



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, November 27, 2024

9:00 AM

No meeting scheduled.

DRC

PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

**HIGHWAY 46 COMMERCIAL - SMALL SCALE FUTURE LAND USE
AMENDMENT & PD REZONE**

[2024-1527](#)

Project Number: 24-20500014

Project Description: Proposed Small Scale Future Land Use Amendment from Higher Intensity Planned Development - Target Industry to Planned Development and C-1/A-1 to PD for a commercial development on 11.62 acres located on the northwest corner of W SR 46 and Harvest Time Dr

Project Manager: Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)

Parcel ID: 16-19-30-5AC-0000-0920

BCC District: 5-Herr

Applicant: Thomas Dixon (321) 594-6771

Consultant: N/A

Attachments: [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-1527

Title:

HIGHWAY 46 COMMERCIAL - SMALL SCALE FUTURE LAND USE AMENDMENT & PD REZONE

Project Number: 24-20500014

Project Description: Proposed Small Scale Future Land Use Amendment from Higher Intensity Planned Development - Target Industry to Planned Development and C-1/A-1 to PD for a commercial development on 11.62 acres located on the northwest corner of W SR 46 and Harvest Time Dr

Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 16-19-30-5AC-0000-0920

BCC District: 5-Herr

Applicant: Thomas Dixon (321) 594-6771

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-20500014

Received: 10/17/24

Paid: 10/23/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input checked="" type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE <u>\$2,450</u> = <u>\$5,950</u> TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input checked="" type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^x x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^x x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Highway 46 Commercial	
PARCEL ID #(S): 16-19-30-5AC-0000-0920	
LOCATION: 3550 W SR 46 Sanford, Florida 32771	
EXISTING USE(S): Residential	PROPOSED USE(S): Commercial Uses
TOTAL ACREAGE: 11.637 acres	BCC DISTRICT: District 5
WATER PROVIDER: City of Sanford	SEWER PROVIDER: City of Sanford
CURRENT ZONING: C-1 / A-1	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: HIPTI	PROPOSED FUTURE LAND USE: PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☒ NONE ☐

NAME: Thomas A Dixon		COMPANY: First Team Commercial, LLC	
ADDRESS: 1300 Country Lane			
CITY: Orlando		STATE: Florida	ZIP: 32804
PHONE: 321-594-6771		EMAIL: tad@dixoncap.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:		COMPANY:	
ADDRESS:			
CITY:		STATE:	ZIP:
PHONE:		EMAIL:	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Lo Bros Enterprises Inc			
ADDRESS: 924 Silverton Loop			
CITY: Lake Mary		STATE: Florida	ZIP: 32746
PHONE: 407-227-2938	EMAIL: hplw@yahoo.com		

chisakoslo@gmail.com
edward8074@aol.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)



DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Henry P Lo, the owner of record for the following described property [Parcel ID Number(s)] 16-19-30-5AC-0000-0920 hereby designates

Thomas A Dixon to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

OCTOBER 16, 2024
Date

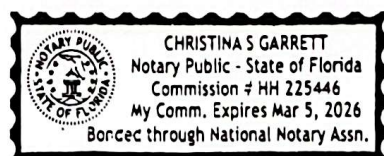
Henry P. Lo
Property Owner's Signature

HENRY P LO
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Henry P. Lo (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Florida Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 16 day of October, 2024.



Christina S. Garrett
Notary Public

Christina S. Garrett

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☒ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

LO BROS ENTERPRISES, INC

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
SEE	ADDENDUM 1		

(Use additional sheets for more space)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Rev 1/2020

Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

5. For each limited liability company, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a contract for purchase, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

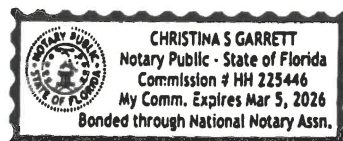
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

OCTOBER 16, 2024
Date

Henry P. Ho
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of October, 2024, by Henry P. Ho, who is ☐ personally known to me, or ☒ has produced FL Drivers License as identification.



Christina S. Garrett
Signature of Notary Public

Christina S. Garrett
Christina S. Garrett
Print, Type or Stamp Name of Notary Public

ADDENDUM 1

Paragraph 2, Ownership Disclosure Form, Answers

CORPORATE OFFICERS		
NAME	ADDRESS	TITLE
Henry P Lo	924 Silverton Loop, Lake Mary, FL, 32746	President
Edward Lo	932 Silverton Loop, Lake Mary, FL, 32746	VP
Jeanne C Lo	932 Silverton Loop, Lake Mary, FL, 32746	Secretary
CORPORATE DIRECTORS		
NAME	ADDRESS	TITLE
Helen L Woo	932 Silverton Loop, Lake Mary, FL, 32746	Director
SHAREHOLDERS WHO OWN 2% OR MORE OF THE CORPORATION		
NAME	ADDRESS	% OWNERSHIP
Henry P Lo	924 Silverton Loop, Lake Mary, FL, 32746	30.80%
Edward Lo	932 Silverton Loop, Lake Mary, FL, 32746	30.80%
Helen L Woo	932 Silverton Loop, Lake Mary, FL, 32746	13.50%
Thomas P Lo	5372 Fairfield Way, Fort Myers, FL, 32919	8.60%
Patricia L Lim	4730 Fendyke Ave, Rosemead, CA, 91770	5.40%
Mary Anne L Pay	2808 Bluffview Dr, Lewisville, TX, 75067	3.70%
Grace L Kwan	17408 Mayall St, Northridge, CA, 91325	3.70%



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation

LO BROS. ENTERPRISES, INC.

Filing Information

Document Number	P40160
FEI/EIN Number	95-3222508
Date Filed	08/24/1992
State	CA
Status	ACTIVE

Principal Address

924 SILVERTON LOOP
LAKE MARY, FL 32746

Changed: 04/21/2021

Mailing Address

924 SILVERTON LOOP
LAKE MARY, FL 32746

Changed: 03/04/2021

Registered Agent Name & Address

LO, HENRY P
924 SILVERTON LOOP
LAKE MARY, FL 32746

Name Changed: 01/05/2011

Address Changed: 01/09/2022

Officer/Director Detail

Name & Address

Title DCP

LO, HENRY P
924 SILVERTON LOOP
LAKE MARY, FL 32746

Title VP

LO, EDWARD
932 SILVERTON LOOP
LAKE MARY, FL 32746

Title D

WOO, HELEN L
932 SILVERTON LOOP
LAKE MARY, FL 32746

Title VP

LO, CHISAKO S
924 SILVERTON LOOP
LAKE MARY, FL 32746

Title S

LO, JEANNE C
932 SILVERTON LOOP
LAKE MARY, FL 32746

Annual Reports

Report Year	Filed Date
2022	01/09/2022
2023	01/31/2023
2024	01/16/2024

Document Images

01/16/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
01/09/2022 -- ANNUAL REPORT	View image in PDF format
02/09/2021 -- ANNUAL REPORT	View image in PDF format

01/06/2020 -- ANNUAL REPORT	View image in PDF format
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01/04/2018 -- ANNUAL REPORT	View image in PDF format
01/04/2017 -- ANNUAL REPORT	View image in PDF format
01/05/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
02/04/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
01/13/2009 -- ANNUAL REPORT	View image in PDF format
01/31/2008 -- ANNUAL REPORT	View image in PDF format
02/26/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
03/19/2005 -- ANNUAL REPORT	View image in PDF format
03/04/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
02/26/2002 -- ANNUAL REPORT	View image in PDF format
03/07/2001 -- ANNUAL REPORT	View image in PDF format
02/22/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/05/1997 -- ANNUAL REPORT	View image in PDF format
03/04/1996 -- ANNUAL REPORT	View image in PDF format

[03/24/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

Property Record CardA



Parcel: **16-19-30-5AC-0000-0920**
 Property Address: **3550 W SR 46 SANFORD, FL 32771**
 Owners: **LO BROS ENTERPRISES INC**
 2025 Market Value \$1,496,420 Assessed Value \$1,173,077
 2024 Tax Bill \$16,353.14 Tax Savings with Non-Hx Cap \$3,404.87
 The 3 Bed/1 Bath Vac Comm - Misplaced Impr property is 1,648 SF and a lot size of 11.62 Acres

Parcel LocationA



Site ViewA



1619305AC00000920 04/29/2023

Parcel InformationA

Parcel	16-19-30-5AC-0000-0920
Property Address	3550 W SR 46 SANFORD, FL 32771
Mailing Address	924 SILVERTON LOOP LAKE MARY, FL 32746-4900
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$3,311	\$2,690
Land Value (Market)	\$1,493,109	\$1,493,109
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,496,420	\$1,495,799
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$323,343	\$429,365
P&G Adjustment	\$0	\$0
Assessed Value	\$1,173,077	\$1,066,434

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$19,758.01
Tax Bill Amount	\$16,353.14
Tax Savings with Exemptions	\$3,404.87

Owner(s)A

Name - Ownership Type

LO BROS ENTERPRISES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 92 (LESS ST RD) ST JOSEPHS PB 1 PG 114

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,173,077	\$0	\$1,173,077
Schools	\$1,496,420	\$0	\$1,496,420
FIRE	\$1,173,077	\$0	\$1,173,077
ROAD DISTRICT	\$1,173,077	\$0	\$1,173,077
SJWM(Saint Johns Water Management)	\$1,173,077	\$0	\$1,173,077

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/1984	\$255,000	01594/0819	Improved	Yes

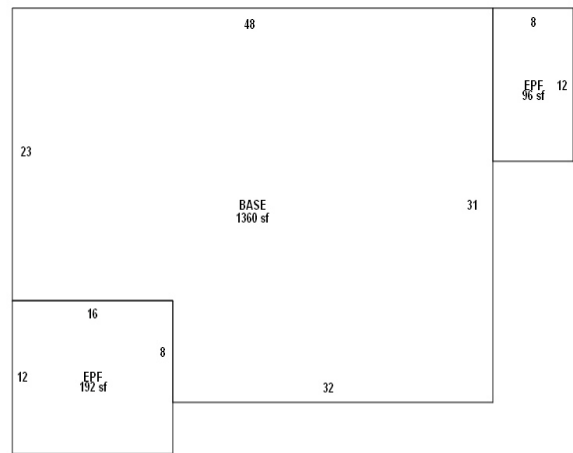
LandA

Units	Rate	Assessed	Market
181,645 SF	\$8.20/SF	\$1,489,489	\$1,489,489
7.24 Acres	\$500/Acre	\$3,620	\$3,620

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1927/1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1360
Total Area (ft ²)	1648
Constuction	WD/STUCCO FINISH
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

AppendagesA

Description	Area (ft ²)
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	96

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08358	ELECTRIC WIRING	\$1,000		8/1/2002

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1970	360	\$5,278	\$2,111
FIREPLACE 1	1970	1	\$3,000	\$1,200

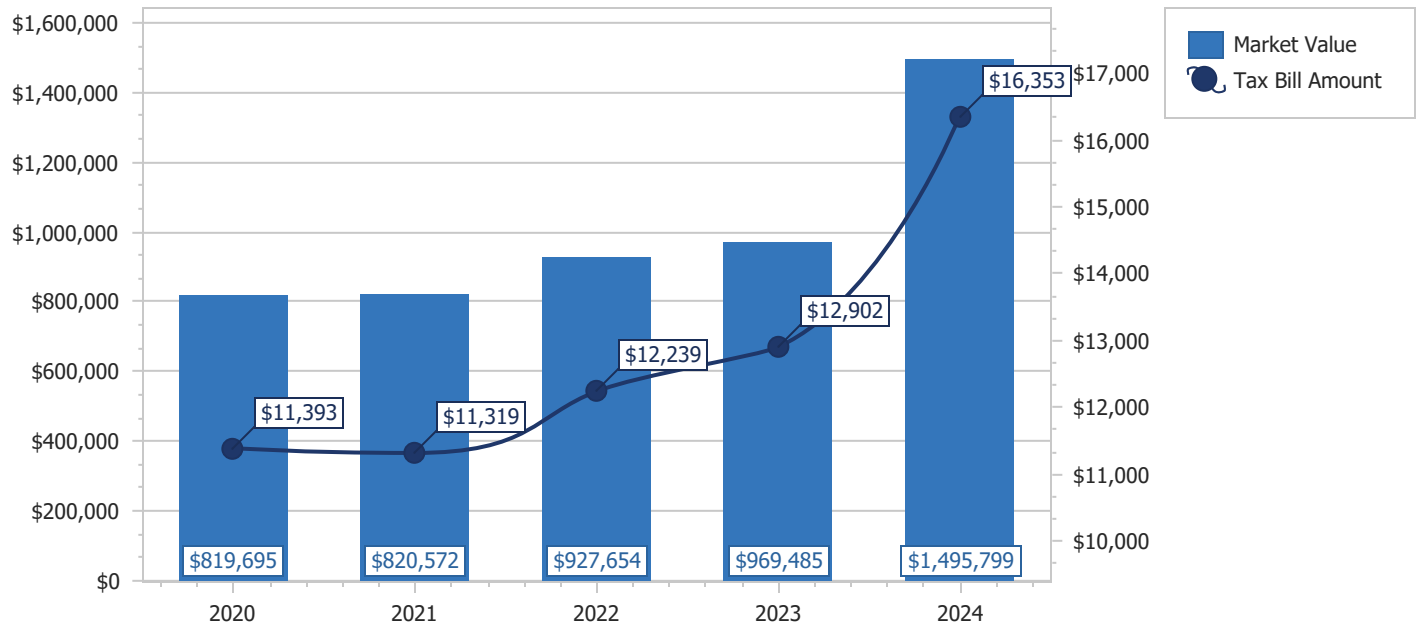
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



Copyright 2025 © Seminole County Property Appraiser



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/23/2024 3:19:31 PM
Project: 24-20500014
Credit Card Number: 41*****2231
Authorization Number: 07935G
Transaction Number: 231024C1A-A51998D7-9D06-43AC-912C-51FD5421178E
Total Fees Paid: 6077.10

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	127.10
REZONE WITH LUA (50% OF FEE)14	5950.00
Total Amount	6077.10

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:	HIGHWAY 46 COMMERCIAL - SSFLUA & PD REZONE	PROJ #: 24-20500014
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	10/21/24	
RELATED NAMES:	Z2024-022; 10.24SS.01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-0920	
PROJECT DESCRIPTION	PROPOSED SSFLUA AND REZONE FROM HIPTI TO PD AND C-1/A-1 TO PD FOR COMMERCIAL USES ON 11.62 ACRES LOCATED ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME DR	
NO OF ACRES	11.62	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME DR	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
THOMAS DIXON FIRST TEAM COMMERCIAL, LLC 1300 COUNTRY LN ORLANDO FL 32804 (321) 594-6771 TAD@DIXONCAP.COM	N/A	

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/urlit/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

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide opacity of buffers on plan.	Unresolved
2.	Buffers and CPTED	Please amend the West Landscape Buffer within the Site Data Table to state "Will be determined at site plan based on Seminole County Land Development Code"	Unresolved
3.	Buffers and CPTED	This property is located within the SR 46 Scenic Corridor Overlay District. Any deviations from the code requirements should be justified by innovative design that proposes to still meet the intent of the overlay.	Info Only
4.	Buffers and CPTED	A landscape buffer at least twenty-five (25) feet in width shall be provided abutting the State Road 46 right-of-way line. The parcel does not meet the reduction criteria of having less than 205 feet in depth. Staff recommends adherence to the required buffer.	Unresolved
5.	Buffers and CPTED	If a parking area abuts the SR 46 buffer area, a continuous shrub hedge shall be arranged or planted to ensure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way.	Info Only
6.	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.	Info Only
7.	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
8.	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
9.	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
10.	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.	Info Only
11.	Comprehensive Planning	The subject property has a HIPTI Future Land Use and is located in the North I-4 Industrial Target Area. Although the proposed auto-related use is not listed in the target industry use list, Policy FLU 4.5.3 (6) (a) allows industrial uses unless	Info Only

		located in the Urban Corridor Overlay. As this property is partially located in the Overlay, a Land Use Amendment is required (as proposed). Staff finds the proposed industrial and auto-related uses to meet the intent of the HIPTI FLU.	
12.	Comprehensive Planning	The subject property is within sub-area 8 of the Seminole County/ City of Sanford Joint Planning Agreement. Per conversations with the City of Sanford, a pre-annexation agreement must be established to address water and sewer connection. Staff cannot approve the project until this is resolved.	Unresolved
13.	Comprehensive Planning	Staff does not object to the commercial uses, as commercial is considered a compatible transitional land use from existing high density residential to the west, as well as from the proposed light industrial on the eastern part of the subject project, per FLU Exhibit 1 of the Seminole County Comprehensive Plan.	Info Only
14.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
15.	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
16.	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
17.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
18.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	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
20.	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

21.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
22.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
23.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
24.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
25.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
26.	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
27.	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
28.	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
29.	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
30.	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

31.	Planning and Development	Please add proposed Future Land Use to Site Data table.	Unresolved
32.	Planning and Development	It appears from the master plan layout and proposed uses that the PD will be phased. Please define the Collision Center area of development as Phase 1 and the future development as Phase 2. The hatched area indicating the collision center use is difficult to see through, please remove the hatching and label the Collision Center development area as Phase 1, and the Future Development area as Phase 2.	Unresolved
33.	Planning and Development	Please revise General Note #4 to state City of Sanford.	Unresolved
34.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and(2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.(4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	Info Only
35.	Planning and Development	Please provide hours of operation for collision center.	Unresolved
36.	Planning and Development	Please amend building setbacks to state "perimeter building setbacks". Please also provide a building setback to the west (in consideration of the residential development).	Unresolved
37.	Planning and Development	Are there any wetlands/floodplain on site? If so, please reference under site data.	Question
38.	Planning and Development	Are any parking stalls being proposed as being used for car sale storage? If so, please depict.	Question
39.	Planning and Development	Please amend General Note #3 to state "berm" as opposed to "beam" (if applicable).	Unresolved
40.	Planning and Development	Staff recommends an increase in overall total Floor Area Ratio for the PD. Commercial Future Land Use is 0.35. The proposed FAR is not necessary at this time, only the maximum.	Info Only
41.	Planning and Development	This property is located within the State Road 46 gateway Corridor Overlay. Per SSCLDC Sec. 30.10.9.6, no structure or outdoor storage shall be located within fifty (50) feet from the right-of-way of State Road 46. Please depict this setback.	Unresolved
42.	Planning and Development	All proposed signage within the scenic corridor setback shall reflect the rural character of the Wekiva River protection area and incorporate a traditional typeface, muted colors, and format. Examples of appropriate signage are set out in Section 30.10.2 of the Land Development Code of Seminole County. All signs are to be constructed in accordance with the other provisions of the Land Development Code unless otherwise specified. Please see more standards per SCLDC 30.10.9.6 https://library.municode.com/fl/seminole_county/codes/land_de	Info Only

		velopment_code?nodeId=SECOLADECO_CH30ZORE_PT10_OVDI_S30.10.9SR46SCCOVDI	
43.	Planning and Development	Please add the following notes to the plan: "Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.1233 Miscellaneous design standards. Dumpster will require a separate permit." "Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.1234. Outdoor Lighting Requirements and Sec. 30.10.10.- State Road 46 Scenic Corridor Lighting Standards. Lighting will require a separate permit. " "All signage will comply with Seminole County Land Development Code Sec. 30.13- Sign Regulations and Sec. 30.10.9.6 (b)- SR 46 Scenic Corridor Overlay District- Development Standards- Signage. All signs will require a separate permit."	Unresolved
44.	Planning and Development	Staff recommends providing bicycle parking to aid in further benefit to the community for future development within the PD.	Unresolved
45.	Planning and Development	Please change developable area to net buildable area in compliance with the following definition: 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.	Unresolved
46.	Planning and Development	Please provide perimeter dimensions.	Unresolved
47.	Planning and Development	Under General Notes please change #18 to state Final Development Plan as opposed to Final Engineering.	Unresolved
48.	Planning and Development	Will this be done in phases? Please put this as a reference in the plan and dimension the portion of phase one, if so.	Question
49.	Planning and Development	Is the project proposing to plat the lots? If so, what will be internal lot building setbacks? A Property Owners Association will be required if platting, please make a note on the plans, if applicable, for ownership and maintenance of common tracts and facilities.	Question
50.	Planning and Development	Per SCLDC Sec.30.11.6., A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet and up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Please provide justification for proposed parking stall sizes if deviating from coder requirements.	Unresolved
51.	Planning and Development	Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (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 electric vehicles; transportation demand management; or permitting complementary uses.	Info Only

52.	Planning and Development	Please provide a legal description of the subject property in word format.	Unresolved
53.	Planning and Development	Staff recommends excluding the following uses from the C-2 permitted uses in consideration of the adjacent residential uses to the west: Communication towers (generally and camouflage), Lumber storage and distribution, Billboards, and Outdoor storage of merchandise and/or materials.	Unresolved
54.	Planning and Development	Within five (5) years of approval of the master development plan the applicant shall submit a final development plan meeting the requirements of LDC Section 30.8.5.5(a)(4) and that reflects the requirements of the approved PD development order.	Info Only
55.	Planning and Development	On behalf of the City of Sanford Utilities, "If the collision center parcel will discharge to City sewers, If there will be ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees to come in contact with petroleum products onsite, an appropriately sized oil water separator(s) will be required. Include the oil water separator capacity calculation based on the FL Plumbing Code on any submitted plans. Include capacity and City oil water separator spec on plans. All sand traps, trench drains, floor sinks and/or employee hand washing sinks must connect to the oil water separator(s). Oil water separator(s) must be accessible for inspection/cleaning at all times and can't be situated in parking spaces. This also includes minimizing landscaping around manholes. A two way cleanout must be included before/after the oil water separator(s). For the future parcel development, if it will discharge to City sewers, any future tenants that will prepare food/beverages and/or cater food onsite will require an appropriately sized grease interceptor/trap and/or any tenants that will perform any type of mechanical repairs (including fleet maintenance) and/or perform any vehicle/equipment washing and/or have the potential for employees to come in contact with petroleum products onsite will require an appropriately sized oil water separator(s). Each tenant performing said activities will require their own separate pretreatment device(s) and must obtain a wastewater discharge permit. Device(s) can't be shared amongst multiple tenants. The City recommends accommodating space onsite to add a grease interceptor and/or oil water separator in future if needed. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions."	Info Only
56.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
57.	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
58.	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
59.	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	Info Only

		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 provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
60.	Public Works - County Surveyor	Actually Kennel road is half right of way by the plat first and foremost and the width is identified by the fdot map it should still be noted that it is (platted) right of way. There is not enough information survey wise to determine if this is indeed lot 92 something showing how you determined that the corners are in the right place. preferably a breakdown of the section work that supports the lot dimensions. where are you getting your record dimensions from?	Unresolved
61.	Public Works - Engineering	No specific issues with the with the SSFLUA and PD Rezone for traffic. Additional traffic modifications may be needed to meet County Requirements at final engineering.	Info Only
62.	Public Works - Engineering	Per County parking requirements at least half of the parking needs to meet County requirements. Any parking space over sidewalks and open areas can be 18' count as 20-foot length. Please adjust these spaces to 10' wide.	Unresolved
63.	Public Works - Engineering	Staff does not agree with the reduction or removal of pond berms. Please save the trees and provide the maintenance berms. Please note that additional retention requirements may be required. All retention regulations will have to be met at final engineering. This will include side slope slopes, etc. Please revise the comment and plans to show the pond berm.	Unresolved
64.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

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	Reviewer	Email	Phone	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7388	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
FLU Traffic Study Review	William Wharton	wwharton@seminolecountyfl.gov	407-665-5647	To be provided under separate cover
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	No Review Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/21/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Maya Athanas, Jim Potter

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.scpafl.org