

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 01/10/2025, in order to place you on the Wednesday, 01/15/2025 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

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

PROJECT NAME:	STONE COMMERCIAL CENTER - PRE-APPLICATION	PROJ #: 24-80000142
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/26/24	
RELATED NAMES:	EP ROB KIRKWOOD	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	16-21-31-5CA-0000-067A	
PROJECT DESCRIPTION	PROPOSED REZONE FROM PD TO PD FOR A LIGHT MANUFACTURING FACILITY ON 7.34 ACRES LOCATED ON THE SOUTH SIDE OF SLAVIA RD, EAST OF RED BUG LAKE RD	
NO OF ACRES	7.34	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF SLAVIA RD, EAST OF RED BUG LAKE RD	
FUTURE LAND USE	PD	
APPLICANT:	CONSULTANT:	
DOUG KERN UNIVERSAL WINDOW COVERINGS 12139 SCIENCE DR ORLANDO FL 32826 (407) 704-0623 DOUGK@UNIVERSALWC.COM	ROB KIRKWOOD MAVREALTY 2616 BASS LAKE BLVD ORLANDO FL 32826 (321) 297-6489 ROBERT@MAVREALTY.COM	

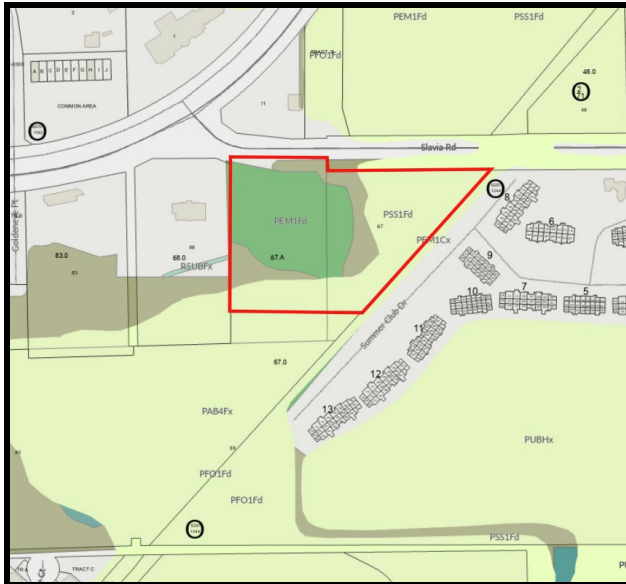
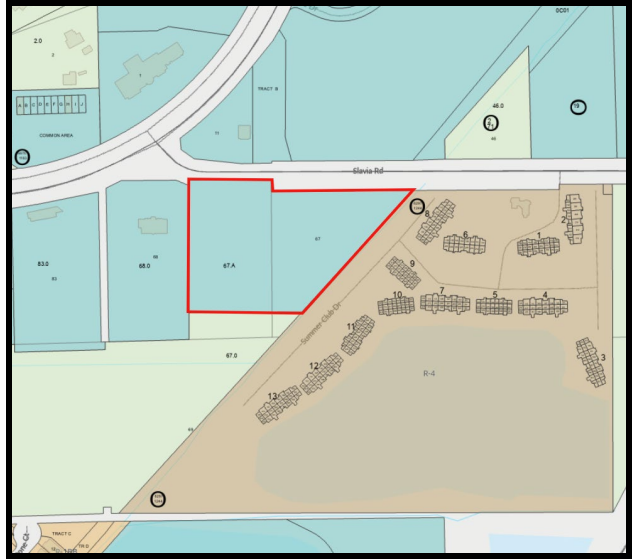
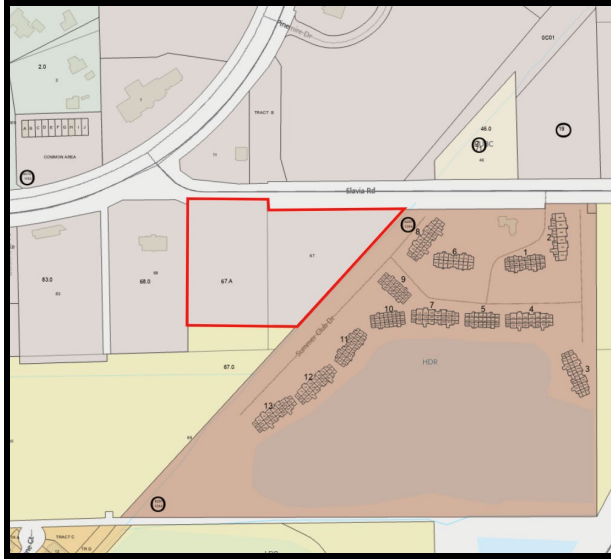
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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

- This property has a PD (Planned Development) zoning classification known as the CA Stone East PD, approved in 2008 allowing for uses permitted under the OP (Office) zoning classification, as well as restaurants with no drive-thru or drive-in facilities.
- The subject site was not developed, and the PD entitlements have since expired.

PROJECT AREA ZONING, WETLAND, AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Since the existing PD has expired and a rezone is required, the development is subject to the Seminole County Landscape and Buffer code. Please see Chapter 30 part 14 for these requirements.	Info Only
2.	Buffers and CPTED	Staff estimates a 0.3 buffer or greater to be required on the north, adjacent to the right of way. The 0.3 buffer is a minimum of 15 feet but may be greater depending on site design.	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED	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
6.	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
7.	Buffers and CPTED	For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant groups per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Info Only
8.	Buffers and CPTED	FOR COM AND IND: 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
9.	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
10.	Buffers and CPTED	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
11.	Buffers and CPTED	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
12.	Buffers and CPTED	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6.	Info Only
13.	Buffers and CPTED	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
14.	Comprehensive Planning	The PD Future Land Use for this property allows for office uses. The proposed use of a light industrial center is not compatible with the Future Land Use (FLU) and would require a FLU amendment. Per Comprehensive Plan Exhibit FLU-1,	Info Only

		the proposed intensity can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (. e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). Applicant must demonstrate through sensitive site design that the development is compatible with the high density residential to the east and commercial uses to the west.	
15	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" PVC potable water main running along the south side of Slavia Road near the northwest corner of this development.	Info Only
16	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is an 8" PVC force main running along the south side of Slavia Road. The developer would have to build a private lift station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
17	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
18	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
19	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
20	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
21	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the 100-year flood plain.	Info Only
22	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning,	Info Only

		Future Land Use, FEMA, Aerials	
23	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
24	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
25	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
26	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
27	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
28	Planning and Development	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
29	Planning and Development	The subject site has a PD (Planned Development) zoning known as the CA Stone East PD, that was approved on 06/24/2008 by the Board of County Commissioners; however, subsequent applications for development approval were not submitted and the PD entitlements have since expired.	Info Only
30	Planning and Development	The proposed use of a Manufacturing Facility for windows is considered an Industrial use and would require a Small Scale Future Land Use Amendment and PD Rezone approved by the Board of County Commissioners.	Info Only
31	Planning and Development	The trend of development in the immediate area is residential, office, and light commercial uses. <u>The proposed development of a Manufacturing Facility is not consistent or compatible with the surrounding trend of development in the area and therefore, would not be supported by staff.</u>	Info Only
32	Planning and	According to the Property Appraiser's data, the subject site appears to have a substantial amount of wetlands and	Info Only

	Development	floodplain.	
33	Planning and Development	<p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30).</p> <p>The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Please see the Community Meetings Link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
34	Planning and Development	<p>The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations.</p> <p>Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.</p> <p><u>Per SCLDC Sec. 30.8.5.3 Review Criteria -</u></p> <ul style="list-style-type: none"> • Sec. 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. • Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: <ul style="list-style-type: none"> • Natural resource preservation. • Crime Prevention (CPTED). • Neighborhood/community amenities. • Provision of affordable or workforce housing. 	Info Only

		<ul style="list-style-type: none"> • Reduction in vehicle miles traveled per household. • Transit-oriented development. • Provision of new multimodal connectivity. • Innovation in water or energy conservation. • Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. <p>In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals:</p> <ul style="list-style-type: none"> • (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. 	
35	Planning and Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement.	Info Only
36	Planning and Development	<p>The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers.</p> <p>Maximum development intensity is captured by Floor Area Ratio (F.A.R.). F.A.R. is the relationship between the total usable floor area of the building and the total net buildable area of the lot.</p>	Info Only
37	Planning and Development	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
38	Planning and Development	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., in the case of a rezoning to Planned	Info Only

		Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations. (Sec 30.11.7)	
39	Planning and Development	Compatibility with adjacent uses may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan as a whole.	Info Only
40	Planning and Development	The Planned Development Future Land Use designation requires 25% open space.	Info Only
41	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
42	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 1 parking space for every 2 employees plus 1 space for company vehicle	Info Only
43	Planning and Development	At the time of Site Plan, if outdoor lighting is proposed, a photometric plan may be required. (Part 15 Chapter 30)	Info Only
44	Planning and Development	The Master Development Plan must demonstrate compliance with all requirements of the Seminole County Land Development Code.	Info Only
45	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
46	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
47	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
48	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	Info Only

		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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	
49	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Info Only
50	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
51	Public Safety - Fire Marshal	Additional comments may be generated based on actual site plan being submitted.	Info Only
52	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
53	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin. There is currently an updated basin Study and results should be coming shortly. This may affect the flood elevation associated with the property.	Info Only
54	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. Note there may be substantial muck on portions of the property.	Info Only
55	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues downstream, therefore the site will be required to retain or attenuate substantially the entire 25-year, 24-hour storm event volume onsite.	Info Only
56	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100-year flood plain.	Info Only
57	Public Works -	Based on 1 ft. contours, the topography of the site appears to	Info Only

	Engineering	slope east and some south.	
58	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland that flows to Bear Gulley Creek.	Info Only
59	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
60	Public Works - Engineering	A FEMA LOMR (Letter of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
61	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 www.sjrwmd.com .	Info Only
62	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
63	Public Works - Engineering	The property is adjacent to Slavia Road which is classified as an Urban Major Collector Road. Slavia Road is currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
64	Public Works - Engineering	A left turn lane is required as this is an Urban Major Collector and has a speed limit of 45 MPH. A right turn lane may be required depending on the total trips to the site. A traffic study will be required for the level of development proposed.	Info Only
65	Public Works - Engineering	There is a roadway project currently planned for Slavia Road. Additional ROW will be required. Please Co-ordinate with Public Works Project manager Arturo Perez at 407-665-5716 more information. Please note that ROW access and other potential requirements associated with the roadway project may be required.	Info Only
66	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. Note that cross access will be required.	Info Only
67	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
68	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
69	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. 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	Info Only

		County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	
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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
Buffers and CPTED	Maya Athanas (407) 665-7388
Building Division	Jay Hamm (407) 665-7468
Comprehensive Planning	Maya Athanas (407) 665-7388
Environmental - Impact Analysis	Becky Noggle (407) 665-2143
Environmental Services	James Van Alstine (407) 665-2014
Natural Resources	Sarah Harttung (407) 665-7391
Planning and Development	Tiffany Owens (407) 665-7354
Public Safety - Fire Marshal	Brenda Paz (407) 665-7061
Public Works - Engineering	Jim Potter (407) 665-5764
Public Works - Impact Analysis	William Wharton (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

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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