

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	BUSINESS SUITES - PRE-APPLICATION	PROJ #: 25-80000048
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/14/25	
RELATED NAMES:	EP VITALIE AVRAM	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	05-21-30-520-0400-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN TO TRANSFORM A HOTEL INTO BUSINESS SUITES ON 2.25 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF US HWY 17-92, EAST OF SEMINOLA BLVD	
NO OF ACRES	2.25	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTH SIDE OF US HWY 17-92, EAST OF SEMINOLA RD	
FUTURE LAND USE-	MXD	
APPLICANT:	CONSULTANT:	
VITALIE AVRAM CASA MARA GROUP 1995 S US HWY 17-92 LONGWOOD FL 32750 (407) 970-7746 MYTINYOFFICE@YAHOO.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Mixed Development (MXD) and a C-2 (General Commercial District) zoning designation.
- A Rezone to MUCD (Mixed-Use Corridor District), PD (Planned Development), MM (Missing Middle District), or PLI (Public Lands and Institutions) would be required as the use of the subject property has been discontinued for more than 365 days. If the Applicants intends to modify the use of the subject property without extensive site redevelopment, staff recommends a Rezone to PD (Planned Development) however, the Applicant proposes substantial redevelopment by demolishing and replacing the existing structures, staff recommends a rezoning to MUCD (Mixed-Use Corridor District).

PROJECT AREA ZONING AND AERIAL MAPS





AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements	Info Only

		that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Building Division	Each office will be required to have an ADA compliant bathroom. To facilitate this, the property would fall into substantial improvement and possibly required additional work for flood mitigation. An alternative would be to construct a communal restroom facility (stand-alone building) that is ADA compliant and can support the entire occupant load of all the office spaces combined.	Info Only
11.	Comprehensive Planning	<p>Future Land Use of MXD (Mixed Development) allows for a Maximum residential density of 30 DU/AC (Maximum 60 DU/AC per Policy FLU 4.2.2)</p> <p>Maximum FAR of 1.0 (Commercial and Industrial)(additional FAR allowable per Policy 4.2.2)</p> <p>For density increases, Policy 4.2.2(F) states:</p> <p>1(b): Density may be increased to 60 dwelling units per acre for projects which parking is provided in a structure...</p> <p>1(c) Density may be increased to 60 units per acre for projects 3 acres or less provided that the FAR of the development... does not exceed 1.0.</p> <p>2: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.</p>	Info Only
12.	Comprehensive Planning	<p>Site will required rezone due to FLU Policy 4.2.2(F)(5), which states the following:</p> <p>Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI;</p> <p>Staff noted possible options for rezone would be PD or MUCD. Options MM or PLI are not feasible based on</p>	Info Only

		staff reviews. Staff recommends rezone to MUCD.	
13.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
14.	Natural Resources	According to the county wetland maps, wetlands are possibly located near the southern property line. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
15.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
16.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
17.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
18.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
19.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
20.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only

22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
24.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
25.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
26.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
27.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
29.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
30.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
31.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only

32.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
33.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
34.	Planning and Development	The subject property has a Future Land Use designation of Mixed-Use Developments (MXD) and a C-2 (General Commercial District) zoning designation.	Info Only
35.	Planning and Development	Per Policy FLU 4.2.2 (F)(5) - Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require Rezoning to MUCD (Mixed-Use Corridor District), PD (Planned Development), MM (Missing Middle District), or PLI (Public Lands and Institutions).	Info Only
36.	Planning and Development	If the Applicants intends to modify the use of the subject property without extensive site redevelopment, staff recommends a Rezone to PD (Planned Development).	Info Only
37.		If the Applicant intends is to physically redevelop through the demolition and replacement of existing structures on the subject site -staff recommends a Rezone to the MUCD (Mixed-Use Corridor District) zoning designation. The subject site seems to be a good candidate for the MUCD Zoning designation; however, the structures existing on the property do not appear to conform to the required building setback requirements in the C-2 zoning district.	Info Only
38.	Planning and Development	Per Sec. 30.8.2 (b) MUCD (Mixed Use Corridor District)- Rezoning. Any application for a zoning map amendment to MUCD must be accompanied by a conceptual site plan that includes the following: (1) Density and intensity of the proposed development. (2) Proposed uses. (3) Points of access to existing roadways and neighboring properties including future access points to undeveloped properties. The submitted conceptual site plan must be evaluated by the Board of County Commissioners and become a condition of approval of the Mixed-Use Corridor District for the subject property.	Info Only
39.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay. (The Urban Centers and Corridors	Info Only

		Overlay is along certain roadways per Policy FLU 4.2.3 and the Urban Centers and Corridors Overlay – Exhibit 6).	
40.	Planning and Development	The subject property is adjacent to the City of Casselberry. Seminole County will provide an intergovernmental notice to the City of Casselberry.	Info Only
41.	Planning and Development	While the purpose and intent of the Mixed-Use Developments Future Land Use designation is to encourage and promote well planned, suitable and appropriate mixed-use developments with residential and nonresidential components in close proximity to one another, new single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres is allowable.	Info Only
42.	Planning and Development	The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 F.A.R., with a potential F.A.R. bonus. An F.A.R. bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the F.A.R. exceed 1.4 inclusive of any applicable bonuses.	Info Only
43.	Planning and Development	The subject site is located within the City of Casselberry Utility service area; please contact the City at 407-262-7700 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
44.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
45.	Planning and Development	Parking and landscaping requirement can be found in Seminole County Land Development Part 11 Chapter 30. https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE	Info Only
46.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
47.	Planning and Development	Per Sec. 30.8.5.3 (g) Common Useable Open space – A Planned Development is required to maintain a minimum twenty-five (25) percent open space.	Info Only
48.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
49.	Planning and Development	The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional	Info Only

		<p>zoning regulations.</p> <p>Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.</p> <p><u>Per SCLDC Sec. 30.8.5.3 Review Criteria -</u></p> <ul style="list-style-type: none"> • 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. • Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: <ul style="list-style-type: none"> • Natural resource preservation. • Crime Prevention (CPTED). • Neighborhood/community amenities. • Provision of affordable or workforce housing. • Reduction in vehicle miles traveled per household. • Transit-oriented development. • Provision of new multimodal connectivity. • Innovation in water or energy conservation. • Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. <p>In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood</p>	
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		electric vehicles; transportation demand management; or permitting complementary uses.	
50.	Planning and Development	<p>Approval for a planned development is obtained through a two-step process.</p> <ul style="list-style-type: none"> • 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. • 2nd step is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level. <p>Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</p>	Info Only
51.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
52.	Planning and Development	<p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Before scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</p>	Info Only
53.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
54.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
55.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only

56.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
57.	Public Safety - Fire Marshal	Any modification to the existing buildings shall require building permits and be in accordance with FFPC 8th edition.	Info Only
58.	Public Works - Engineering	Based on FEMA FIRM Map most of the site appear to lie in the floodplain with a known elevation of 54' NAVD 88. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Any modifications to the site may require additional measures for flood plain management.	Info Only
59.	Public Works - Engineering	The proposed project is located within the Gee Creek drainage basin.	Info Only
60.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has urban class soils.	Info Only
61.	Public Works - Engineering	Based on preliminary review, at a minimum, the site will be required to hold water quality and not exceed predevelopment rate of discharge rate for 25yr/24hr storm event.	Info Only
62.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
63.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
64.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Kathryn	Info Only
65.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
66.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
67.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
68.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
69.	Public Works - Engineering	The property is adjacent to FDOT US HWY 17-92 which is classified as a Urban Principal Arterial. Driveway/Drainage connection permit will be needed from FDOT.	Info Only
70.	Public Works - Engineering	Driveway location/separation will be in accordance with the code. The separation is required to be 330'.	Info Only
71.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. Any sidewalk less than 5' wide (6' along arterial or collector roads) will be brought into compliance with Seminole County regulations. Any broken sidewalk within Seminole County ROW abutting property frontage will be replaced.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407)665-5730 wwharton@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org