

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	THE HAUS & CO - PRE-APPLICATION	PROJ #: 25-80000079
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/09/25	
RELATED NAMES:	EP NINOTCHKA SOTOMAYOR	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-21-32-5CG-0200-0150	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONVERT A CONVENIENCE STORE TO A RESTAURANT ON 0.65 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF E 4TH STAND S CR 419	
NO OF ACRES	0.65	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	C-2	
LOCATION	ON THE SOTUHEAST CORNER OF E 4TH ST AND S CR 419	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
NINOTCHKA SOTOMAYOR 1784 OAK GROVE CHASE DR ORLANDO FL 32820 (407) 443-2862 NINO@407HOMESFORSALE.COM		N/A

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

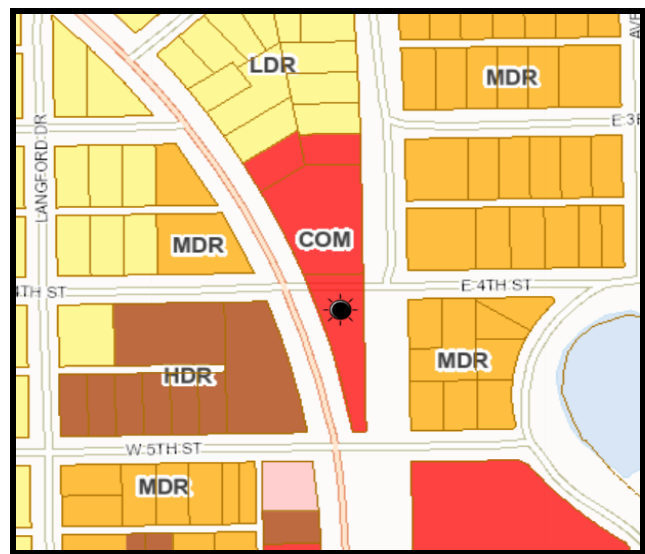
- The subject site has a Future Land Use of Commercial and C-2 (General Commercial) zoning.
- Per Sec. 30.10.7.5 (b) of the Chuluota Nonresidential Design Standards Zoning Overlay, a conversion of use from a convenience store to a restaurant shall require site plan review pursuant to Chapter 40.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	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	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
6.	Buffers and CPTED Annie Sillaway	For a complete Buffer Review for the proposed restaurant, 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
7.	Buffers and CPTED Annie Sillaway	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
8.	Buffers and CPTED Annie Sillaway	30.10.7.14 Buffers. Nonresidential developments shall be adequately buffered and well-integrated to the Flagler Trail in terms of walking, bicycle, and equestrian facilities. All buffers shall consist of thickly planted native shrubs and trees of any of the types or species specified in Exhibit B, a copy of which is attached hereto and incorporated herein by this reference. (a) County Road 419 Buffer. For those properties abutting County Road 419, a buffer abutting County Road 419 shall be established that has a minimum average width of twenty (20) feet and a minimum width of ten (10) feet. Every effort shall be made to preserve existing preferred habitat within the buffer area. In areas of the buffer that are not densely vegetated, the buffer shall be supplemented with plantings as outlined in Exhibit B of this Part to establish a minimum planting scheme	Info Only

		<p>of four (4) canopies per one hundred (100) feet, six (6) understory trees per one hundred (100) feet and a continuous hedge with a minimum height of three (3) feet at planting. Canopy and understory trees may be clustered to accent entrances or other design features of the site. (b) Buffer adjacent to Flagler Trail. For those properties abutting the Flagler Trail, a buffer abutting the Flagler Trail shall be established that has a minimum average width of fifteen (15) feet and a minimum width of ten (10) feet. The buffer shall retain native vegetation where the property is adjacent to the trail. (c) All other buffers shall be per Part 14, Chapter 30, LDC. (d) Vegetation is encouraged where no natural plant communities exist. Landscape requirements stated herein are in addition to those requirements already specified in the Land Development Code. Landscaping shall focus on the protection of natural vegetation and rely on the use of native plant materials.</p>	
9.	Building Division Jay Hamm	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
10.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
11.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
12.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
13.	Comprehensive Planning David German	Commercial (COM) Future Land Use has maximum of 0.35 floor area ratio (FAR).	Info Only
14.	Comprehensive Planning David German	COM Future Land Use allows the following uses (Policy FLU 5.3.3 Commercial): Uses D Retail sales, restaurants and commercial services; Based on this, the proposed use of Restaurant is consistent with the Future Land Use. The underlying zoning requirements will need to also be met.	Info Only
15.	Comprehensive Planning David German	Site is located in the Chuluota Design Area. Please note Policy FLU 3.1.4 Chuluota Nonresidential Design Standards as well as Exhibit FLU: Chuluota Design Area Site is located in the Econlockhatchee Protection Area (Econ Protection Area). Please note Policy FLU 2.2.6 Econlockhatchee River Basin Protection	Info Only

16.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority to service it. No review required.	Info Only
17.	Environmental Services James Van Alstine	A grease trap may be required to be installed on the sewer/septic line due to the proposed restaurant use.	Info Only
18.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
19.	Natural Resources Sarah Harttung	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
20.	Natural Resources Sarah Harttung	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
21.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources Sarah Harttung	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
24.	Natural Resources Sarah Harttung	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)	Info Only

		to one (1) toward meeting the total replacement requirement.	
25.	Natural Resources Sarah Harttung	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
26.	Natural Resources Sarah Harttung	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
27.	Natural Resources Sarah Harttung	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
28.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
29.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
30.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.4 Applicability. Except as specifically stated herein, the design standards contained in this Part apply to all nonresidential development located within the district. Nonresidential development is defined as office uses and commercial uses, including all uses permitted in a C-2 zoning district (LDC Section 5.2). Office uses include insurance agents, real estate agents, architects, engineers, medical, dentists, attorneys, accountants, bookkeepers, auditors, and other similar office uses. Not included in the definition of nonresidential development are single-family and multi-family residences, houses of worship, schools, nurseries, kindergartens, public utility structures, hospitals, nursing homes, assisted living facilities, and A-1 uses.	Info Only
31.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.2 (c) The purpose and intent of the Chuluota Nonresidential Design Standards Zoning Overlay is to establish a design	Info Only

		review process and provide the framework necessary to guide new nonresidential development and redevelopment of properties and buildings within the Chuluota nonresidential design district. Per Sec. 30.10.7.2 (d) The design standards are intended to protect the rural character traditionally found within the Chuluota area and to provide guidance to County staff and property owners in fulfilling this objective. This Part is intended to designate a design review area, delegate and assign certain authority and establish oversight, review and enforcement procedures.	
32.	Planning and Development Annie Sillaway	Per Sec. 30.10.7.5 (b) A conversion of use from a convenience store to a restaurant shall require site plan review pursuant to Chapter 40 Site Plan review. The Applicant will be required to submit for site plan review for the conversion of use from a convenience store to a restaurant.	Info Only
33.	Planning and Development Annie Sillaway	The subject site is within the Chuluota Nonresidential Design Standards Zoning Overlay and the Scenic Corridor Overlay.	Info Only
34.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.5 (a) Exemptions; conversion of use. The following activities are exempt from the provisions of this Part and may occur on the property notwithstanding any prohibition against the extension or enlargement of a nonconforming building or structure that may be set forth in Section 30.10.1(b). (1) Additions to, structural alterations of, or expansions of existing buildings, if the estimated construction cost of the addition or expansion is less than fifty (50) percent of the then current value of the existing building (based on best available data, as determined by the Development Services Director, or designee); provided, however, that buildings existing as of the effective date of this Part shall not be required to comply with the provisions of subsections 30.10.7.13(a) through 30.10.7.13(c). (2) Routine maintenance; and (3) Replacement of like materials.	Info Only
35.	Planning and Development Annie Sillaway	Per Sec. 30.10.7.7 Accessory uses. In addition to the accessory uses permitted by a property's underlying zoning classification, the accessory uses set forth in this Section are permitted in the district provided that the construction of such uses is compatible with the architectural style that this Part may or may not require of the other structures located upon the property. For purposes of this Section, compatibility shall be determined by roof	Info Only

		<p>design, colors, materials, finishes, and scale. (a) Dumpsters and recyclable drop-off enclosures. (b) Accessory buildings and stand-alone canopies or stand-alone shelters. Provided, however, that such accessory buildings, canopies or shelters that are two hundred (200) square feet or greater in size shall be designed to comply with the architectural provisions of this Part while accessory buildings, canopies or shelters that are less than two hundred (200) square feet in size shall are not required to be designed to comply with the architectural provisions of this Part.</p> <p>The Applicant will be required to demonstrate at the time of site plan that any accessory uses meet Sec. 30.10.7.7.</p>	
36.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.12 Setbacks - The subject site fronts County Road 419 and the following building setbacks apply: Front: Fifty (50) feet, Side: Zero (0) feet, Rear: Twenty (20) feet.	Info Only
37.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.13 (d) - (a) No more than seventy-five (75) percent of existing trees greater than three (3) inches in diameter measured four and one-half (4) feet from the ground may be removed from the site unless the Development Services Director, or his or her designee, finds that the development of the site would be severely restricted. (b) Wet retention ponds shall be designed as amenities within the district. They shall be aesthetically pleasing. All ponds shall be accented with natural form edges and native landscaping. (c) Stormwater facilities, where feasible, shall be placed in areas that do not contain existing native vegetation. Shared retention, where feasible, is encouraged to minimize unnecessary consumption of land. Retention areas shall be encouraged to locate in areas not visible from public rights-of-way. Stormwater retention shall not be located in buffer areas adjacent to public streets. Geometric forms such as triangles and rectangles are not allowed unless the Development Review Manager determines that there is no other feasible engineering design available. Retaining walls shall be encouraged, where feasible, to preserve existing native vegetation and must be architecturally compatible with the building materials. (d) Selected landscaping shall mimic preferred habitat that may have existed in the pre-development condition.</p>	Info Only

		Additionally, no plants on the department of environmental protection prohibited list or the Florida Exotic Pest Plant Councils Category I or II lists may be used.	
38.	Planning and Development Annie Sillaway	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.	Info Only
39.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay Per Sec. 30.10.7.6 Permitted uses. Unless in conflict with the provisions of this Part, properties within the district retain all uses provided for by the properties underlying zoning classification.	Info Only
40.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay Per Sec. 30.10.7.9 Application; required submittals.</p> <p>(a) Applicants for development approval, site plan approval or building permit approval within the district shall, in addition to providing all information required by the Land Development Code, unless waived by the Development Services Director, or designee, include within their application plans package the following information:</p> <p>(1) A statement of the general details of the proposed development.</p> <p>(2) A property survey.</p> <p>(3) A landscape survey (including canopy, scrub masses, grasslands and an overall assessment of natural vegetation cover). The landscape survey shall be in accordance with Section 60.10(b), LDC.</p> <p>(4) Certified engineering drawings.</p> <p>(5) A complete site plan of the property indicating the locations of all structures and buildings, required yards, required parking, surface drive areas, loading spaces, stacking spaces, landscape areas (both perimeter and interior), dumpsters, exterior mechanical equipment, storm drainage retention areas, and all natural landforms including scrub limits and trees three (3) inches or DBH (diameter at breast height), by species and caliper (both to be removed and to be retained), signs and any other necessary details required for review (scale required: One (1) inch = twenty (20) feet).</p> <p>(6) Architectural elevations.</p> <p>(7) A clear and detailed description of all</p>	Info Only

		<p>proposed construction and installation of signs.</p> <p>(8) All elevations of proposed construction (scale required: One and one-eighth (?) inches = one (1) foot).</p> <p>(9) Wall sections (scale required: three-fourths () inches = one (1) foot).</p> <p>(10) Paint colors and locations (including paint chips or samples).</p> <p>(11) Photographs of the existing structure (pre-construction) and all adjacent structures.</p> <p>(12) Details indicating the following (scale required: one and one-half (1) inches = one (1) foot):</p> <ul style="list-style-type: none"> a. Windows, shutters and shutter hardware. b. Doors, hinges and hardware. c. Light fixtures. d. Gutters and downspouts. e. Exterior surfaces, materials and textures. f. Chimneys. g. Roofing. h. Air conditioning equipment and above ground fuel tanks. i. Electric meters and service risers. j. Satellite dish antennas. k. Exterior porches, landings, stairs, ramps, railings and banisters. l. Fences and walls (height, materials and colors). m. Walks and drive surface materials. n. Patios and decks. o. Other miscellaneous ornamentation. 	
41.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.15 Parking areas. The total amount of off-street parking required shall be determined in accordance with Part 11, Chapter 30 of the Land Development Code. Paved parking, if proposed, shall be provided in accordance with Section 30.10.1.6 of the Land Development Code. Where feasible, parking shall be master planned and located to the rear or side of buildings. Shared property access and cross access easements between adjacent parcels are encouraged. No more than one (1) double-loaded aisle of parking shall be located between the building and the right-of-way. A double-loaded parking aisle shall consist of one (1) driving aisle flanked on each side by rows of parking, accessed by a paved road. Interior and perimeter landscaped areas within aisles shall be dispersed so as to define aisles and limit unbroken rows of</p>	Info Only

		<p>parking to a maximum of one hundred (100) feet. Each landscape break shall be a minimum of two hundred (200) square feet in area, exclusive of curbs and/or pavement. Parking lots shall be landscaped extensively, with a focus on the use of native plant materials. Clusters of natural vegetation are encouraged in the center of parking areas. Parking areas shall also be buffered from the CR 419 corridor.</p>	
42.	<p>Planning and Development Annie Sillaway</p>	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.16 Sidewalks. Sidewalks shall be provided on all projects requiring approval under this Part. Sidewalks shall be integrated into natural vegetation and landforms along the CR 419 corridor. Sidewalks shall be designed to meander and take natural forms and curves, however, straight sidewalks may be approved if required due to the nature and characteristics of the particular parcel or for safety purposes. Internal five-foot wide sidewalks shall be permitted to connect different clusters within the nonresidential development. Sidewalks shall connect and extend to the primary entrance of a given building. Continuous or uninterrupted walkways connecting individual buildings within the cluster are encouraged. Walkways shall be constructed of durable and all weather materials. A durable all weather surface shall mean an improved surface of concrete, brick, asphalt, or other permanent dust free surfaces, but shall not include wood chips, mulch, or other materials subject to decay. Sidewalk systems shall also connect to neighboring public spaces or properties, such as open spaces and trails in order to achieve an integrated network within the district. Sidewalk ramps may be required. All sidewalks shall comply with the requirements of the Americans with Disabilities Act. Simple stamped concrete or asphalt paving are the preferred materials for sidewalks.</p> <p>The Applicant will be required to demonstrate that they meet the sidewalk requirements under Sec. 30.10.7.16 at the time of site plan review.</p>	Info Only
43.	<p>Planning and Development Annie Sillaway</p>	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.17 Crosswalks. Where sidewalks cross driveways or parking areas, decorative crosswalks utilizing pavers (or similar material such as stamped concrete or asphalt) and environmental curb/concrete band shall be used to accentuate the crossings. Muted or natural colors specified in Section 30.10.7.25, "Color scheme",</p>	Info Only

		shall be the standard for paving finishes. Pedestrian crossing signs may be required.	
44.	Planning and Development Annie Sillaway	Fences and entrance features. (a) Fence and entrance features shall be simple and traditional in their design, and constructed of wood or wood like materials. Only muted or natural colors (refer to Section 30.10.7.25) and materials shall be permitted. Extensive monotonous sections of fences shall be avoided by having breaks, incorporating landscaping and other natural features. (b) A four-foot high simple wood or wood-like fence shall be required facing the CR 419 corridor and adjacent to the trail, except as provided in subsection (d)(c) In the case of nonresidential property abutting residential property, compliance with Part 14, Chapter 30 shall be required. If a wall is required, it shall be in accordance with the color scheme of the principal structure. (d) Nonresidential properties that abut the trail shall install a four-foot high fence where adjacent to the trail. The color scheme of the fence shall be in accordance with the color scheme of the principal structure. The Development Services Director, or designee, may waive the requirement for the fence adjacent to the trail if a natural vegetated buffer exists that is in compliance with the buffer requirements required by this Part.(e)The entrances to all properties shall not exceed twenty-four (24) feet in width. (f) Entrance features to trails and other public facilities shall be integrated into fences and gateways of the nonresidential clusters within the district.(g)The County shall encourage interconnections between properties where appropriate.	Info Only
45.	Planning and Development Annie Sillaway	At the time of site plan review the Applicant would need to demonstrate that they are meeting the requirements under Sec. 30.10.7.21 Service areas. All service areas and mechanical equipment (ground or roof), including, but not limited to, air conditioning condensers, heating units, electric meters, satellite dishes, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays and refilling areas shall be screened so that they are not visible from any public right-of-way. The screen shall consist of a solid wall, facade, parapet or other similar screening material which is architecturally compatible and consistent with the associated building. If landscaping is utilized, then the plantings must be high enough within one (1) year of planting to provide the required screening.	Info Only

46.	Planning and Development Annie Sillaway	<p>At the time of site plan review, the Applicant would need to demonstrate that the Handicapped access meets the architectural style.</p> <p>Per Sec. 30.10.7.30 Handicapped access. All new construction shall comply with accessibility requirements. Ramps, railings and other structural elements required for this purpose shall be designed to reflect the architectural style indicated in the standards and shall be subtly integrated into the building and site design.</p>	Info Only
47.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.31 Signage. In addition to any other requirements in the Land Development Code regarding signs, the following standards shall apply within the district: (a) Signs shall be located on the flat, unadorned parts of a facade, including above doors or windows. (b) Square or rectangular flush mounted signs are encouraged. Highly ornate signs, such as those with bright colors or extensive detailing, are discouraged. (c) Signs shall be designed to not interfere with safe driving sight distance requirements as set forth in the LDC. (d) All signs shall be coordinated with the building design in height, size, materials and color, so as to provide a unified appearance. (e) Two (2) types of signs, in any combination of wall, window or ground, and otherwise consistent with the terms of this Part and the Land Development Code, shall be allowed per storefront. (f) Illuminated signs located within five hundred (500) feet of a residential land use designation or residential zoning classification and which are visible from the residential property shall be turned off no later than 10:00 p.m. and shall remain off until 6:00 a.m. the following morning, unless exempted from this requirement by the Development Services Director, or designee, upon the recommendation of the Seminole County Sheriff's Office based on a consideration of safety to citizens or property. Emergency medical facilities shall be exempt from this requirement. (g) One (1) sign wholly independent of any building for support may be allowed per property, provided that the subject of the sign relates to either the identity of the business or the activity carried on in the structure on the same property as the sign. Such a sign shall be referred to herein as a "ground" sign. (h) Corner buildings shall be allowed two (2) types of signs, in any combination of wall, window or ground, and otherwise consistent with the terms of this Part and</p>	Info Only

		<p>the Land Development Code, per street frontage. (i) Signs shall be parallel or perpendicular to the building facade. (j) No internally lighted signs (internally lighted means receiving illumination from within the sign), including neon signs, shall be allowed on the exterior of the building. No neon accent lighting of buildings or structures shall be allowed. (k) Sign lettering shall meet the following size limitations: (1) For storefronts thirty (30) feet or less, the maximum letter height is six (6) inches. (2) For storefronts between thirty (30) and sixty (60) feet, the maximum letter height is nine (9) inches. (3) For storefronts sixty (60) feet or greater, the maximum letter height is twelve (12) inches.</p>	
48.	Planning and Development Annie Sillaway	<p>Any newly proposed building would be required to conform to Sec. 30.10.7.11 Building size; building placement; height. (a) Although these standards do not mandate a particular prototype, cluster designs are encouraged. Concentrating or grouping buildings on the areas of the site best suited for development allows the remaining land to be left undisturbed, thereby preserving the natural setting. (b) Each building located upon a parcel shall not exceed five thousand (5,000) square feet of floor area. Smaller buildings are encouraged and may be connected by covered walkways. The maximum permissible FAR is thirty-five one hundredths (0.35). The maximum building height is thirty-five (35) feet.</p>	Info Only
49.	Planning and Development Annie Sillaway	<p>During site plan review the Applicant will be required to demonstrate the parking requirements under Sec. 30.10.7.15 Parking areas.</p> <p>The total amount of required off-street parking shall be determined in accordance with Part 11, Chapter 30 of the Land Development Code. Paved parking, if proposed, shall be provided in accordance with</p> <p>Section 30.10.1.6 of the Land Development Code. Where feasible, parking shall be master planned and located to the rear or side of buildings. Shared property access and cross access easements between adjacent parcels are encouraged. No more than one (1) double-loaded aisle of parking shall be located between the building and the right-of-way. A double-loaded parking aisle shall consist of one (1) driving aisle flanked on each side by rows of parking, accessed by a paved road. Interior and perimeter landscaped areas within aisles shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of one hundred (100) feet.</p>	Info Only

		<p>Each landscape break shall be a minimum of two hundred (200) square feet in area, exclusive of curbs and/or pavement. Parking lots shall be landscaped extensively, with a focus on the use of native plant materials. Clusters of natural vegetation are encouraged in the center of parking areas. Parking areas shall also be buffered from the CR 419 corridor.</p> <p>Off street parking under Chapter 30, Part 11 states the minimum parking requirements for a restaurant are: Food and Beverage (free-standing): 5 spaces/ 1,000 sq. ft.</p>	
50.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zoning Overlay Per Sec. 30.10.7.18 Pedestrian walk lights.</p> <p>If pedestrian walk lights are provided, high-pressure sodium lamps on twelve (12) foot cast-concrete, cast-iron or steel poles shall be the standard for all nonresidential development within the district. Lighting fixtures shall be designed to reduce spill lighting. Walk lights shall be positioned three (3) feet back from the sidewalk and fitted with solar cells for nighttime activation. If provided, pedestrian lights shall be installed in clusters at approximately sixty (60) feet on center along walkways within the development. Down lighting fixtures are standard unless the Development Services Director, or designee, after consultation with the sheriff's office, determines that such fixtures are inadequate to address site specific lighting issues including, but not limited to, safety. Pedestrian lighting shall be turned off no later than 10:00 p.m. and shall remain off until 6:00 a.m. the following morning, unless exempted from this requirement by the Development Services Director, or designee, upon the recommendation of the Seminole County Sheriff's Office based on a consideration of safety to citizens or property. After operating hours, only security lighting shall be utilized on-site.</p>	Info Only
51.	Planning and Development Annie Sillaway	<p>During site plan review the parking requirements would be required to conform to Sec. 30.10.7.19 Site furnishings.</p> <p>(a) Site furnishings include benches, bicycle racks, trash receptacles, newspaper racks, shopping cart corrals and other similar features. All site furnishings shall be compatible with the architectural style of the project, and, if located within a planned development, consistent with a uniform program</p>	Info Only

		<p>established for all properties within the development. Unless the Development Services Director determines that it is unnecessary or impracticable, all site furnishings shall be anchored to the ground. All site furnishings shall use color schemes specified in Section 30.10.7.25.</p> <p>(b) All benches, if provided, shall be made of wood or wood-like materials (cypress look and teakwood look are preferred), decorated with simple or rustic detailing and finished with surfaces designed to be durable. Benches shall be installed at locations where pedestrians are likely to gather.</p> <p>(c) Wooden or wood-like trash receptacles, of a rectangular section, with simple detailing shall be installed at seating and easement areas near busy routes.</p> <p>(d) Bicycle racks constructed of metal and coated with a resistant vinyl finish shall be sited appropriately to complement the trails, recreation facilities and other open spaces where pedestrians are likely to gather. Clusters of natural vegetation shall screen bicycle racks. Reverse U-type racks are preferred.</p> <p>(e) Newspaper kiosks, if provided, shall be designed to allow multiple publications. Individual kiosks are not permitted. The location shall be determined during the development review process.</p> <p>(f) Bollards, if provided, shall be either cylindrical or of a rectangular section and made from wood or wood type material. Bollards, wherever possible, shall be co-located to function as a hitching post. The height to width ratio shall be four (4) feet to four (4) inches or six (6) inches. The Development Review Manager may require the use.</p>	
52.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standard Overlay District, Sec. 30.10.7.22 Building style. All new nonresidential development shall be harmonious with the pattern, proportions and materials of surrounding rural structures consistent with the provisions of this Part. Buildings shall be either single story, one and one-half (1½) stories, or two (2) stories. Roofs shall be hip or use gables. Flat roofs with a raised parapet are allowed. Generally all buildings shall have a simple frame detailing. All buildings and site features shall be ADA compliant.</p>	Info Only

53.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zoning Overlay - Sec. 30.10.7.23 Design and scale. Full architectural finishing details such as moldings and window trim shall be required on all sides of buildings and accessory structures, regardless of visibility from the CR 419 corridor. Rear sides of buildings shall be neighborhood friendly and facilitate trail and neighborhood pedestrian access as may be appropriate. Large scale big box proportions shall be overcome by providing variations in the roofline and wall planes (extrusions) and through the addition of cupolas, arches, covered walkways, porticos and any other features that may be appropriate to the building or cluster in question.	Info Only
54.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zoning Overlay Sec. 30.10.7.24 Exterior building materials. All new nonresidential development shall have all exterior surfaces constructed in a manner set forth in this Section. The intent of this Section is to regulate the aesthetic, architectural design of buildings rather than the structural materials used in constructing a building. Brick, stucco, or wood-type construction shall be the standard exterior facade material for all new nonresidential development and redevelopment in the district. Exterior building materials shall consist of, or accurately resemble, horizontal or vertical "board and batten" wood siding, stucco patterns or brick. Alternative exterior building materials shall include dark red colored brick.	Info Only
55.	Planning and Development Annie Sillaway	At the time of site plan review the Applicant would need to demonstrate that they are meeting the color scheme under Sec. 30.10.7.25 Color scheme. Building exteriors shall remain natural (unpainted wood or brick) or be painted in muted, complementary natural colors. Muted, complementary natural colors consist of low intensity colors that predominantly exist in nature. Muted stains and varnish are also allowed. For example, toned down or lower intensity shades such as, but not limited to, green, brown or blue are allowed. No building or structure shall exhibit more than three (3) colors. Wood trim, rafters, eaves, corner trim, window trim, brackets, fences and other supporting components shall also be painted in complimentary natural colors. Standing seam metal roofs shall remain natural and unpainted unless the paint has been factory integrated into the metal roof material. For example, powder-coated metal roofs in muted, complementary natural colors are allowed. Buildings	Info Only

		sharing the same frontage in a particular cluster shall have slight variations in their color schemes to avoid monotony. No fluorescent or neon colors are allowed.	
56.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zoning Overlay Sec. 30.10.7.26 Roof design and construction. (a) Sloped, hip or gable tin roofs shall be allowed. Buildings and structures shall incorporate sloped roofs with a minimum slope of 8:12. All roofs shall be encouraged to display rafter ends. Portions of roofs may be flat to create variety in design. Where flat roofs are integrated into predominantly sloping roof structures, the top shall be finished with a simple raised parapet. The parapet may also function as a building sign. Unusual, undulating roof lines or crenellated/saw-toothed or battlement type parapets are not allowed.</p> <p>(b) All roof materials shall be made of metal shingles, corrugated metal sheet, V-crimp metal sheet, standing seam metal sheet, or wood or wood-like shingles.</p> <p>(c) All mechanical equipment and appurtenances placed on the roof shall be screened in accordance Section 30.10.7.21, above.</p>	Info Only
57.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.27 Doors. (a) Entries recessed from the main facade or covered by a porch are preferred. A central front entry is preferred. Main entrance doors shall be glazed (have glass area). Glazing shall range between thirty (30) percent and eighty (80) percent of the total door area. Door openings shall be proportioned by a minimum of one and one-half (1½) feet of vertical height for every one (1) foot of horizontal width. Applicants shall provide a summary of percentages of openings. Acceptable door materials include wood, painted steel, painted aluminum, and fiberglass. Service doors and emergency exits shall not be required to be glazed. Solid glass doors, unpainted aluminum, unpainted steel or plastic doors are not allowed. Doors shall be neutral and painted or finished in muted or natural colors as set forth in Section 30.10.7.25. (b) Doors should be accessible to the street side of the building as well as address the primary parking area, the trail network and other recreational facilities. Doors may be symmetrical or asymmetrical to the facade.</p>	Info Only
58.	Planning and	Chuluota nonresidential Design Standards Zoning	Info Only

	Development Annie Sillaway	<p>Overlay, Sec. 30.10.7.28 Windows.</p> <p>(a) False or real windows shall be provided on all elevations in sufficient size and number to complement the proportions of the building. Windows shall have a vertical expression, be located at regular intervals not more than ten (10) feet apart on the facade, be double hung sash two-over-two, two-over-one, three-over-one, four-over-one, six, six-over-one, or eight-over-one. Window openings shall be proportioned by a minimum of one and one-half (1½) feet of vertical height for every one (1) foot of horizontal width. Secondary windows situated on the sides or rear of the building, in a clerestory with lower windows, or in the gables may have a proportion of one (1) foot of vertical height for every one (1) foot of horizontal width, provided that such windows are divided with fixed or false mullions on the exterior.</p> <p>(b) Transom windows shall be required on parapet type buildings. Commercial storefronts shall have a transparency (glass area) ranging from forty (40) percent to sixty-five (65) percent of the total ground floor facade area. Calculations of the window door to building face ratios shall be required in the application submittal.</p> <p>(c) Windows shall appear to be casement or double-hung. The use of fixed glass and/or false exterior mullions shall be permitted. For windows with shutters, the shutter dimensions shall be appropriately scaled to the window so as to give the appearance of operable shutters. If the shutters are used to create verticality, the shutters shall not be required to provide the appropriate vertical dimension to fully cover the height of the window. Windows shall incorporate a minimum sill and side facing of four (4) inches. Window hoods and lintel facings shall be a minimum of five (5) inches, finished with a simple cornice trim. The acceptable window materials include wood (or wood-like), painted steel, and painted aluminum. Window frames shall be painted in muted or natural colors as set forth in Section 30.10.7.25.</p>	
59.	Planning and Development Annie Sillaway	<p>At the time of site plan review the Applicant would be required to demonstrate if awnings are provided, they meet Sec. 30.10.7.29 Awnings.</p> <p>Awnings, if provided, shall be sensitive to the</p>	Info Only

		<p>building height, size, materials and color. Awnings shall be solid, neutral in color and no more than one (1) color shall be permissible on any given awning. Internally illuminated awnings are prohibited. The use of closed shutters, three-sided fabric awnings, spandrel glass, or other appropriate vernacular architectural features shall be permitted to achieve the vertical look. Flat or fixed canopies or entry covers are encouraged on commercial/parapet type buildings. Fabric awnings shall be allowed where the building is designed with adequate wall space to accommodate the awning. Both awning and flat canopy treatments are acceptable as long as they are uniformly applied to the same building. Stretch awnings on curved aluminum frames are not allowed. Back lighted awnings with plastic fabric are prohibited.</p>	
60.	<p>Planning and Development Annie Sillaway</p>	<p>Chuluota Nonresidential Design Standards Zoning Overlay Sec. 30.10.7.31 Signage. In addition to any other requirements in the Land Development Code regarding signs, the following standards shall apply within the district:</p> <p>(a) Signs shall be located on the flat, unadorned parts of a facade, including above doors or windows.</p> <p>(b) Square or rectangular flush mounted signs are encouraged. Highly ornate signs, such as those with bright colors or extensive detailing, are discouraged.</p> <p>(c) Signs shall be designed to not interfere with safe driving sight distance requirements as set forth in the LDC.</p> <p>(d) All signs shall be coordinated with the building design in height, size, materials and color, so as to provide a unified appearance.</p> <p>(e) Two (2) types of signs, in any combination of wall, window or ground, and otherwise consistent with the terms of this Part and the Land Development Code, shall be allowed per storefront.</p> <p>(f) Illuminated signs located within five hundred (500) feet of a residential land use designation or residential zoning classification and which are visible from the residential property shall be turned off no later than 10:00 p.m. and shall remain off until 6:00 a.m. the following morning, unless exempted from this requirement by the Development Services</p>	Info Only

		<p>Director, or designee, upon the recommendation of the Seminole County Sheriff's Office based on a consideration of safety to citizens or property. Emergency medical facilities shall be exempt from this requirement.</p> <p>(g) One (1) sign wholly independent of any building for support may be allowed per property, provided that the subject of the sign relates to either the identity of the business or the activity carried on in the structure on the same property as the sign. Such a sign shall be referred to herein as a "ground" sign.</p> <p>(h) Corner buildings shall be allowed two (2) types of signs, in any combination of wall, window or ground, and otherwise consistent with the terms of this Part and the Land Development Code, per street frontage.</p> <p>(i) Signs shall be parallel or perpendicular to the building facade.</p> <p>(j) No internally lighted signs (internally lighted means receiving illumination from within the sign), including neon signs, shall be allowed on the exterior of the building. No neon accent lighting of buildings or structures shall be allowed.</p> <p>(k) Sign lettering shall meet the following size limitations:</p> <ul style="list-style-type: none"> (1) For storefronts thirty (30) feet or less, the maximum letter height is six (6) inches. (2) For storefronts between thirty (30) and sixty (60) feet, the maximum letter height is nine (9) inches. (3) For storefronts sixty (60) feet or greater, the maximum letter height is twelve (12) inches. <p>(l) Wall signs. The maximum size (expressed in square feet) of wall signs for single-occupant buildings or buildings within a cluster shall be calculated by multiplying the building front footage by one and one-half (1½) feet. Symbols, images, or logos shall also be included in the height and area calculations established. Wall signs shall be designed as an integral architectural feature of the structure. Placement of signs on a building shall not obscure or conflict with awnings, canopies, windows, cornices or</p>	
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		<p>other similar architectural details.</p> <p>(m) Window signs. Text or an image (logo) applied or hand painted to the inside of the storefront glass is permitted. These signs shall not occupy more than twenty-five (25) percent of available glass area. The sign shall not be a visual obstruction to the display or inside of the building. Neon signs are not allowed on the exterior or immediately behind the storefront window glass. Second story businesses shall be allowed a second story window sign, on an individual case basis. These signs shall not occupy more than twenty-five (25) percent of available window area.</p> <p>(n) Ground signs. Ground signs shall be designed in the local vernacular style, consistent with the principal building. Only wood or wood-like panel signs are permitted. Ground signs shall be limited to thirty-six (36) square feet in area and six (6) feet in height. Placement of ground signs shall not obscure vehicular vision or conflict with the predominant rural character and landscape of the district.</p> <p>(o) Prohibited signs. The following sign types are prohibited in the district:</p> <ol style="list-style-type: none"> (1) Blinking lights, changeable message boards and electronic message signs. (2) Reverse illuminated (receive light from an internal source) plastic signs. (3) Reader boards and information displays. (4) Neon signs and changeable copy signs. Neon signs and internally lit signs are permitted inside a structure, however, cannot be located within five (5) feet of a window or in such a fashion as to be visible from the exterior of the building. (5) Ground signs constructed at an angle with the horizontal plane. (6) Pole signs, whether single-faced or double-faced. Pole signs are defined as signs supported by poles, uprights, or braces which are not concealed in an upright base but are permanently placed on or in the ground and are wholly independent of any building for support. 	
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		(7) Billboards, unless permitted by the underlying zoning classification for a particular property on the effective date of this Part.	
61.	Planning and Development Annie Sillaway	The subject site is within the Scenic Corridor Overlay and the Chuluota Nonresidential Design Standards Zoning Overlay. In the event of a conflict between the provisions of this Part and one or more provisions of the Land Development Code, then the provisions of the Chuluota Nonresidential Design Standards Zoning Overlay. Per Sec. 30.10.7.33 Conflicts. The provisions of this Part are in addition to and supplement the other provisions of the Land Development Code. In the event of a conflict between the provisions of this Part and one (1) or more provisions of the Land Development Code, then the provisions of this Part shall govern.	Info Only
62.	Planning and Development Annie Sillaway	<p>At the time of site plan review, the Applicant will be required to demonstrate that they are meeting the minimum bicycle parking standards, per Sec. 30.11.7.3</p> <p>(a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required.</p> <p>(1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors.</p> <p>(2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.</p> <p>Minimum bicycle parking requirements are:</p>	Info Only

		Restaurant (free-standing) Long-term: 1:25,000sf and Short-term: 1:7,500 sf (minimum 4).	
63.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
64.	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
65.	Public Safety - Fire Marshal Matthew Maywald	Any building modifications shall require the appropriate building permits to alter/change the use of the structure and/or to build new structures.	Info Only
66.	Public Works - Engineering Jim Potter	The proposed project is located within the Big Econlockhatchee drainage basin.	Info Only
67.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
68.	Public Works - Engineering Jim Potter	Based on a preliminary review, at a minimum, the site was developed prior to stormwater regulations. The site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. Any new impervious will have to be addressed.	Info Only
69.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally south.	Info Only
70.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to the CR 419 drainage system.	Info Only
71.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
72.	Public Works - Engineering Jim Potter	There is a large portion of the parking lot that is actually County right-of-way (ROW). The driveway will have to be reduced to a 24' driveway and the remained of the pavement in the ROW will have to be removed.	Info Only
73.	Public Works - Engineering Jim Potter	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken	Info Only

		sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	
74.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project if the trip generation for the proposed uses generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. 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 Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu