

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

PROJECT NAME:	SANFORD W 46 LLC - PRE-APPLICATION	PROJ #: 25-80000016
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/10/25	
RELATED NAMES:	EP EVAN FUTCH	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO SUB DIVIDE THE PROPERTY FOR TWO COMMERCIAL OUTPARCELS ON 5.17 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME DR	
NO OF ACRES	5.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER O	
LOCATION PART 2	F W SR 46 AND HARVEST TIM	
LOCATION PART 3	E DR	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
BRYAN SCHULTZ SANFORD W 46 LLC 6414 MONTCLAIR BLUFF LN WINDERMERE FL 34786 (813) 760-2621 B.SCHULTZ@OCEANBLEUGROUP.COM	EVAN FUTCH AVID/MCADAMS 1337 S INTERNATIONAL PKWY STE 1311 LAKE MARY FL 32746 (407) 248-0505 EVAN.FUTCH@AVIDGROUP.COM	

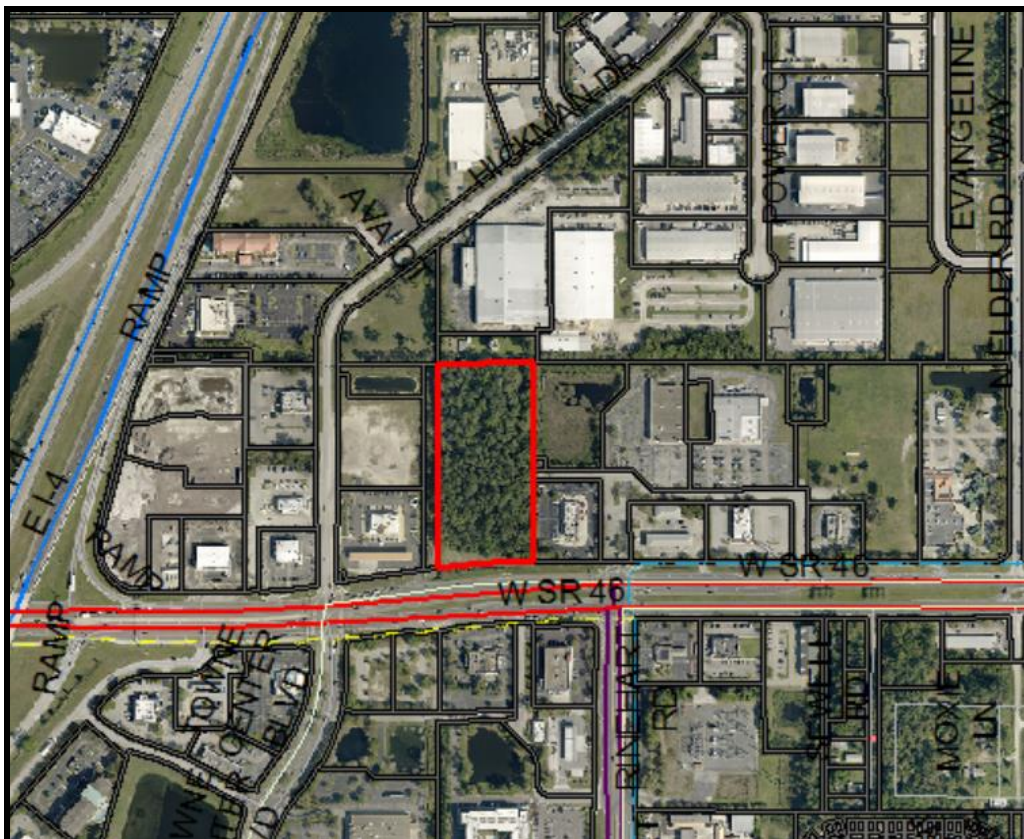
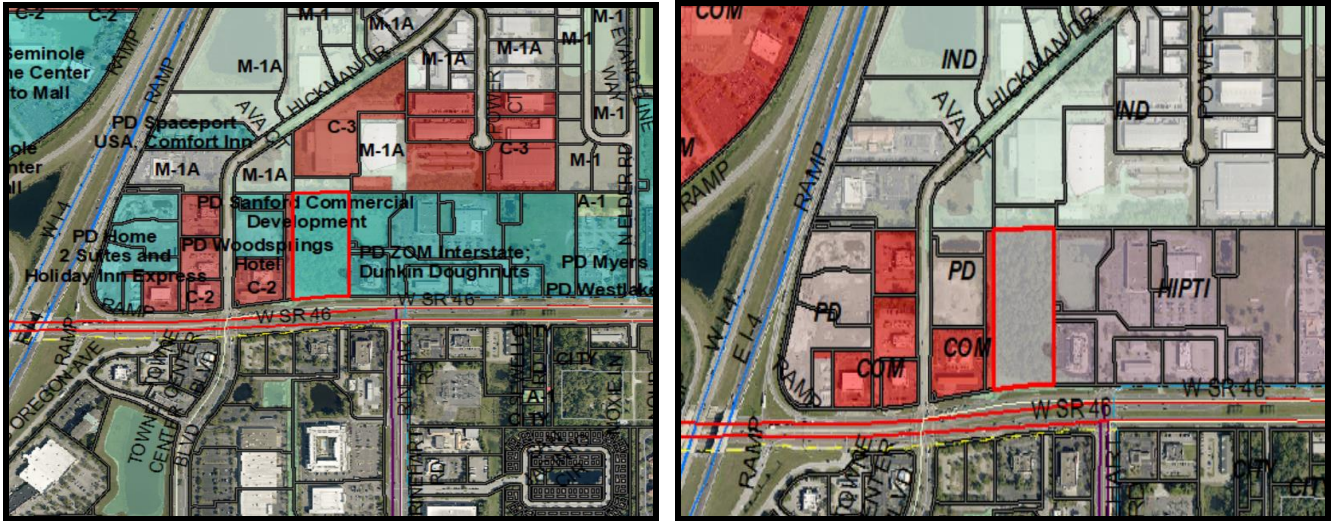
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject site has a Higher Intensity Planned Development Future Land Use and a PD (Planned Development) zoning classification.
- A cross access easement agreement between the proposed site to be developed and the adjacent parcel #28-19-30-5NQ-0C00-0000 (Owner: Sunplex Seminole Crossing, LLC) shall be entered into at the time of the Final Development Plan.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	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	Buffer requirements are: North: No buffer, South: Twenty-five (25) feet based on the Development Order requirements, East: No buffer and West: 0.1 opacity - Ten (10) foot buffer width. A more detailed buffer requirements regarding opacity, and buffer width will be required to be provided at the time of the Final Development Plan.	Info Only
4.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED	Due to overhead utility lines along State Road 46, the Applicant is only permitted to use Plant Group C (height restricted plants) limiting only understory trees and shrubs.	Info Only
6.	Buffers and CPTED	Buffers can overlap into a retention area.	Info Only
7.	Buffers and CPTED	Parking lot landscaping will be required in accordance with Sec. 30.10.11.5 (a-e) Parking Areas.	Info Only
8.	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
9.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
10.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
11.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
12.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
13.	Comprehensive Planning	The subject property has a Higher Intensity Planned Development (HIP-TI) Future Land Use Designation. All development must comply with the FLU designation.	Info Only

14.	Comprehensive Planning	The subject property is located in the Urban Centers and Corridors Overlay (Policy FLU 4.2.3 Comprehensive Plan). The purpose of the Overlay is to encourage phased development, infill development, and/or redevelopment of these areas into a more compact, walkable land development pattern that allows for a balance of jobs to housing and the use of multiple modes of transportation.	Info Only
15.	Comprehensive Planning	Per Policy FLU 4.2.3 Urban Centers and Corridors Overlay: Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.	Info Only
16.	Comprehensive Planning	The subject property is within the Interstate 4 High Tech Corridor (Policy FLU 4.5.4 Comprehensive Plan). The growth of high tech industries on this property is highly encouraged.	Info Only
17.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running up and down along the eastern property line of this development. A connection can be made within the adjacent Seminole County owned parcel (28-19-30-5NQ-0D00-0000) or just to the south of that within the private parcel of 28-19-30-5NQ-0C00-0000. Note that this private parcel has a blanket cross-access and utility easement over it.	Info Only
18.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an adjacent Seminole County owned parcel (28-19-30-5NQ-0D00-0000) that contains a Seminole County owned public lift station. This development has the option of connecting directly into the wet well of the lift station or to the nearby gravity 8" PVC sanitary sewer main/manhole that flows into the lift station from the southeast.	Info Only
19.	Environmental Services	This development is within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
20.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-	Info Only

		services/utilities/utilities-engineering/utility-gis-information.shtml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
21.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
22.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
23.	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, Future Land Use, FEMA, Aerials	Info Only
24.	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
25.	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
26.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only

27.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
28.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
29.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
30.	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
31.	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
32.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
33.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
34.	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
35.	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
36.	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	Info Only

		60.10(a)(2)	
37.	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
38.	Natural Resources	No subdivision or site plan 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
39.	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
40.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
41.	Planning and Development	The required building setbacks for the PD (Planned Development - Sanford Commercial Development) Zoning district is: South (facing SR 46) - Fifty (50) feet, North - Zero (0) feet, East - Ten (10) feet, West - Fifteen (15) feet.	Info Only
42.	Planning and Development	The proposed use of a drive-thru restaurant facility and car wash are permitted uses in PD (Planned Development) Zoning classification.	Info Only
43.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-	Info Only

		services/development-services/planning-development/development-processes-requirements/index.shtml	
44.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay - (Policy FLU 4.2.3), and the North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards - (Policy FLU 4.5.3).	Info Only
45.	Planning and Development	The subject property is within the SR 46 Gateway Corridor and the Developer will be required to comply with Sec. 30.10.11 in the Seminole County Land Development Code.	Info Only
46.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject uses are: Food and Beverage: 5 parking space for every 1,000 square feet, and General Business (Car Wash): First 10,000 sq. ft. - 4 spaces/1,000 sq. ft. and Above 10,000 sq. ft. 3 spaces/1,000 sq. ft.	Info Only
47.	Planning and Development	Outdoor lighting shall meet the requirements of the SCLDC Sec. 30.15.1 – Exterior Lighting Requirements.	Info Only
48.	Planning and Development	Conservation easements, are required to be dedicated to Seminole County over the wetlands, floodplain and required buffers.	Info Only
49.	Planning and Development	All project signage shall comply with the SR 46 Gateway Corridor Overlay.	Info Only
50.	Planning and Development	If the site is being subdivided, a Property Owner's Association must be created to manage all common areas and facilities.	Info Only
51.	Planning and Development	If the development is proposed to be phased, the Developer will be required to provide a phasing or staging plan at the time of the Final Development Plan.	Info Only
52.	Planning and Development	Per Condition R in the Development Order, off-street parking shall be a minimum stall size of nine (9) feet by eighteen (18) feet.	Info Only
53.	Planning and Development	A cross access easement agreement between the proposed site to be developed and the adjacent parcel #28-19-30-5NQ-0C00-0000 (Owner: Sunplex Seminole Crossing, LLC) shall be entered into at the time of the Final Development Plan.	Info Only
54.	Planning and Development	A drainage easement and berm shall be provided and shown at the time of the Final Development Plan.	Info Only
55.	Planning and Development	Unobstructed access to the stormwater tract in the rear of the subject property will be required.	Info Only
56.	Planning and Development	A topographic survey will be required at the time of the Final Development Plan to include floodplain and	Info Only

		wetland delineations.	
57.	Planning and Development	At the time of the Final Plat, a Property Owners Association shall be established for the management of all common areas and facilities.	Info Only
58.	Planning and Development	At the time of the Final Development Plan, internal lot setbacks shall be established.	Info Only
59.	Planning and Development	<p>Subdivision Process for Planned Developments (PD):</p> <ul style="list-style-type: none"> • 1st step is approval of the PD Rezone, which was approved on January 27, 2025, by the Board of County Commissioners. • 2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. • 3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP). • The 4th step is approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC and steps 2&3 are under review. • The 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review and have received their first cycle of comments. 	Info Only
60.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
61.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
62.	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
63.	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
64.	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	Info Only

		combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
65.	Public Works - Engineering	Based on FEMA FIRM Map almost the entire site appears to be within the floodplain (Zone A). Seminole County does not allow fill in the floodplain without equal volumetric compensation. The 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. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries. Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
66.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin. Lockhart-Smith Canal is located along the western boundary line of the subject property.	Info Only
67.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Basinger and Delray Fine Sands (59%), Map Unit Symbol 9, and Myakka and Eau Gallie Fine Sands (41%), Map Unit Symbol 20. Basinger and Delray Fine Sands are classified by the USDA as "Poorly Drained" and "Very Poorly Drained" soils. Basinger Fine Sands constitute 60% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 12 inches and designates the Hydrologic Soil Group as A/D. Delray Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and	Info Only

		designates the Hydrologic Soil Group as A/D. Minor Components (Malabar and Wabasso) constitute 8% of the Map Unit Composition. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. Myakka Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor Component (Pompano, flooded; and Basinger) constitutes 10% of the Map Unit Composition.	
68.	Public Works - Engineering	Based on the available one (1) foot contours the topography of the site appears to be sloping west. The highest ground elevation appears to be 27.0 feet (south/southeast section) and the lowest 20.0 feet (west section).	Info Only
69.	Public Works - Engineering	Based on the preliminary review, the site appears to have a positive outfall into the Lockhart-Smith Canal. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
70.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .	Info Only
71.	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 please visit www.sjrwmd.com .	Info Only
72.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
73.	Public Works - Engineering	The property fronts West State Road 46. Driveway access permit will be required from the State of Florida DOT (FDOT) for access on West S.R. 46. This road is functionally classified as Urban Principal Arterial Road. The proposed work in the public "right-of-way" will need	Info Only

		to be permitted through FDOT. A Traffic Circulation and Safety Analysis may be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on West S.R. 46. Please note that Tract C in the Seminole Crossings Plat (PB55 PG11) provides cross-access easement to this property.	
74.	Public Works - Engineering	A pedestrian traffic connectivity between the two proposed businesses will be required. A pedestrian traffic connectivity to the two proposed businesses from West State Road 46 may also be required. Currently, there is no pedestrian concrete sidewalk along West State Road 46; however, a connectivity with the Chick-Fil-A (east site of the subject property) may be possible.	Info Only
75.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may 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 Countys 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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 Mathanas@semiolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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