

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

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

<b>PROJECT NAME:</b>	<b>KIDS LANGUAGE ACADEMY ADDITION - PRE-APPLICATION</b>	<b>PROJ #: 24-80000126</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/14/24	
RELATED NAMES:	EP VAL TAYLOR	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	36-21-30-300-002B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXPAND THE EXISTING PRE-SCHOOL FACILITY ON 0.85 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF SR 426	
NO OF ACRES	0.85	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF SR 426	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
HELEN ROJAS KIDS LANGUAGE ACADEMY 2751 TUSKAWILLA RD OVIDO FL 32765 (407) 285-4741 KIDS.LANGUAGEACADEMY@GMAIL.COM	VAL TAYLOR TAYLOR ENGINEERING & DESIGN LLC 183 SAVANNAH PARK LOOP CASSELBERRY FL 32707 (407) 592-6779 VAL@TAYLORCIVIL.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

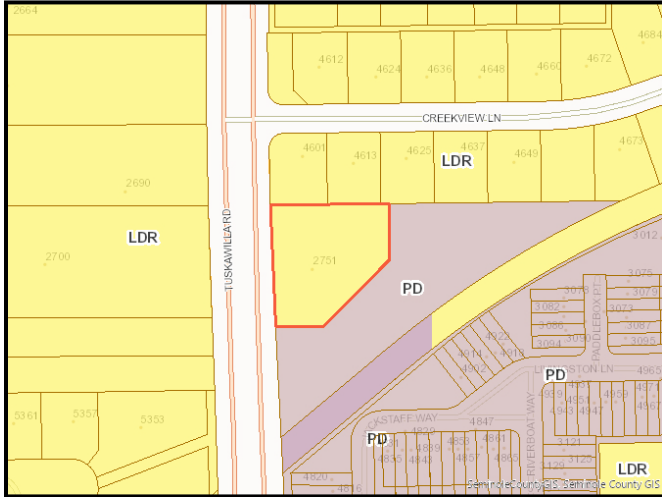
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

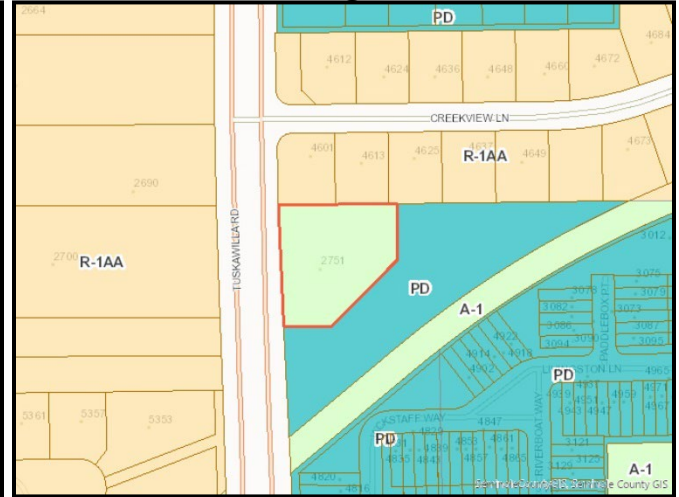
- The subject property has a Future Land Use (FLU) designation of Low Density Residential (LDR) and is located within the A-1, Agriculture zoning district.
- The proposed work is subject to the Special Exception and Site Plan requirements.
- There are new processes for Special Exceptions. This includes a Community Meeting, Planning and Zoning Board hearing, and Board of County Commission hearing.

## PROJECT AREA ZONING AND AERIAL MAPS

FLU: LDR



Zoning: A-1



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Comprehensive Planning	The subject property has a future land use (FLU) of Low Density Residential (LDR) which allows a maximum density of four dwelling units per net buildable acre. The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses.	Info Only
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 16" DI potable water main running along the east side of Tuskawilla Road. This development already has an existing water account with the county and is serviced by a county water meter/water service line.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main running along the west side of Tuskawilla Road. This development does not have an existing sewer account with the county and appears to be serviced by an existing onsite septic system. This existing onsite septic system is required to be abandoned within 90 days following the connection of this development to Seminole County sewer per the requirements of Chapter 62-6.011, F.A.C. To apply for an onsite sewage treatment and	Info Only

		disposal system (OSTDS) permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information.	
14.	Environmental Services	This development is not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	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	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
21.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a	Info Only

		protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	
22.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
23.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
24.	Natural Resources	All plants listed on the Florida Exotic Pest Plant Council list, categories I and II are not permitted to be used as replacement stock within the unincorporated areas of the county due to their exotic invasive nature or otherwise undesirable characteristics. SCLDC 60.9(b)	Info Only
25.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
26.	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
27.	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
28.	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
29.	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
30.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a). The cumulative DBH of protected, non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only

31.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
32.	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
33.	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
34.	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
35.	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
36.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
37.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 Side Street.	Info Only
38.	Planning and Development	The proposed use is considered a Special Exception in the A-1 Zoning District.	Info Only
39.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
40.	Planning and Development	The maximum building height is 35 feet.	Info Only
41.	Planning and Development	Required parking for Daycares, Preschools, and Kindergarten is 1 space per employee. A minimum of twenty	Info Only

		(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).	
42.	Planning and Development	Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. Day Cares, Preschools, and Kindergartens require 1 long term bike space per 5 classrooms and 8 short term spaces plus 1 per 10,000 square feet of assembly space. For more information regarding bicycle parking standards please see LDC Sec. 30.11.7. Miscellaneous design standards <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</a>	Info Only
43.	Planning and Development	A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7.	Info Only
44.	Planning and Development	Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15. – Outdoor Lighting Requirements and will require a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a>	Info Only
45.	Planning and Development	This proposal substantially adds development from the layout depicted on the previously approved Development Order (DO# 20-32000008). This will require an updated Special Exception. <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</a>	Info Only
46.	Planning and Development	Seminole County requires community meetings for Special Exceptions and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pd">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pd</a>	Info Only
47.	Planning and Development	New Public Notification Procedures are required Special Exceptions and non-residential Variances. Please see the Public Notification Procedures link below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pd">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pd</a>	Info Only
48.	Planning and Development	The processes for Special Exceptions include the following: 1. Pre-Application Review 2. Staff Review of Special Exception.	Info Only

		<p>3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>4. Planning and Zoning Board Recommendation.</p> <p>5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception.</p>	
49.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
50.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
51.	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
52.	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
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, 16.4.3.1). 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"	Info Only
54.	Public Safety - Fire Marshal	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
55.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of	Info Only



		the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	
56.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
58.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. Note that there is a drainage system along Tuskawilla Road that can be connected to but may not have much capacity. The drainage system will have to be sized to handle volume attenuation and not exceed the rate of discharge that that system can handle up to predevelopment rate of discharge.	Info Only
59.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north and slightly east.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to not have a positive legal outfall.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that there is currently no viable drainage system onsite. The site will have to meet water quality and quantity for the entire site. The site appears to currently flood into the subdivision to the north and this will have to be addressed and prevented with this project.	Info Only
62.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
63.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The existing access will most likely have to be adjusted to meet these standards.	Info Only
64.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
65.	Public Works - Engineering	Please note that ADA to the ROW and also through the site is required.	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	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

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

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Wekiva Consistency form:**

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### **Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

### **Seminole County Wetland Information:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

#### **Cities:**

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

#### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

#### **Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>