Unincorporated) | Net Vacant Acreage | Acreage Utilization for RES | Estimated Dwelling Units (Municipal) | Estimated Dwelling Units (Countywide) |
| PML                                      | Preserved/Managed Lands              | 0                   | 0 to 0                    | 46                 | 0%                          | 0 to 0                                    | 41                 | 0%                          | 0 to 0                               | 0 to 0                                |
| PUB                                      | Public/Quasi-Public                  | 0                   | 0 to 0                    | 73                 | 0%                          | 0 to 0                                    | 351                | 0%                          | 0 to 0                               | 0 to 0                                |
| REC                                      | Recreation                           | 0                   | 0 to 0                    | 6                  | 0%                          | 0 to 0                                    | 34                 | 0%                          | 0 to 0                               | 0 to 0                                |
| R                                        | Rural 3/5/10                         | 0.2                 | 0.2 to 0.2                | -                  | 100%                        | 0 to 0                                    | -                  | 100%                        | 0 to 0                               | 0 to 0                                |
| SE                                       | Suburban Estates                     | 1                   | 1 to 1                    | 495                | 100%                        | 495 to 495                                | 141                | 100%                        | 141 to 141                           | 636 to 636                            |
| LDR                                      | Low Density Residential              | 4                   | 3 to 4                    | 1,031              | 100%                        | 3,093 to 4,124                            | 435                | 100%                        | 1,305 to 1,740                       | 4,398 to 5,864                        |
| MDR                                      | Medium Density Residential           | 10                  | 8 to 10                   | 192                | 100%                        | 1,536 to 1,920                            | 275                | 100%                        | 2,200 to 2,750                       | 3,736 to 4,670                        |
| HDR                                      | High Density Residential             | 20                  | 16 to 20                  | 12                 | 100%                        | 192 to 240                                | 81                 | 100%                        | 1,296 to 1,620                       | 1,488 to 1,860                        |
| PD                                       | Planned Development                  | 30                  | 6 to 8                    | 517                | 100%                        | 3,102 to 4,136                            | 69                 | 100%                        | 414 to 552                           | 3,516 to 4,688                        |
| MXD                                      | Mixed Development                    | 30                  | 24 to 30                  | 49                 | 50%                         | 588 to 735                                | 798                | 50%                         | 9,576 to 11,970                      | 10,164 to 12,705                      |
| COM                                      | Commercial                           | 0                   | 0 to 0                    | 174                | 0%                          | 0 to 0                                    | 523                | 0%                          | 0 to 0                               | 0 to 0                                |
| OFF                                      | Office                               | 0                   | 0 to 0                    | 45                 | 0%                          | 0 to 0                                    | 59                 | 0%                          | 0 to 0                               | 0 to 0                                |
| HIP                                      | Higher Intensity Planned Development | 50                  | 40 to 50                  | 290                | 49%                         | 5,684 to 7,105                            | 249                | 49%                         | 4,880 to 6,101                       | 10,564 to 13,206                      |
| IND                                      | Industrial                           | 0                   | 0 to 0                    | 372                | 0%                          | 0 to 0                                    | 598                | 0%                          | 0 to 0                               | 0 to 0                                |
| Total Within Preferred Development Area: |                                      |                     |                           | 3,302              |                             | 14,690 to 18,755                          | 3,654              |                             | 19,812 to 24,874                     | 34,502 to 43,629                      |

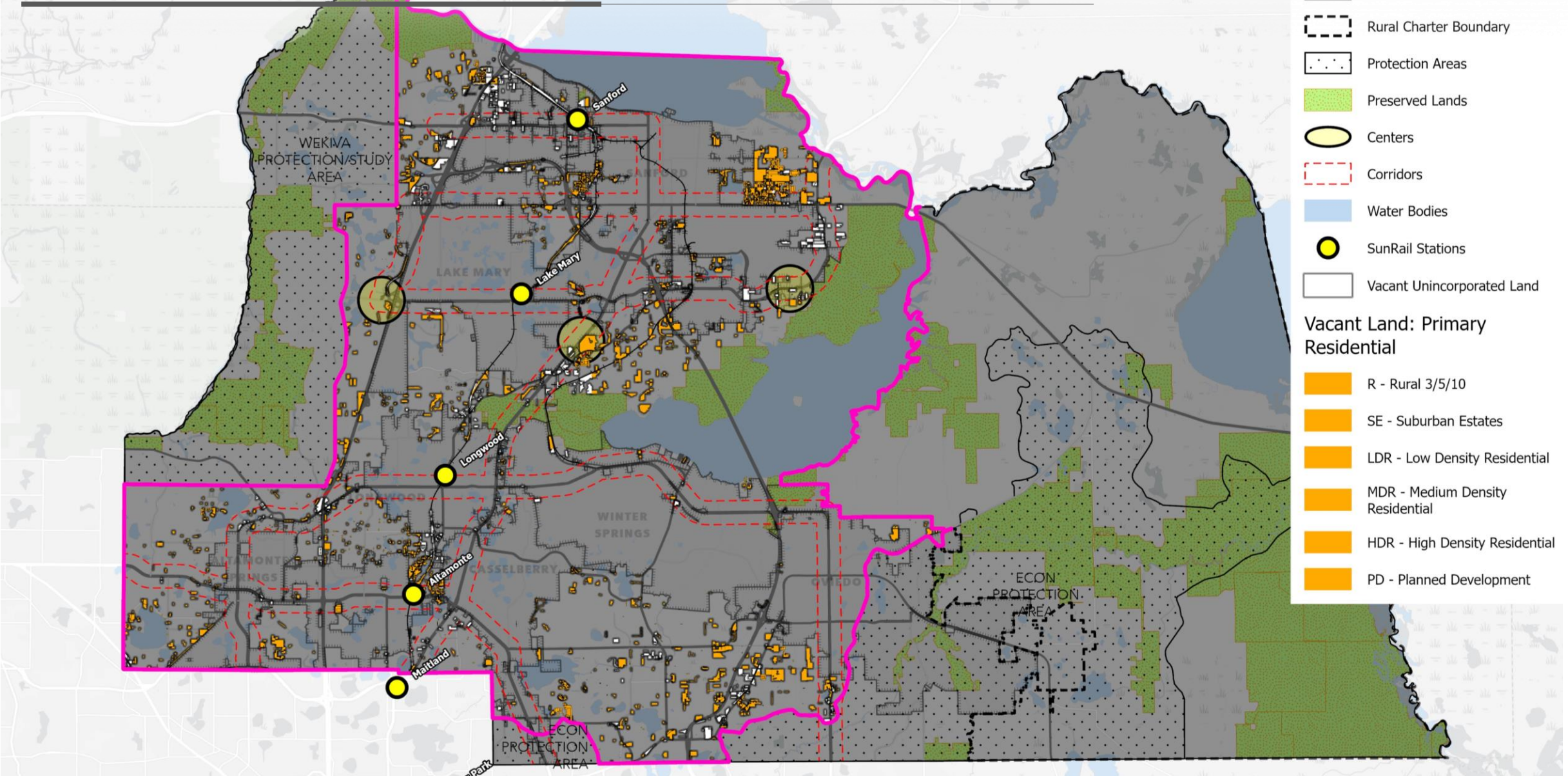
# FLU CAPACITY: COUNTYWIDE RESIDENTIAL TOTAL

| FLU Category                                          | Description                          | Max Density (DU/AC) | Estimated Density (DU/AC) | Unincorporated     |                             |                                           | Municipal          |                             |                                      | Countywide                            |
|-------------------------------------------------------|--------------------------------------|---------------------|---------------------------|--------------------|-----------------------------|-------------------------------------------|--------------------|-----------------------------|--------------------------------------|---------------------------------------|
|                                                       |                                      |                     |                           | Net Vacant Acreage | Acreage Utilization for RES | Estimated Dwelling Units (Unincorporated) | Net Vacant Acreage | Acreage Utilization for RES | Estimated Dwelling Units (Municipal) | Estimated Dwelling Units (Countywide) |
| PML                                                   | Preserved/Managed Lands              | 0                   | 0 to 0                    | 46                 | 0%                          | 0 to 0                                    | 41                 | 0%                          | 0 to 0                               | 0 to 0                                |
| PUB                                                   | Public/Quasi-Public                  | 0                   | 0 to 0                    | 73                 | 0%                          | 0 to 0                                    | 351                | 0%                          | 0 to 0                               | 0 to 0                                |
| REC                                                   | Recreation                           | 0                   | 0 to 0                    | 6                  | 0%                          | 0 to 0                                    | 34                 | 0%                          | 0 to 0                               | 0 to 0                                |
| R                                                     | Rural 3/5/10                         | 0.2                 | 0.2 to 0.2                | -                  | 100%                        | 0 to 0                                    | -                  | 100%                        | 0 to 0                               | 0 to 0                                |
| SE                                                    | Suburban Estates                     | 1                   | 1 to 1                    | 495                | 100%                        | 495 to 495                                | 141                | 100%                        | 141 to 141                           | 636 to 636                            |
| LDR                                                   | Low Density Residential              | 4                   | 3 to 4                    | 1,031              | 100%                        | 3,093 to 4,124                            | 435                | 100%                        | 1,305 to 1,740                       | 4,398 to 5,864                        |
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| OFF                                                   | Office                               | 0                   | 0 to 0                    | 45                 | 0%                          | 0 to 0                                    | 59                 | 0%                          | 0 to 0                               | 0 to 0                                |
| HIP                                                   | Higher Intensity Planned Development | 50                  | 40 to 50                  | 290                | 49%                         | 5,684 to 7,105                            | 249                | 49%                         | 4,880 to 6,101                       | 10,564 to 13,206                      |
| IND                                                   | Industrial                           | 0                   | 0 to 0                    | 372                | 0%                          | 0 to 0                                    | 598                | 0%                          | 0 to 0                               | 0 to 0                                |
| Total Within Preferred Development Area:              |                                      |                     |                           | 3,302              |                             | 14,690 to 18,755                          | 3,654              |                             | 19,812 to 24,874                     | 34,502 to 43,629                      |
| Total Within Rural and Protected Areas (WRPA & Econ): |                                      |                     |                           | 3,631              |                             | 2,335 to 2,769                            | 54                 |                             | 251 to 329                           | 2,586 to 3,098                        |
| Countywide Total:                                     |                                      |                     |                           | 6,933              |                             | 17,025 to 21,524                          | 3,708              |                             | 20,063 to 25,203                     | 37,088 to 46,727                      |

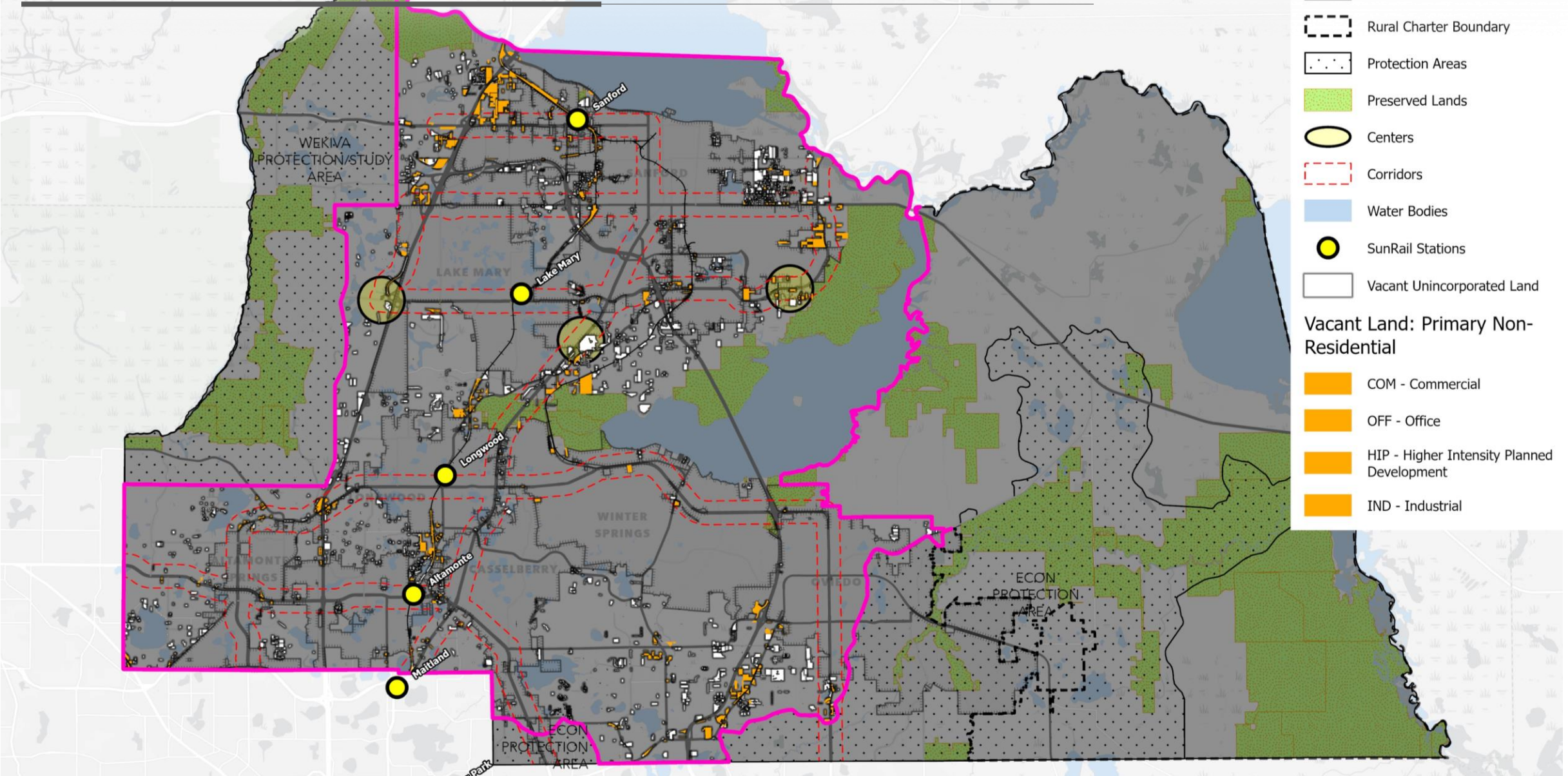
# SEMINOLE COUNTY: VACANT LAND (UNINCORPORATED)



# SEMINOLE COUNTY: VACANT RESIDENTIAL LAND (UNINCORPORATED)



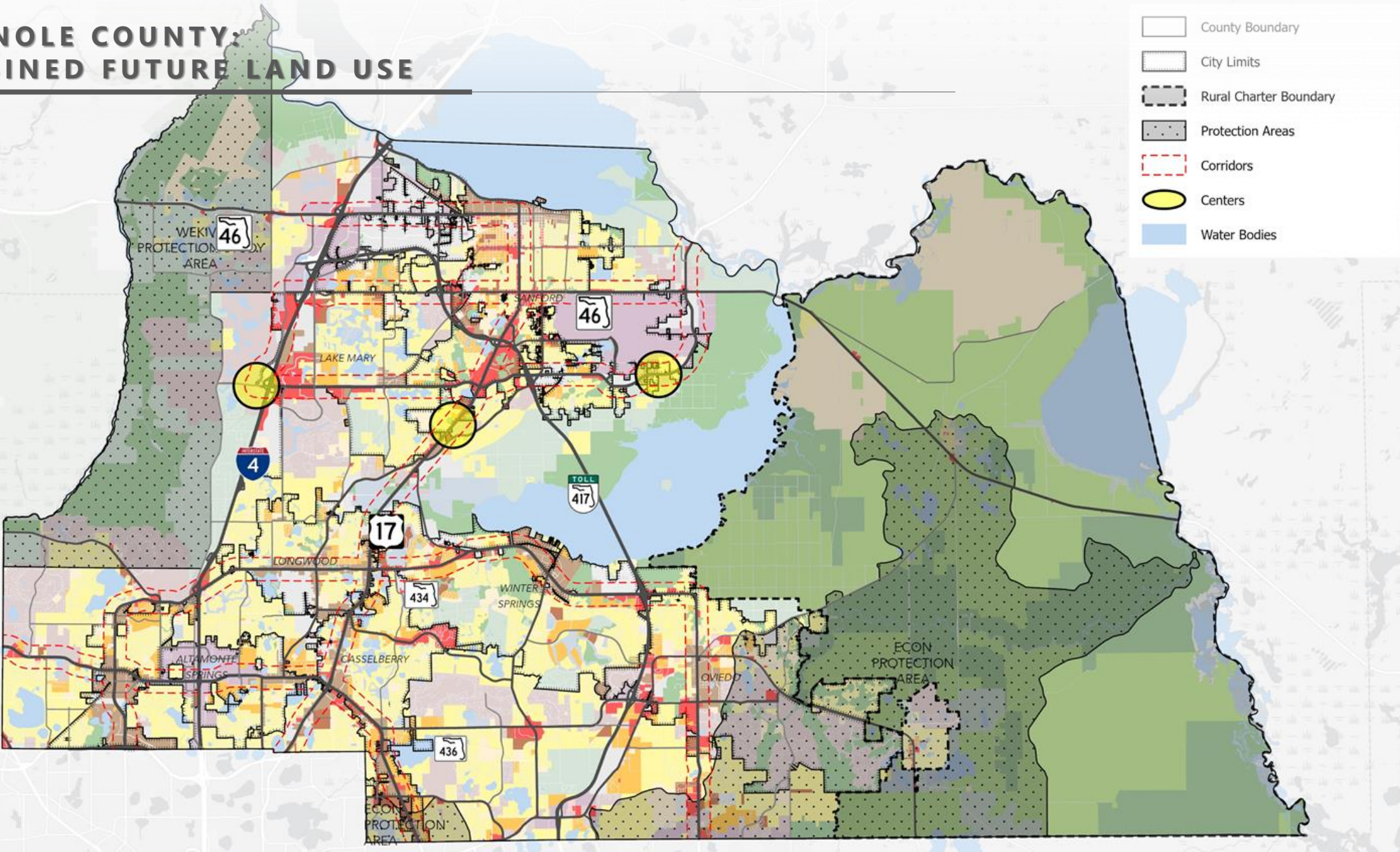
# SEMINOLE COUNTY: VACANT NON-RESIDENTIAL LAND (UNINCORPORATED)



# FLU CAPACITY: NON-RESIDENTIAL IN PREFERRED DEVELOPMENT AREA

|             |                     | Unincorporated                 |                                |                                     | Municipal                      |                                |                                     |
|-------------|---------------------|--------------------------------|--------------------------------|-------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| Row Labels  | Max Intensity (FAR) | Remaining Net Vacant Land (AC) | Remaining Net Vacant Land (SF) | Max Non-residential floor area (SF) | Remaining Net Vacant Land (AC) | Remaining Net Vacant Land (SF) | Max Non-residential floor area (SF) |
| PML         | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| PUB         | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| REC         | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| R           | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| SE          | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| LDR         | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| MDR         | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| HDR         | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| PD          | -                   | -                              | -                              | -                                   | -                              | -                              | -                                   |
| MXD         | 0.60                | 24.50                          | 1,067,220                      | 640,332                             | 399                            | 17,380,440                     | 10,428,264                          |
| COM         | 0.35                | 174.00                         | 7,579,440                      | 2,652,804                           | 523                            | 22,781,880                     | 7,973,658                           |
| OFF         | 0.35                | 45.00                          | 1,960,200                      | 686,070                             | 59                             | 2,570,040                      | 899,514                             |
| HIP         | 1.25                | 261.00                         | 11,369,160                     | 14,211,450                          | 224                            | 9,761,796                      | 12,202,245                          |
| IND         | 0.65                | 372.00                         | 16,204,320                     | 10,532,808                          | 598                            | 26,048,880                     | 16,931,772                          |
| Grand Total |                     |                                |                                | 28,723,464                          |                                |                                | 48,435,453                          |

# SEMINOLE COUNTY: COMBINED FUTURE LAND USE



## MOVING AHEAD: INSIGHTS FROM FLU ANALYSIS

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- **GROWING POPULATION AND JOBS:** County is growing and projected to keep growing and will have need for an estimated ~38,000 additional dwelling units by 2045
- **CONSERVATION POLICIES WORKING:** More than 97% of growth since 2000 has been within Urban Service Area
- **GROWING DENSER:** Urban footprint has grown by ~8% since 2000 but the ratio of people per developed acre increased by ~17%
- **MOBILITY CHALLENGES:** Arterial connectivity is good across the County, but uneven local connectivity in places and limited transit challenge development and redevelopment.
- **RESIDENTIAL LAND:** There is a large amount of vacant residential land within the County's Preferred Development Area.
- **MIXED/MULTI-USE DEVELOPMENT:** Significant amounts of the vacant residential FLU capacity are in mixed development categories within cities.