

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	SEMINOLE CROSSING WEST AT SR 46 - PD FINAL DEVELOPMENT PLAN	PROJ #: 25-20500014
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	9/10/25	
RELATED NAMES:	Z2025-020	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED FINAL DEVELOPMENT PLAN FOR A COMMERCIAL SUBDIVISION ON 5.178 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 46, EAST OF HICKMAN DRIVE	
NO OF ACRES	5.178	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTH SIDE OF SR 46, EAST OF HICKMAN DRIVE	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRYAN SCHULTZ SANFORD WEST 46 LLC 6414 MONTCLAIR BLUFF LN WINDERMERE FL 34786 (813) 760-2621 B.SCHULTZ@OCEANBLEUGROUP.COM	RONALD HENSON RONALD HENSON II, P.E., LLC 1528 ROCKWELL HEIGHTS DR DELAND FL 32724 (407) 468-4104 RMHENSON2ND@OUTLOOK.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments 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.	Buffer and CPTED Annie Sillaway	In order to do a complete buffer analysis, please provide the following information: Net Buildable area for F.A.R. (Floor Area Ratio), Hours of Operation on the Final Development Plan.	Unresolved
2.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the southern portion of the property facing SR 46, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	On the final development plan sheet, provide a note that states, "Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13".	Unresolved
6.	Buffers and CPTED Annie Sillaway	The landscape plans within the Preliminary Site Plan (PSP), Final Development Plan (FDP), and Final Engineering Plan need to be consistent with one another.	Info Only
7.	Buffers and CPTED Annie Sillaway	Additional comments will be forthcoming once the Applicant has resubmitted.	Info Only
8.	Buffers and CPTED Annie Sillaway	The proposed development is required to provide a twenty-five (25) landscape buffer and show that it meets the SR 46 Gateway Corridor. On the landscape plan, please show the required landscaping along the portion of the site that faces SR 46. Per Sec. 30.10.11.4 Required corridor landscaped buffer and buffer requirements. (a) A landscape buffer at least twenty-five (25) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the State Road 46 right-of-way line; provided, however, that the buffer width may be reduced to a minimum of fifteen (15) feet if the Planning	Unresolved

		Manager finds that the parcel is less than two hundred five (205) feet deep. (b) The buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of trees set forth in Section 30.10.11.15 (a) <u>which are determined by the Planning Manager</u> to form a canopy along the corridor) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and about access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line.	
9.	Building Division Phil Kersey	10/31/25: - Standard building permitting will apply. - Each structure, and separate structures will require a separate permit, example: each building, dumpster enclosure, fence/ gate system, signage, etc..	Info Only
10.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services James Van Alstine	On Sheet 1: Cover Sheet, please update the water/sewer contact information to the following: Seminole County Utilities Department 500 W. Lake Mary Blvd. Sanford, FL 32773 Contact: Utilities Engineering Phone: (407) 665-2024	Unresolved
12.	Environmental Services James Van Alstine	On Sheet 2: PD Final Development Plan, please provide an addition to the site data (or a note) that states that Seminole County will be the water/sewer provider for this development.	Unresolved
13.	Natural Resources Sarah Harttung	A full tree survey will be required with final engineering submittal. Tree mitigation will be calculated at that time.	Info Only
14.	Planning and Development Annie Sillaway	Per condition N in the Development Order, the Developer is required to provide a drainage easement over the canal side slop with a fifteen (15) foot wide maintenance berm.	Unresolved
15.	Planning and Development Annie Sillaway	Please provide a boundary survey with topographic, wetlands, and flood area.	Unresolved
16.	Planning and	On the coversheet, please provide a scale on the	Unresolved

	Development Annie Sillaway	location map.	
17.	Planning and Development Annie Sillaway	On the coversheet, please revise "Final Site Plan" to state "Final Development Plan".	Unresolved
18.	Planning and Development Annie Sillaway	On the coversheet, please provide the utility providers and the parcel number.	Unresolved
19.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please provide the total site area.	Unresolved
20.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please provide the proposed uses for Lot 1 and Lot 2.	Unresolved
21.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please state the maximum Floor Area Ratio (F.A.R.) and the proposed F.A.R. net buildable calculation breakdown for Lot 1 and Lot 2. Net Buildable Definitions: The total number of acres within the boundary of development, excluding natural lakes and wetlands or flood prone areas since the proposed site is within the Urban Core Area. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Unresolved
22.	Planning and Development Annie Sillaway	Per condition O in the recoded development order, if phasing is being proposed, the Developer will be required to provide a phasing plan at the time of the Final Development Plan.. The phasing cannot be deferred to final engineering. Per Sec. 35.67 (b)(3) - Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may	Unresolved

		require such improvements to be in place upon completion of any phase of the development. Please provide phasing lines on the FDP, if phasing is being proposed.	
23.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please revise maximum allowable and proposed building heights for Lots 1 and 2. Per the recorded development order, the maximum allowable building height is thirty-five (35) feet.	Unresolved
24.	Planning and Development Annie Sillaway	Per condition M in the recorded development order, the Applicant is required to state a Property Association will be created to manage all common areas and facilities. Please provide a note on the FDP that all common areas and facilities will be maintained property association.	Unresolved
25.	Planning and Development Annie Sillaway	Per condition V in the recorded development order, at the time of the final development plan, a cross access easement agreement between the proposed site to be developed and the adjacent parcel #28-19-30-5NQ-0C00-0000 (Owner: Sunplex Seminole Crossing, LLC) shall be entered into at the time of the Final Development Plan. Please provide an executed cross access agreement between the two property owners.	Unresolved
26.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please revise the open space to provide the maximum open space and proposed open space.	Unresolved
27.	Planning and Development Annie Sillaway	On sheet 2, please provide the property dimension for the south boundary line that faces SR 46.	Unresolved
28.	Planning and Development Annie Sillaway	On sheet 2, please fully dimension Tract A.	Unresolved
29.	Planning and Development Annie Sillaway	On sheet 2 under the table for the "Future of Lot 1 Coverage Calculations" please revise to include the dry retention area within the title of the table.	Unresolved
30.	Planning and Development Annie Sillaway	On the landscape plan, please show that you are amenitizing the required open space areas. Per Sec. 30.14.2.2 Nonresidential Open Space. (a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources. (b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas	Unresolved

		providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features. (c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association. (d) 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.	
31.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states Utility lines will be designed to meet Seminole County requirements.	Unresolved
32.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states, "Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way".	Unresolved
33.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states, "All project signage shall comply with the SR 46 Gateway Corridor Overlay and the Seminole County Land Development Code".	Unresolved
34.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states, "The developer will provide an internal pedestrian circulation system giving access to all portions of the development".	Unresolved
35.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states, "Sidewalks shall be in compliance with Seminole County Engineering Manual Sec. 1.10.5 - Sidewalks".	Unresolved
36.	Planning and Development Annie Sillaway	On sheet 2, please provide the location of the post-floodplain and the wetland delineations.	Unresolved

37.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states off-street parking stall size shall meet the minimum size of nine (9) feet by eighteen (18) feet.	Unresolved
38.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please provide the hours of operation for Lot 1 and Lot 2. Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours.	Unresolved
39.	Planning and Development Annie Sillaway	On sheet 2, provide a note on the plan that states Lot 1 and Lot 2 will meet the bicycle parking requirements per the Seminole County Land Development Code.	Unresolved
40.	Planning and Development Annie Sillaway	Additional comments may be generate based on the resubmittal.	Info Only
41.	Planning and Development Annie Sillaway	On the FDP, on each lot please show any existing or proposed easements.	Unresolved
42.	Planning and Development Annie Sillaway	On the FDP, please provide a tract table and describe the use ownership, maintenance, and size (sq. ft. and acreage) of Tract A.	Unresolved
43.	Planning and Development Annie Sillaway 11/2/25 12:40 PM	Comment If phasing is proposed, please provide a phasing line showing the different phases. Per Sec. 30.8.5.11 (b) (b)Phasing (1)Where a planned development is to be built in phases, the PD application shall include a proposed phasing plan for the site, including a schedule for completion of all improvements shown on the approved master development plan. Once a phasing plan has been approved, no land may be used and no building may be occupied except in accordance with such plan.(2)The purpose of a	Unresolved

		phasing plan is to ensure that crucial features serving the development are provided as needed and not delayed to the detriment of property owners and other users of the site. Such features may include, but are not limited to, buffers, stormwater retention, road access points and transit shelters. Phase configurations shall be logical and consistent with the purposes of the approved PD master plan. The Board of County Commissioners may stipulate that any or all portions of required landscaping and/or buffering, or other improvements and amenities be provided during the first phase of development, even though some buffer areas, improvements, or amenities or portions thereof lie outside the phase.(3)Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may require such improvements to be in place upon completion of any phase of the development.	
44.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
45.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
46.	Public Safety - Addressing Amy Curtis	(Development Name) Is "Seminole Crossing West SR 46" the name to be on the plat of record? Once you reply, we will know to move forward with reviewing the name and determine if it can be approved for use. If another name is proposed, please follow the next instructions. To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for	Info Only

		compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). 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)), (Florida Statute 177.051)	
47.	Public Safety - Addressing Amy Curtis	On future Site Plan submittals for proposed lot 1 and proposed lot 2, there will be additional comments referencing requirements for each of the reviews. Please include the adjacent parcel numbers 29-19-30-300-005D-0000 (located to the west) and the adjacent parcel numbers 28-19-30-5NQ-0000-0010, 28-19-30-5NQ-0C00-0000, 28-19-30-5NQ-0D00-0000 & 28-19-30-5NQ-0A00-0000 (located to the east) and 29-19-30-5CO-0000-001A (located to the north). Do not include the subject parcel numbers since it will be platted and the parcel number will change.	Info Only
48.	Public Safety - Addressing Amy Curtis	On future Site Plan submittals for proposed lot 1 and proposed lot 2, please add the directional to W SR 46. PLEASE do not add the directional W to SR 46, on the final plat as a directional for a state road shall not be labeled on a plat. Please feel free to contact Amy Curtis 407-665-5191 or email addressing@seminolecountyfl.gov for any questions prior to the next resubmittal.	Info Only
49.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	Public Safety - Fire Marshal Matthew Maywald	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
51.	Public Safety - Fire Marshal Matthew Maywald	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
52.	Public Safety -	"All the following items shall be acknowledged and	Info Only

	Fire Marshal Matthew Maywald	added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 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"	
53.	Public Safety - Fire Marshal Matthew Maywald	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
54.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on site plan submittal.	Info Only
55.	Public Works - County Surveyor Raymond Phillips	Would not the retention be placed within a drainage easement or will lot 1 be responsible for the ownership and maintenance of the retention area?	Unresolved
56.	Public Works - Engineering Jim Potter	Provide a note on the plan stating that the development will meet Seminole County and SJRWMD drainage and water quality requirements.	Unresolved
57.	Public Works - Engineering Jim Potter	Note that the Tract A is primarily Compensating storage. While a wet pond for fill would be allowed, the use of the pond for retention / detention for the site would not be allowed. If additional compensation storage is required, the layout may have to be adjusted and lot 1 and lot 2 area may be lost.	Info Only

58.	Public Works - Engineering Jim Potter	Please remove the internal lot 1 and lot 2 accesses from the plans. The internal accesses are not required to be shown. The access to the east and SR 46 is required to be shown.	Unresolved
59.	Public Works - Engineering Jim Potter	Note that no more than 5000 cubic yards of net fill export from the site is allowed without a borrow pit permit.	Info Only
60.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project . The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Approved	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Approved	Phil Kersey 407-665-7460 pkersey@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:
11/6/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, James, Jim, Ray
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.stml 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