

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	TACO BELL - SITE PLAN	PROJ #: 24-06000016
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	2/22/24	
RELATED NAMES:	EP SIMON PHAM	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	24-21-30-506-0000-002B	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONSTRUCT A NEW RESTUARANT ON 0.97 ACRES IN THE C-1 ZONING DISTRICT	
NO OF ACRES	0.64	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	C-1	
LOCATION	ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF RED BUG LAKE RD	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
TONY CAPLEY US LEADER RESTAURANTS OPCO 9500 S DADELAND BLVD STE 800 MIAMI FL 33156 (305) 670-0746 DEV@SAILORMEN.COM	SIMON PHAM FLORIDA ENGINEERING GROUP, INC 5127 S ORANGE AVE STE 200 ORLANDO FL 32809 (407) 895-0324 SSEBAALI@FEG-INC.US	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED	COMMENT	STATUS
1.	Buffers and CPTED	Parking lot landscaping is required in accordance with SCLDC Sec. 30. 1292. Please provide a calculation on the landscape plan to show consistency and that the site meets the minimum requirement.	Unresolved
2.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure. No action required at this time.	Info Only
3.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. No action required at this time.	Info Only
4.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Info Only
5.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. No action required at this time.	Info Only
6.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits. No action required at this time.	Info Only
7.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements. No action required at this time.	Info Only
8.	Environmental Services	On Sheet C-1: Cover Sheet, please update our contact information to the following: WATER: (407) 665-2024 SEMINOLE COUNTY UTILITIES SEWER: (407) 665-2024 SEMINOLE COUNTY UTILITIES	Unresolved
9.	Environmental Services	On Sheet C-4: Site Demolition and Stormwater Pollution Prevention Plan, will the previous water service line/water meter/RPZBFP be removed as a part of the demo plan? Looks the like the previous water meter and RPZBFP were installed up against the northwest face of the building.	Question
10.	Environmental Services	On Sheet C-7: Site Utility Plan, please update the first sentence of keynote W1 to the following: WET TAP AND CONNECT TO	Unresolved

		EXISTING 8" PVC WATER MAIN WITH 8"X1.5" SERVICE SADDLE. Please see Seminole County standard detail (SD) 207, 208, and 212 for reference. Also, see the file "Red Willow Plaza Phase 2 1986 in the Resources folder on eplan for reference. This development will have a double potable/irrigation water meter set with a service saddle connection off of the water main.	
11.	Environmental Services	On Sheet C-7: Site Utility Plan, please update keynote W2 to the following: 1" DOMESTIC WATER METER TO BE INSTALLED BY SEMINOLE COUNTY. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION FROM THE BACK FLOW PREVENTER TO THE BUILDING. Update keynote W7 to the following: 1" IRRIGATION METER TO BE INSTALLED BY SEMINOLE COUNTY. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION FROM THE BACK FLOW PREVENTER TO THE BUILDING. Provide a keynote for the domestic water RPZ backflow preventer. Include the proposed size.	Unresolved
12.	Environmental Services	On Sheet C-7: Site Utility Plan, please review the callout locations of keynotes W2 through W8. There appears to be multiple mislabelings throughout the plan sheet. Remove or update keynote W4. This will be an 8"X1.5" service saddle, not a tee.	Unresolved
13.	Environmental Services	On Sheet C-7: Site Utility Plan, please update keynote S1 to be a 6" PVC lateral, not a 4" PVC lateral. For sewer service laterals that are connecting to a public sewer main, they are required to be a minimum of 6" in size. See SD 301 for reference. If the existing service lateral connection is indeed 4", a new 6" service lateral connection may be required per SD 308.	Unresolved
14.	Environmental Services	On Sheet C-7: Site Utility Plan, please provide a crossing B or update crossing A to include the proposed 1-1/2" water line crossing the existing gas line.	Unresolved
15.	Environmental Services	On Sheet C-7: Site Utility Plan, for the water service detail blow up detail, please update the callout to the following: IRRIGATION POINT OF CONNECTION TO POTABLE WATER. PROVIDE PRESSURE REGULATOR & FILTER. This development is not located within any reclaim service areas so irrigation will be provided by the potable water system.	Unresolved
16.	Environmental Services	On Sheet C-7: Site Utility Plan, under the needed fire flow calculations, the proposed building is referenced to being sprinklered but no fire lines are shown on the plan sheet. Please correct or show the required fire line and DDCVA on the revised plan sheet. DDCVA will be privately owned and maintained. See SD 203 for reference.	Unresolved
17.	Environmental Services	Sheet C-8: Seminole County Utility Details has outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/environmental-services/utilities-engineering/utilities-details-	Unresolved

		standards.shtml	
18.	Environmental Services	On Sheet C-8: Seminole County Utility Details, please remove all outdated details and provide the following current Standard Details (SDs): SD 101, SD 104, SD 105, SD 108, SD 207, SD 208, SD 212, and SD 301.	Unresolved
19.	Environmental Services	On Sheet L-2: Irrigation Plan, please review irrigation note 3. Is a RPZ back flow preventer intended instead of calling for a DDCVA on an irrigation line? Additionally, please correct the boxed-in notes to specify that the irrigation source will be potable water, NOT reuse/reclaim water nor will purple pipe be used.	Unresolved
20.	Environmental Services	Based off of the location of the proposed double potable/irrigation meter, a utility easement will need to be provided to Seminole County. On Sheet C-7: Site Utility Plan, please draw a proposed utility easement and call it out as a placeholder for now. The actual utility easement can wait until the utility infrastructure has been constructed so as to ensure that the provided utility easement is as accurate as possible. However, the utility easement will be required to be completed/recorded prior to final utility closeout of the construction project.	Unresolved
21.	Environmental Services	Due to the type of waste that will be generated by large scale cooking/kitchen activities, this development will need to be registered with and monitored by Seminole County's Industrial Pretreatment Program. See the files "IWS_Short Form" and "priority-pollutant-list-epa" in the Resources folder on eplan. Please complete IWS Short Form and upload the completed form into the documents folder on eplan. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development.	Unresolved
22.	Natural Resources	Changemark (Please see markup on plan sheet) Changemark note #01 All replacement and new trees shall be planted at least four (4) feet away from any building, sidewalk, road or structure. 60.23(c)	Unresolved
23.	Natural Resources	Changemark (Please see markup on plan sheet) Changemark note #02 Please consider choosing a different species of tree to replace the laurel oak. Laurel oaks become weak and prone to breakage faster than other oak species.	Unresolved
24.	Natural Resources	Changemark (Please see markup on plan sheet) Changemark note #04 Please change the native status of magnolia. Magnolia is native to Florida.	Unresolved
25.	Natural Resources	Changemark (Please see markup on plan sheet) Changemark note #05	Unresolved

		Please change the native status of yaupon holly. Yaupon holly is native to Florida.	
26.	Natural Resources	Provide a written statement indicating the reason for the removal of trees. SCLDC 60.22(b)	Unresolved
27.	Natural Resources	Show tree preservation procedures for construction and development. SCLDC 60.22(c)	Unresolved
28.	Natural Resources	Show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Unresolved
29.	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Unresolved
30.	Planning and Development	On the Site Plan sheet under the Site Data table please correct the Future Land Use from "CDM" to Commercial.	Unresolved
31.	Planning and Development	On the Site Plan sheet under the Site Data table please amend the required building setbacks as follows: Side (West) - 0 feet; Side (East) - 0 feet; Rear (North) - 10 feet.	Unresolved
32.	Planning and Development	On Site Plan sheet under Site Data table please add a note "To Be Removed" next to "Existing Building - 2,600 sq ft".	Unresolved
33.	Planning and Development	On Site Plan sheet under the Site Data table please amend the "Maximum Allowable Building Height" to 35 feet.	Unresolved
34.	Planning and Development	On Site Plan sheet under Site Data table please amend the "Required Parking" ratio to 1 space per 4 seats. Please update the parking calculation.	Unresolved
35.	Planning and Development	On the Site Plan sheet under the Site Data table please add: Maximum Allowable Floor Area Ratio - 0.35. Proposed Floor Area Ratio- ?	Unresolved
36.	Planning and Development	The site requires a minimum of 25% open space. On the Site Plan sheet under the Site Data table please add: Minimum Required Open Space = 25%. Open Space Provided = ?	Unresolved
37.	Planning and Development	On Site Data sheet under Site Data table please amend the Proposed Site Area Calculations to meet the requirement of 25% open space. Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas	Unresolved

		maintained in a natural and undisturbed character and areas which are permeable in nature. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, Stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat and other natural features.	
38.	Planning and Development	On the Site Plan sheet please clearly define the perimeter boundary.	Unresolved
39.	Planning and Development	On the Site Plan sheet please add the parcel numbers of the adjacent parcels on the plan sheet next to the FLU & Zoning.	Unresolved
40.	Planning and Development	On the Site Plan sheet please darken the lines of the right-of-way (Tuskawilla Rd) and add name. Darken the lines and text of the access adjacent on the west.	Unresolved
41.	Planning and Development	On Cover Sheet please add the legal description.	Unresolved
42.	Planning and Development	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOLAR_E_S30.1233MIDEST	Info Only
43.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOLAR_E_S30.1234OULIRE	Info Only
44.	Planning and Development	All Signage shall comply with the Seminole County Land Development Code and will require a separate permit.	Info Only
45.	Planning and Development	Per Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(1) – Outdoor Lighting: Light spillage illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. The photometric plan shows the lighting exceeds the maximum allowable light spillage at the property line in various areas; please amend.	Unresolved

46.	Planning and Development	Per Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(2)(A) - Outdoor Lighting: Height of lighting sources: All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	Info Only
47.	Planning and Development	Per SCLDC Sec. 30.1231(b) - Landscape plan and irrigation plan submittal requirements- The irrigation plan shall be submitted showing a detailed layout and description of a permanent underground irrigation system providing one hundred (100) percent coverage of all landscaped areas. The irrigation plan shall include information such as sprinkler head type, pipe size, radius of throw, valve and backflow preventer and rain sensor device locations. Please show the location of the rain sensors.	Unresolved
48.	Public Safety - Addressing	The existing address on the property will be retained, parcel 24-21-30-506-0000-002B is 1345 Tuskawilla RD Winter Springs FL 32708. Please ensure the address numbers are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7)	Info Only
49.	Public Safety - Addressing	When submitting site plans, please submit an existing and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of use of the structure(s), parcel number of the property, as well as the adjacent properties, posted address(es), street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s). ***On your Site Plan sheet C-5 Site Geometry Plan please indicate the property boundary lines, the location of Tuskawilla RD, and the adjacent Lot or Parcel Numbers.	Unresolved
50.	Public Safety - Addressing	The street names are missing on the submitted plans. Please label Tuskawilla RD on your plans. At a minimum Tuskawilla RD needs to be clearly called out on sheets: C-4 Site Demolition and Stormwater Pollution Prevention, C-5 Site Geometry Plan, and C-12 Vehicle Tracking Plan.	Unresolved
51.	Public Safety - Addressing	The plans are labeled with an incorrect City and Zip Code. Within the Title Bar please correct all the plan pages which are incorrectly labeled to the correct address: 1345 Tuskawilla RD Winter Springs, FL 32708	Unresolved
52.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only

53.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
54.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
55.	Public Safety - Fire Marshal	Please provide a hydrant flow test of the existing hydrant in accordance with NFPA 291. This test shall be conducted within the last 12 months. Please also verify if the structure will be sprinkled prior to this test as the change in fire flow calculations may require additional hydrants to be flowed/provided.	Unresolved
56.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
57.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal. Please provide a comment response letter addressing all the above comments.	Unresolved
58.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Unresolved

59.	Public Safety - Fire Marshal	Per the needed fire flow calculations, it states minimum fire flow needed is only 375 GPM. Per NFPA 1, chapter 18.4.5.3.2 - Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 GPM (3785 L/min). Please revise.	Unresolved
60.	Public Safety - Fire Marshal	Utility plan calls out as the building is sprinkled yet i was unable to locate any sprinkler lines going to the structure nor an FDC or point of service. Please clarify. Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.	Unresolved
61.	Public Safety - Fire Marshal	If building is sprinkled: The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Unresolved
62.	Public Works - Engineering	The County requires 10' x 20' parking spaces unless otherwise allowed as part of a PD. The 90-degree parking can be 18-foot with overhang into a landscape area. The parking can overhang the sidewalk if the sidewalk is 6'. This cannot reduce the landscape area. Please revise all parking to be a full 10' x 20'. Note that the angled parking has to be measured from the shorter side. It appears that side is about 15' of effective space. Please revise all accordingly.	Unresolved
63.	Public Works - Engineering	The new layout seems to reduce the drive aisle to 23' not the required 24'. Please revise accordingly.	Unresolved
64.	Public Works - Engineering	The one-way connection to the parcel to the north is shown as 7'. The required width is 16' minimum if part of the fire access path. It may be reduced to 12' if not. Please revise accordingly.	Unresolved
65.	Public Works - Engineering	The drive aisle behind east of the drive thru is shown as 15'. This is not correct. It is not measured to the face of curb and is not perpendicular to the curb. Please provide a 16' drive here.	Unresolved
66.	Public Works - Engineering	Please more clearly show the limits of work. This appears to be a full demo and rebuild. There is a hatch pattern that seems to represent mill and resurface but it is shaded back. There are several elevations that show MEG but does not make sense at those locations. Provide	Unresolved

		better hatch even if it means a separate sheet.	
67.	Public Works - Engineering	Please review site grading. Several instances. The slope from the ramp at the back of the building is 44.2' The natural grade at the east curb line is 42.53'. This is over 7-percent cross slope. The ADA spaces do not seem to meet 2-percent cross slope in all directions. Please review and revise all accordingly.	Unresolved
68.	Public Works - Engineering	Due the nature of the comments additional comments may be generated on resubmittal.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald mmaywald@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Tiffany Owens towens04@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Approved	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Joy Giles jgiles@seminolecountyfl.gov
Building Division	Approved	Jay Hamm
Public Works - Engineering	Corrections Required	Jim Potter jpotter@seminolecountyfl.gov

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/21/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Matthew Maywald, Tiffany Ownes, Maya Athanas, Sarah Harttung, Jim Potter, James Van Alstine

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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.scpafil.org