

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	SANFORD COMMERCE CENTER - PRE-APPLICATION	PROJ #: 25-80000101
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/15/25	
RELATED NAMES:	EP CADE THOMPSON	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	21-19-30-513-0000-0020	
PROJECT DESCRIPTION	PROPOSED REZONE AND SITE PLAN FOR TWO LIGHT INDUSTRIAL BUILDINGS ON 17.32 ACRES IN THE PD ZONING DISTRICT LOCATED SOUTH OF ORANGE BOULEVARD, NORTHWEST OF US HIGHWAY 17-92	
NO OF ACRES	17.32	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	SOUTH OF ORANGE BOULEVARD, NORTHWEST OF US HIGHWAY 17-92	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
KYLE CORFIELD GREENBERG GIBBONS PROPERTIES 706 GIDDINGS AVE ANNAPOLIS MD 21401 (848) 246-6008 KCORFIELD@GGCOMMERCIAL.COM	CADE THOMPSON ARCO DESIGN/BUILD 2100 S TRYON ST CHARLOTTE NC 28203 (704) 903-3607 CTHOMPSON@ARCO DB.COM	

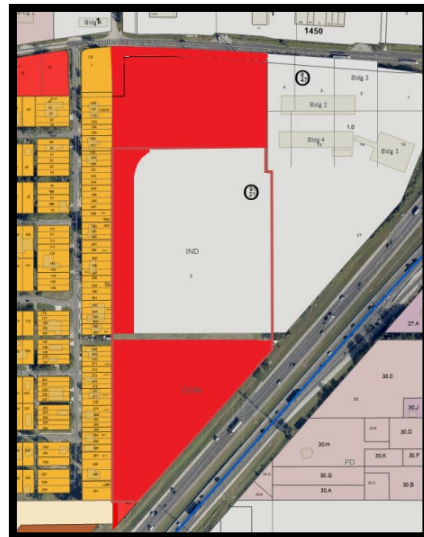
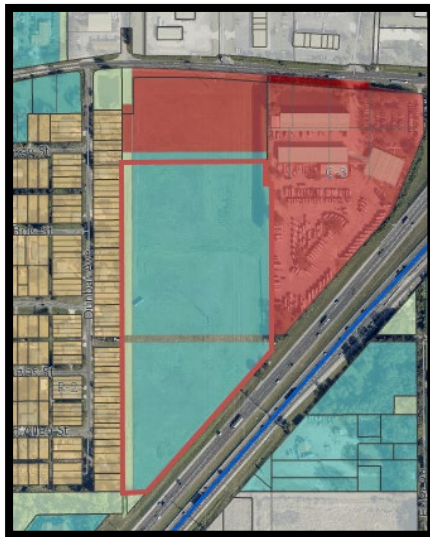
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject property has both Commercial and Industrial Future Land Use designations and is within the Orange Boulevard Property PD (Planned Development) and shall be developed in accordance with the approved PD Developer's Commitment Agreement.
- The proposed development would constitute a substantial change requiring a Small-Scale Future Land Use Amendment to Industrial and a PD Major Amendment to the Master Development Plan.
- The subject property is adjacent to a residential area, specifically the Bookertown Target Area, Seminole County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Per the approved Developers Commitment Agreement, the area between the internal access road and the west site boundary shall have a twenty-five (25) foot butter containing four (4) canopy trees per one hundred (100) feet and a six (6) foot high brink or masonry wall.	Info Only
2.	Buffers and CPTED	Due to overhead utility lines along the east portion of the property, only understory trees and shrubs may be planted.	Info Only
3.	Buffers and CPTED	<p>Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement.</p> <p>The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.</p>	Info Only
4.	Buffers and CPTED	<p>Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_ORE_PT67LASCBU </p>	Info Only
5.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
6.	Buffers and CPTED	Due to overhead utility lines along the east portion of the property, only understory trees and shrubs may be planted.	Info Only
7.	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
8.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
9.	Building Division	Standard Building permitting will apply. - Separate building permits will be required for each building, and structure (example: primary building(s), signage, dumpster enclosures, stand-alone systems, etc...).	Info Only
10.	Building Division	Complete site must meet all requirements of the Florida Accessibility Code, including but not limited to public access from ROW, parking, accessible paths throughout site, and access to each unit/ building.	Info Only
11.	Building Division	Size of buildings, depending on final design and occupancy type will require a full fire sprinkler and fire alarm system.	Info Only
12.	Comprehensive Planning	The Site has a split Future Land Use (FLU) of Industrial and Commercial.	Info Only

13.	Comprehensive Planning	<p>Since a portion of the site is Industrial Future Land Use, please see the following:</p> <p>Policy FLU 5.3.4 Industrial:</p> <p>The maximum intensity permitted in this designation is 0.65 floor area ratio.</p> <p>Uses</p> <ul style="list-style-type: none"> - Light manufacturing industry; - Distribution and terminals; <p>Special Provisions</p> <p>Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.</p> <p>Per FLU Exhibit 1 in the Comprehensive Plan; creating compatibility between Industrial development and Medium Density Residential development will require sensitive site design such as but not limited to sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials).</p>	Info Only
14.	Comprehensive Planning	<p>Site is located adjacent to residential area, please note the following:</p> <p>Policy FLU 5.4.6 Location of Employment Uses, including Industrial Uses</p> <p>The County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.</p>	Info Only
15.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
16.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is an 8" PVC potable water main stub out approximately 50 ft east of the existing partial driveway on parcel 21-19-30-513-0A00-0000.	Info Only
17.	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 gravity sewer main and manhole extending approximately 150 ft south of the	Info Only

		existing partial driveway on parcel 21-19-30-513-0A00-0000.	
18.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
19.	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-services/utilities/utilities-engineering/utility-gis-information.stml . 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. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
20.	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
21.	Planning and Development	The property is within the Orange Boulevard PD and shall be developed in accordance with the approved PD Development Order and Developer's Commitment Agreement.	Info Only
22.	Planning and Development	<p>Permitted Uses per the approved Developer's Commitment Agreement</p> <p>a. Except as provided in paragraph (c) below, permitted uses throughout the development shall be in accordance with the provisions of the C-1 and C-2 districts, including special exception uses, with the following additional uses:</p> <ul style="list-style-type: none"> o Mechanical garage o Lumber yard o Construction company with outdoor storage screened from off-site view o Highway striping company o Paint and Body shop o Office showroom with no assembly or manufacturing 	Info Only

		<ul style="list-style-type: none"> ○ Service stations with gas pumps as an accessory use b. Except as provided in paragraph (c) below, permitted uses within the area of the development designated as Industrial per the Future Land Use Map shall be in accordance with the provisions of the M-1A district, including special exception uses. c. Communications towers shall be allowed by right in the Commercial area of the site where listed as a permitted use in C-1 and C-2. Communications towers shall be allowed by right in the Industrial area of the site where listed as a permitted use in M-1A. Any communications tower which exceeds the limitations established by the Code for permitted uses shall require a major amendment to the PUD. d. The following uses shall be prohibited within the development: <ul style="list-style-type: none"> ○ Adult entertainment establishments ○ Alcoholic beverage establishments ○ Drive-in theaters ○ Multi-family housing 	
23.	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
24.	Planning and Development	<p>Parking and landscaping requirements can be found in SCLDC Part 11 Chapter 30.</p> <p>Parking requirements for the subject use are: 1 space / 2 employees Plus 1 space / company vehicle</p> <p>Per the approved Developer's Commitment Agreement:</p> <ul style="list-style-type: none"> ○ All parking spaces shall be a minimum of ten (10) feet by twenty (20) feet. ○ Parking of Mobile CT-scan truck or semi-tractor trailers shall be prohibited with one hundred and twenty (120) feet of the west property line. Where permitted, such vehicles shall be screened from off-site view. 	Info Only
25.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
26.	Planning and Development	Per the approved Developers Commitment Agreement, retention areas to be counted toward the minimum twenty-five (25) percent open space requirement shall be landscaped, sodded and amenitized in accordance with the Land Development Code and retention ponds shall be designed such that they are not required to be fenced.	Info Only
27.	Planning and Development	Per the approved Developer's Commitment Agreement, development in the Industrial portion of the site shall be subject to a maximum Floor Area Ratio (F.A.R.) of 0.65.	Info Only

		<p>Other area of the site shall be limited to a maximum F.A.R. of 0.35.</p> <p>The Floor Area Ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p> <p>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.</p>	
28.	Planning and Development	<p>Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. - Screening - Per the approved Development Commitment Agreement dumpsters shall be screened so they are not visible from Orange Boulevard or the nearby single family properties.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC</p>	Info Only
29.	Planning and Development	<p>Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1. – Exterior Lighting Requirements.</p> <p>- As outlined in Condition O of the approved Development Commitment Agreement, outdoor lighting adjacent to the west property line will be limited to decorative lighting affixed to the front facade of buildings. Security lighting with motion sensors shall be permitted on any part of the site.</p> <p>- Per Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(1) – Outdoor Lighting: Light spillage Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>	Info Only
30.	Planning and Development	<p>The process for a PD Major Amendment to the Orange Boulevard Property PD is as follows:</p> <p>1st step Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range</p>	Info Only

		<p>between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. <i>(Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</i></p> <p>2nd Step is an update to the Final Development Plan, and Developer's Commitment Agreement which is approved administratively. <i>(Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</i></p> <p>3rd step is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.</p>	
31.	Planning and Development	<p><u>Community Meeting Procedures Section 30.3.5.3</u></p> <ul style="list-style-type: none"> • 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). 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. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
32.	Planning and Development	<p><u>Per SCLDC Sec. 30.441 Intent and purpose -</u></p> <ul style="list-style-type: none"> • The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. • Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. • Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource 	Info Only

areas, mixed use or transit oriented development, and infill development or redevelopment.			
33.	Planning and Development	<p><u>Per SCLDC Sec. 30.443 Review Criteria -</u></p> <ul style="list-style-type: none"> • 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 may include natural resource preservation, urban design, crime prevention, neighborhood/community amenities, and a general level of development quality. • 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. 	Info Only
34.	Planning and Development	<p><u>Sec. 30.448. - PD revisions.</u></p> <p>(a) Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly.</p>	Info Only
35.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/ur/t/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
36.	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 18.2.3.4	Info Only
37.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only

38.	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
39.	Public Safety - Fire Marshal	Type, occupancy and use of building may require fire sprinklers and fire alarm.	Info Only
40.	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
41.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 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.	Info Only
42.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
43.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
44.	Public Works - Engineering	Based on a preliminary review, there is an existing onsite drainage system. The existing drainage system will have to be reviewed and potentially revised based on the site design at final engineering.	Info Only
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only

46.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Orange Boulevard.	Info Only
47.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
48.	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
49.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
50.	Public Works - Engineering	Note that there is over 10-foot of fall across the site. Grading of long large buildings may not be reasonable with the generally high groundwater table etc. Several smaller buildings or at least step downs in the building may be required to make the grading of the site work.	Info Only
51.	Public Works - Engineering	There is an Orange Boulevard roadway and drainage project slated in next year or 2. The Roadway and drainage will be changed. Please co-ordinate with the County project to ensure that the improvements will not affect the development of the site or drainage.	Info Only
52.	Public Works - Engineering	Based on the size of the development a full traffic impact analysis will be required. Please co-ordinate with Public Works Engineering for methodology. Note that additional offsite improvements may be required.	Info Only
53.	Public Works - Impact Analysis	No Review Required. The trip generation for the Industrial buildings will not be significant. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division Review Coordinator	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Brenda Paz (407) 665-7061 bpaz@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@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