

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/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

	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.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