

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

Comment Document – Initial Submittal

PROJECT NAME:	NODDING PINES (FKA MUSTANG WAY)	PROJ #: 24-55100007
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	12/20/24	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	23-21-30-300-0210-0000+++	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 31 SINGLE FAMILY RESIDENTIAL LOTS ON 17.71 ACRES IN THE R-1AA ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF MUSTANG WAY, WEST OF DODD RD	
NO OF ACRES	17.71	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	R-1AA	
LOCATION	ON THE SOUTH SIDE OF MUSTANG WAY, WEST OF DODD RD	
FUTURE LAND USE-	LDR	
APPLICANT:		CONSULTANT:
WILLIAM CRAWFORD BEAZER HOMES LLC 151 SOUTHHALL LN STE 200 MAITLAND FL 32751 (407) 227-5798 BILL.CRAWFORD@BEAZER.COM		DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM

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.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Based on staff buffer analysis, landscape buffers are not required; however, on the overall PSP the Applicant has provided a table for landscape buffers, but the buffers are not dimensioned or shown on the PSP or on the landscape plan. Please revise to either remove the landscape buffer table and add a note that landscape buffers are not required per the Seminole County Land Development Code or revise the plans to show the proposed landscape buffers.	Unresolved
2.	Buffers and CPTED	Landscape buffers are not required for the proposed development.	Info Only
3.	Buffers and CPTED	If the Applicant is proposing landscape buffers for the proposed development then they would be required to be placed into tracts.	Info Only
4.	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. The plans do not show community buildings/pool so these comments would only apply to common use community buildings if they were to be added to the plan.	Info Only
5.	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.	Info Only
6.	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.	Info Only
7.	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.	Info Only
8.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
9.	Environmental Services	On Sheet C01: Cover Sheet, please update the water & wastewater contact information to the following: SEMINOLE COUNTY UTILITIES ENGINEERING 500 W. LAKE MARY BLVD. SANFORD, FL 32773	Unresolved

		PHONE: (407) 665-2024	
10.	Environmental Services	On Sheet C100: Preliminary Site Plan and Sheet C200: Preliminary Utility & Drainage Plan, please provide a utility easement for the proposed water main, sewer main/manholes, and force main that travels through the private ROW tract. This is typically done by providing a blanket utility easement over the entirety of the private ROW tract for Seminole County to maintain its utilities.	Unresolved
11.	Environmental Services	On Sheet C100: Preliminary Site Plan and Sheet C200: Preliminary Utility & Drainage Plan, please extend the proposed 20 ft wide utility easement through parcel 23-21-30-300-025B-0000 (an owner authorization form may be needed here since there's no existing utility easement) all the way up to the boundary of parcels 23-21-30-514-0000-0010 and 23-21-30-513-0A00-0000 so that the entirety of the proposed 4" FM's alignment is covered by a utility easement. Please note that according to my records, the existing 4" FM exits the existing lift station from the west side and runs through the existing rear 15 ft wide utility easements of the following properties: 3971 HAYNES CIR, 3975 HAYNES CIR, 3979 HAYNES CIR, 3983 HAYNES CIR, 3987 HAYNES CIR, 3991 HAYNES CIR, 3995 HAYNES CIR, and 1053 NODDING PINES. Please see the files "Oak Park fka Belle Meade 1981" and "Belle Meade Unit III, Phase I" in the Resources folder on eplan for reference.	Unresolved
12.	Environmental Services	On Sheet C200: Preliminary Utility & Drainage Plan, please draw in and callout the existing rear 7.5 ft wide utility easements for the following properties: 3701 ALDERGATE PL, 3705 ALDERGATE PL, 3709 ALDERGATE PL, and 3713 ALDERGATE PL. Ensure that the proposed water main extension alignment is within the extents of the existing 7.5 ft rear utility easements. Please see the file "Howell Creek Park Phase I Plat" for reference.	Unresolved
13.	Environmental Services	Further review shall be reserved for site plan/final engineering.	Info Only
14.	Environmental Services	On Sheet C200: Preliminary Utility & Drainage Plan, please provide a small table or note listing the anticipated water and sewer demand (in GPD) for this development. This is used for water/sewer capacity reservation purposes.	Unresolved
15.	Natural Resources	Please identify the oaks to the species level. Some species of oaks (laurel and water) are exempt from replacement and retention requirements. If the trees are not identified to species, then they will all be considered live oaks.	Unresolved
16.	Natural Resources	Some of the trees are identified as beech. Beech trees do not grow outside of the panhandle in Florida. Please revisit the tree list.	Unresolved

17.	Natural Resources	Please identify the unknown trees to the species level.	Unresolved
18.	Natural Resources	A site visit may be coordinated with Sarah Harttung to assist in tree identification.	Info Only
19.	Natural Resources	Tree mitigation calculations are pending further species identification.	Unresolved
20.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
21.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
22.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
23.	Natural Resources	If possible, please provide the tree table information in an Excel or similar format to Sarah Harttung via email (sharttung@seminolecountyfl.gov) for tree mitigation calculation purposes.	Unresolved
24.	Planning and Development	Seminole County Land Development Code for Subdivision Plan review can be found In SCLDC Chapter 35. PSP provides the general layout of the lots along with preliminary infrastructure and environmental considerations. Time limit on approval. A final subdivision plat or plats shall be submitted within two (2) years after preliminary plan approval or the preliminary plan approval shall lapse. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension.	Info Only
25.	Planning and Development	The Applicant is required to submit a revision of your PSP based upon comments from all department reviewers.	Info Only
26.	Planning and Development	On the PSP cover sheet, please provide the title or name of the proposed subdivision, the name and address of the owner of the tract proposed for development, and the name and address of the surveyor. (SCLDC Sec. 35.43)	Unresolved

27.	Planning and Development	On the coversheet, please move the zoning and future land use to the site plan sheet under the site data.	Unresolved
28.	Planning and Development	On the site plan sheet under the site data table, please provide the minimum width at building line.	Unresolved
29.	Planning and Development	Based on the boundary survey, a portion of the existing right-of-way appears to have not been vacated. Please include the existing right-of-way on the preliminary subdivision plan adjacent to parcel 23-21-30-300-0230-0000. It appears that part of the stormwater pond encroaches into the un-improved right-of-way. Since the non-improved right-of-way remains in place, no development should occur within this area. Please move the stormwater pond outside of the un-improved right of way.	Unresolved
30.	Planning and Development	On the site plan sheet under the notes section, please state the type of floodplain that is on the subject property.	Unresolved
31.	Planning and Development	On the PSP site layout, please provide the Zoning and Future Land Use on the adjacent properties that surrounds the subject site.	Unresolved
32.	Planning and Development	On the PSP under the land use data, please revise the density calculation to demonstrate the breakdown of the wetlands and floodplain acreage.	Unresolved
33.	Planning and Development	A section of the stormwater pond appears to be encroaching upon an unimproved right-of-way. To allow the stormwater pond to be situated within the unimproved right-of-way, the applicant would need to either proceed with the vacate process or vacate the right-of-way at the time of the final plat.	Info Only
34.	Planning and Development	On the PSP under the tract/land use table, please revise the TS 1 tracts to state TS 2 there seems to be a duplicate in the table of the TS 1 tract.	Unresolved
35.	Planning and Development	On the PSP, please provide a lot size table to show the size of each lot or provide the lot size on each lot.	Unresolved
36.	Planning and Development	On the PSP, please provide the boundary dimensions of the subject property, and the areas of the right of way that were not vacated along the western portion of the site.	Unresolved
37.	Public Safety - Addressing	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit	Info Only

		approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s).	
38.	Public Safety - Addressing	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only
39.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
40.	Public Safety - Addressing	(STREET SIGN/NAME) Approved street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
41.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require (1) street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov. The approved street name designation is LOOP.	Info Only
42.	Public Safety - Addressing	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations are as follows: (1)-Loop (LOOP)	Info Only
43.	Public Safety -	(ADDRESS ASSIGNMENT) Town homes/single family	Info Only

	Addressing	residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(3)	
44.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 23-21-30-506-0000-0160 is 1061 Nodding Pines Way. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
45.	Public Safety - Addressing	(Development Name) Nodding Pines has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Info Only
46.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for (31) lots, (1) entry address & (1) lift station address is \$530.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://scccap01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
47.	Public Safety - Addressing	911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done. It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ . The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors.	Info Only

48.	Public Safety - Addressing	All street names are required to be labeled on the Final Site Plans, Engineering Plans and Final Plat.	Info Only
49.	Public Safety - Addressing	The 15 ingress egress easement across the backs of those properties were created by the plat Howell Creek Park PH 1, Plat Book 43, Pages 48 & 49. Mustang Way is a private road created and addresses assigned in 1987. In 2017, the vacant property addresses were deleted. The street center line was not deleted in the Addressing 911 database since Mustang Way is their legal access. Mustang Way will remain as access for parcel 23-21-30-300-0280-0000 should a single family home be constructed.	Info Only
50.	Public Safety - Addressing	Please ensure the approved subdivision name NODDING PINES is on the Final Engineering and Final Plat. Do not label MUSTANG WAY as the subdivision name.	Info Only
51.	Public Safety - Addressing	Will there be a secondary access via Mustang Way?	Question
52.	Public Safety - Fire Marshal	Per the new SC engineering manual : 1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Unresolved
53.	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, 16.5.3.1). 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 21/2 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	Unresolved

		shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	
54.	Public Safety - Fire Marshal	Please verify if there will be any gates to enter the subdivision. Gates shall be a minimum 20 ft wide and provided with a knox key switch and SOS system.	Unresolved
55.	Public Safety - Fire Marshal	Please provide on the plans: 18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft ² (464.5 m ²) shall be 1000 gpm (3785 L/min) for 1 hour.	Unresolved
56.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
57.	Public Works - County Surveyor	You include the wetland lines from another surveyor's product do you have that surveyor's permission in writing to use said product? 5j-17.053.4 Please review this section of the FAC.	Question
58.	Public Works - Engineering	A. No curve on a residential street or road may have a centerline radius of less than 100 feet unless approved by the County Engineer or his or her designee. Curves with less than a 180- foot center-line radius require pavement widening from point of curvature (P.C.) to point of tangency (P.T.) unless the County Engineer, based upon the application of sound and generally accepted engineering practices and principles, permits signage to provide appropriate warnings and notices to drivers. B. This requirement must be accomplished by widening the pavement 3 feet each side from P.C. to P.T. and taper (100-foot minimum) on both ends. C. Curve signs may be required as directed by the County Traffic Engineer. Please revise accordingly.	Unresolved
59.	Public Works - Engineering	There are more than 1 stop sign and stop bar needed. Please add.	Unresolved
60.	Public Works - Engineering	Please show the flood way on the plans.	Unresolved
61.	Public Works - Engineering	Please show a section of the pond through natural grade. Show grading to natural grade. Show the 10-foot berm around the pond. Show maximum slope on the pond slopes. Show no impacts to the wetland buffer. Note that a seepage and stability analysis will be required for the pond berm in fill.	Unresolved
62.	Public Works - Engineering	The compensating storage area may not be sufficient. This may mean losing lots at final engineering.	Info Only
63.	Public Works -	There may be offsite drainage going to this property. At	Info Only

	Engineering	final engineering Any offsite drainage will have to be collected and bypassed. This will include a swale along the property line. This may impact the tree save area. The grading of the lots may also impact the tree save area.	
64.	Public Works - Engineering	There appears to be onsite storage of drainage. This will have to be modeled at final engineering. This basin has known flooding issues and both rate and volume will have to be adequately addressed.	Info Only
65.	Public Works - ROW Review	The unopened and unnamed public rights-of-way (adjacent to the subject parcel) as depicted on the boundary & topographical survey from Nieto Land Surveying LLC and with the latest revision date of 7/5/2024 and signed 2/5/2025 appears to concur with our records.	Resolved
66.	Public Works - ROW Review	There is a parcel outside of the boundary shown on the survey that notes that Tax Parcel 23-21-30-300-025A-0000 is owned by Seminole County but that is not correct. Seminole County does not own that parcel.	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
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 vanalstine@seminolecountyfl.gov
Public Works - ROW Review	Corrections Required	Neil Newton 407-665-5711 nnewton@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete Recommend Approval	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 Mmaywald@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@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:
2/27/25	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Neil, Amy Jim, Matthew, James
<p>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:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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.scpafl.org