

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	LEE RANCH SUBDIVISION - PRE-APPLICATION	PROJ #: 26-8000042
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/14/26	
RELATED NAMES:	EP DAVID AXEL	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	19-21-33-300-002A-0000+++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR FOUR LOTS ON 360 ACRES IN THE A-10 ZONING DISTRICT LOCATED ON THE NORTHEAST SIDE OF CURRYVILLE RD, NORTHEAST OF QUIET FOREST TRL	
NO OF ACRES	360	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-10	
LOCATION	ON THE NORTHEAST SIDE OF CURRYVILLE RD, NORTHEAST SIDE OF QUIET FOREST TRL	
FUTURE LAND USE-	R10	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
DAVID AXEL AXEL REAL ESTATE INC 1757 W BROADWAY ST OVIEDO FL 32765 (407) 325-1574 [REDACTED]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

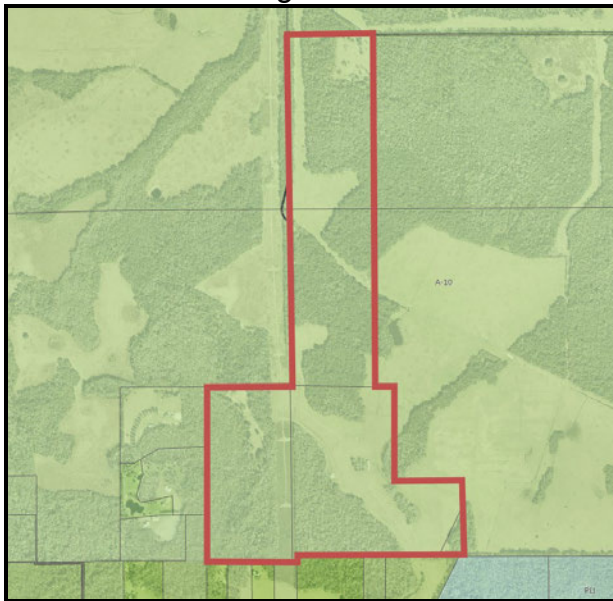
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

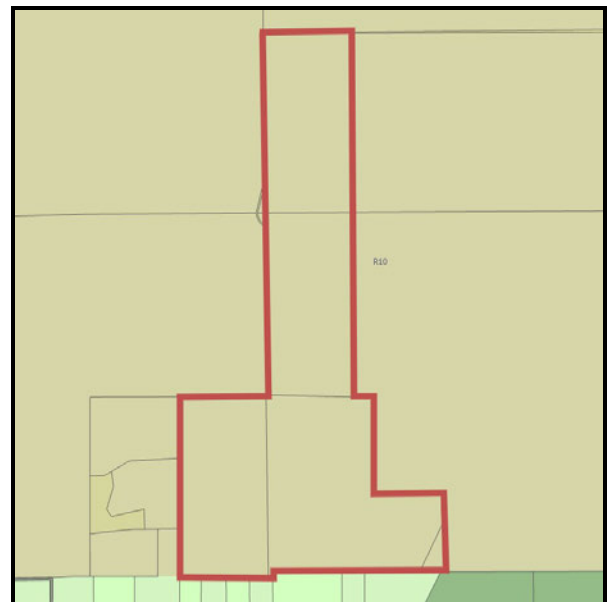
- Site has a Zoning of A-10 (Rural Zoning Classification/Rural Subdivision Standards) and a Future Land Use of R10 (Rural-10). The proposed uses appear consistent with the A-10 zoning.
- Site is associated with Development Order 07-00100031 which was issued on January 25, 2008 and is subject to the terms of this development order unless requesting modifications.
- The proposed plan in the Development Order would continue forward by moving to the Preliminary Subdivision Plan (PSP) process as the next step.

PROJECT AREA ZONING AND AERIAL MAPS

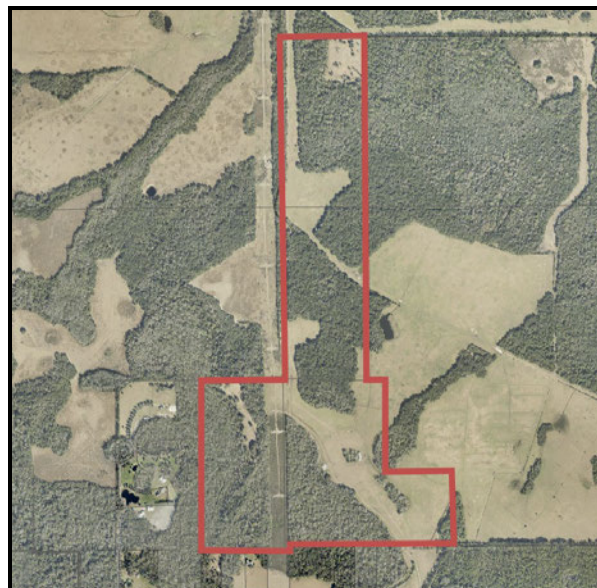
Zoning: A-10



Future Land Use: R10



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please advise, a 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
3.	Buffers and CPTED	Based on the Development proposed, no landscape buffers would be required.	Info Only
4.	Buffers and CPTED	Please advise, conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the post-development 100-year flood plain.	Info Only
5.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
6.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
7.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
8.	Comprehensive Planning	If pursuing a cluster development in the rural area: 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	Info Only

		<p>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.</p> <p>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. Additional cluster standards are listed in Policy FLU 3.3.2 Rural Residential Cluster Subdivision Standards.</p>	
9.	Comprehensive Planning	<p>Site is located in the East Rural Area. Please note the policies in OBJECTIVE FLU 3.2 : PRESERVE RURAL CHARACTER IN EAST SEMINOLE COUNTY.</p>	Info Only
10.	Comprehensive Planning	<p>Site has a Future Land Use of R-10 (Rural-10). Please note Policy FLU 3.5.3 Rural-10:</p> <p>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.</p> <p>Uses: - 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;</p> <p>3 Service and Facilities This land use requires an adequate, rural level of service for public safety and other services.</p> <p>4 Special Provisions</p> <p>b. Family subdivisions are permitted in this land use category consistent with County policy.</p> <p>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.</p> <p>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</p>	Info Only

		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.	
11.	Environmental Services	<p>This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it.</p> <p>To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents, have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.</p>	Info Only
12.	Environmental Services	<p>This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on development limitations, septic system sizing, standards, and any other questions/concerns that you may have.</p>	Info Only
13.	Environmental Services	<p>This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.</p>	Info Only

14.	Natural Resources	At the time of platting a wetlands evaluation will be required to ensure net buildable is met. Please note that a 15' minimum and 25' average buffer is required. Note that the buffer area does not count against the net buildable.	Info Only
15.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
16.	Planning and Development	Recommended Steps for proposed use: -1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. -The 2nd step is approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC. -The 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
17.	Planning and Development	If signs are proposed, please note Land Development Code Sec. 30.13.15. - Agricultural signs in A-3, A-5, and A-10.	Info Only
18.	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
19.	Planning and Development	Site has a Zoning of A-10 (Rural Zoning Classification/Rural Subdivision Standards) and a Future Land Use of R10 (Rural-10). The proposed uses appear consistent with the A-10 zoning.	Info Only
20.	Planning and Development	Please note Land Development Code Sec. 30.4.2. - A-10, A-5, and A-3 Rural Zoning District/Rural Subdivision Standards. 30.4.2.1 Zone Description: The lands included in the A-10, A-5 and A-3 Rural Districts are generally located in the rural areas of the County where urban services are minimal or nonexistent. While these lands may be currently in agricultural use, when developed, they are devoted to rural residential living. Depending upon the land use designation assigned to a parcel by the 1991 Seminole County Comprehensive Plan, the minimum lot size shall be either three (3) acres, five (5) acres or ten (10) acres unless otherwise permitted in the provisions of this Part relating to clustering. The properties that are	Info Only

assigned these zoning classifications are the respective properties assigned the Rural 10, Rural 5 and Rural 3 land use designations and these zoning classification assignments are accomplished consistent with and in order to implement the provisions of the Seminole County Comprehensive Plan.

30.4.2.2 Subdivision Standards: Subdivision within the A-10, A-5 and A-3 Rural Districts shall only occur in accordance with the Rural Subdivision Standards in Section 35.72. 30.4.2.3 Optional cluster provisions.

(a) The purpose of these optional cluster provisions is to preserve open space along roadway corridors, preserve open space in rural residential areas, preserve natural amenity areas, enhance the rural character of the area and ensure that development along the roadway corridors improves or protects the visual character of the corridor. Developers or property owners may elect to cluster development in the A-10, A-5 and A-3 zoning Districts provided that the area not devoted to development shall be preserved through a perpetual open space easement. Cluster developments should be located on the property so as to minimize incompatibility with neighboring lower density developments where homes are not clustered. The approval for clustering shall be granted during the platting process and must meet the following conditions:

(b) An application to plat the property shall include a specific development plan for the entire site which includes both the specific locations of lots on-site and that identifies all remaining open space not platted as a lot that is to be included in the open space easement. A development order will be recorded with the final plat specifying that this open space easement shall be perpetually restricted to open space and may be utilized for active agricultural use including, but not limited to, citrus or other fruit or vegetable crops, grazing and pasturing of animals and, in some cases, silviculture.

(c) All platted lots must contain, at a minimum, one (1) net acre of buildable land and have a minimum width at the building line of one hundred (100) feet.

(d) In the A-3 zoning District, the overall net density of the project, including the land contained in the open space easement, shall not exceed one (1) dwelling unit per three (3) net buildable acres.

(e) In the A-5 zoning District, the overall net density of the project, including the land contained in the open space easement, shall not exceed one (1) dwelling unit per five (5) net buildable acres.

(f) In the A-10 zoning District, the overall net density of the project of one (1) dwelling unit per ten (10) net

		<p>buildable acres may be increased up to one (1) dwelling unit per five (5) net buildable acres by utilizing the clustering provisions provided herein. 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 agreement.</p> <p>(g) All remaining open space shall be preserved in perpetuity through the use of an open space easement. The easement shall be in such form as is deemed acceptable by the County Attorney and shall be recorded for the entire property which is subject to development including both the residential lots and the remaining open space. Such perpetually restricted open space may be in active agricultural use including, but not limited to, citrus or other fruit crops, grazing and pasturing of animals and silviculture, but only as set forth in the open space easement.</p>	
21.	Planning and Development	A threatened and endangered study along with a species of special concern survey may be required prior to final engineering approval. Please note new FFWCC rules pertaining to gopher tortoises, if applicable.	Info Only
22.	Planning and Development	<p>INFORMATIONAL: 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:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only
23.	Planning and Development	Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.	Info Only

24.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
25.	Planning and Development	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
26.	Planning and Development	SETBACKS: The setbacks for the A-10 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, 10ft Side Street.	Info Only
27.	Planning and Development	Please note Seminole County Land Development Code, Chapter 2, Section 2.3 - Definitions: "Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas."	Info Only
28.	Planning and Development	<p>Please note Land Development Code Sec. 35.72. - Rural subdivision standards.</p> <p>On those properties assigned the A-3, A-5 or A-10 zoning classifications, the following subdivision standards apply. These standards are in addition to the other standards of Chapter 35, Part 6 of this Code except where the rural subdivision standards expressly replace the standards above.</p> <p>(a) Private streets. Residential streets must be developed in accordance with the minimum residential standards for street cross sections, open drainage, as prescribed in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code. Alternative proposals may be submitted for review and, if found to be appropriate and in accordance with the purposes of this part, the Planning and Zoning Commission may recommend and the Board may approve the proposal and waive the requirements of the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code in whole or in part.</p> <p>(b) Lots. To the maximum extent practical, subdivisions must be designed to preserve the rural character of the area by locating lots and buildings to retain natural features of the site including, but not limited to, specimen trees and wooded areas and by minimizing any negative impacts and alteration of natural features.</p> <p>(c) Sidewalks (or pedestrian ways) and gutters.</p>	Info Only

	<p>Sidewalks, curbs and gutters are not required and may be permitted on one side of the roadway only in order to provide access to schools, parks or bus stops.</p> <p>(d) Street lighting. No street lighting may be provided other than lighting at intersections, along walkways, at entryways, between buildings and in parking areas where required for safety or when required by State law.</p> <p>(e) Family subdivision. In order to facilitate the continuance of the family farm or ranch in Seminole County, family subdivision of land may be permitted in accordance with this section. Notwithstanding the provisions of Section 35.2 and the density regulations of the Seminole County Comprehensive Plan and this Code, subdivision into no more than three (3) total lots or parcels may be permitted where each of the following conditions are shown to exist:</p> <p>(1)The parcel which is proposed to be subdivided is assigned the A-10 zoning classification.</p> <p>(2)The parcel which is proposed to be subdivided is at least ten (10) acres in size.</p> <p>(3)The parcel which is proposed to be subdivided is considered by the property appraiser to be agricultural land at the time the application is made.</p> <p>(4)The subdivider is the bona fide owner of the parcel in question and has been actively farming or ranching in Seminole County for the past three (3) years.</p> <p>(5)An affidavit has been submitted attesting to the fact that the subdivided parcels are to be sold or otherwise transferred to members of the subdivider's immediate family in order to provide additional assistance on the farm or ranch in close proximity to the existing primary residence. For the purpose of this provision, an immediate family member means only those individuals related by blood, marriage or adoption such as grandparents, parents, siblings, children or grandchildren.</p> <p>(6)The two (2) additional lots created through this subsection must each be no less than one (1) net buildable acre in size. These lots must be located adjacent to the existing primary residence to the maximum extent feasible.</p> <p>(7)The existing primary residence on the original parcel is included in the largest remaining portion of the original parcel, retaining the primary residence as a portion of the farm or ranch.</p>	
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29.	Planning and Development	Site is associated with Development Order 07-00100031 which was issued on January 25, 2008 and is subject to the terms of this development order. As stated in the Development Order, (3)(A.): "The development parcel shall have a maximum of eleven (11) lots over 360 +/- acres with: i. 10 acre minimum per lot. ii. each lot shall have at least one (1) net buildable acre."	Info Only
30.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
31.	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
32.	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
33.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: <ol style="list-style-type: none"> 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 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall 	Info Only

		provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	
34.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
35.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
37.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Puzzle Lake via intermediate wetlands.	Info Only
38.	Public Works - Engineering	Access easements are required to be granted to each newly created parcel to establish required access rights. Portions of the access road appear to lie within the 100-yr flood plain and may need to be rerouted. A 20' stabilized access driveway is required to support fire rescue operations. This will be required to be shown and build as part of the site plan.	Info Only
39.	Public Works - Engineering	Under the existing Development Order, lots are required to have at least one acre of net buildable land. At the time of subdivision plan or plat submittal each lot will be required to show at least one buildable acre outside of wetlands or floodplains.	Info Only
40.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
41.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
42.	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
43.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north east.	Info Only
44.	Public Works - Engineering	Detailed drainage plans will be required for each new parcel at time of permitting.	Info Only

45.	Public Works - Engineering	The proposed project is located within the Puzzle Lake drainage basin.	Info Only
46.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils. Parcels 19-21-33-300-002A-0000, 30-21-33-300-001A-0000 and 25-21-32-300-002G-0000 are mainly composed of hydric soils.	Info Only
47.	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
48.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
49.	Public Works - Impact Analysis	<p>A Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition.</p> <p>The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself.</p> <p>Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.</p>	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, May 8, 2026, in order to place you on the Wednesday, May 13, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu