

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>FAITH OUTREACH CHURCH EXPANSION - PRE-APPLICATION</b>	<b>PROJ #: 25-80000131</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/24/25	
RELATED NAMES:	EP KEVIN CASEY	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	25-21-30-300-0310-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN ADDITION TO THE EXISTING CHURCH ON 2.89 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF GABRIELLA LAN AND TUSKAWILLA RD	
NO OF ACRES	2.89	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST CORNER OF GABRIELLA LN AND TUSKAWILLA RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JULIE YOUNGBLOOD FAITH OUTREACH CHURCH PO BOX 180205 CASSELBERRY FL 32707 (407) 405-8540 FAITHOUTREACHCHURCHCFL@GMAIL.COM	KEVIN CASEY CASEY ENGINEERING 1024 CREEKS BEND DR CASSELBERRY FL 32707 (407) 491-5944 KEVINGCASEY@GMAIL.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 a Future Land Use of Suburban Estates and an A-1 (Agriculture) zoning district.
- Based on the proposed seating increase and the additions to the existing church, the Applicant would be required to obtain a special exception.

## 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	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
5.	Building Division Phil Kersey	Standard building permitting will apply. - Each separate building, structure will require a separate permit. Example: the new portable classroom building, addition, fence/ gate systems, dumpster enclosure, etc....	Info Only
6.	Building Division Phil Kersey	The Florida Building Code, section 705 has very specific requirements for distances between buildings, on the same lot, the fire rating of the exterior walls, and allowable openings (windows/ doors) in adjacent buildings. The proposed location of the portable classroom is quite close to the existing structure (roughly 10- 15'). Secondly, there is no specific information the current buildings, and proposed temporary buildings construction type (as defined in chapter 6 of the FBC) to allow a determination on whether the location of the building would be approvable. Provide an engineer's evaluation of the current building construction type, and number/ size of openings, and the proposed temporary buildings construction type, and number/ size of openings. Plans must also clearly define specific, proposed distance between buildings.	Unresolved
7.	Building Division Phil Kersey	Site, new building and addition must be fully compliant with the Florida Accessibility Code. A code compliant, accessible path must be provided to the portable classroom building from the main building, and accessible parking spots. - A code compliant accessible entry must be provided for the entry, and egress for the portable classroom building.	Info Only
8.	Comprehensive	Future Land Use of SE (Suburban Estates). Per	Info Only

	Planning David German	Policy FLU 3.5.4 Suburban Estates: Uses a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. Based on this, a church is an allowable use in SE FLU but will need to also be consistent with underlying zoning requirements.	
9.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Additional Capacity reservation may be required.	Info Only
10.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is already connected to County water. Any new buildings will be required to connect to County water as well. The nearest connection point is an 8" PVC potable water main running along the north side of Gabriella Ln. There is also a 16" DI potable water main running along the east side of Tuskawilla Rd.	Info Only
11.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and is not already connected to County sewer. Any new and existing buildings will be required to connect to County sewer. The nearest connection point is a 6" PVC force main running along the west side of Tuskawilla Rd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
12.	Environmental Services James Van Alstine	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
13.	Environmental Services James Van Alstine	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . 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	Info Only

		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.	
14.	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
15.	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
16.	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
17.	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
18.	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
19.	Natural Resources Sarah Harttung	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
20.	Natural Resources Sarah Harttung	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of	Info Only

		the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	
21.	Natural Resources Sarah Harttung	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
22.	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
23.	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
24.	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
25.	Natural Resources Sarah Harttung	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
26.	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) to one (1) toward meeting the total replacement requirement.	Info Only
27.	Natural Resources Sarah Harttung	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
28.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning	Info Only

	Sarah Harttung	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)	
29.	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
30.	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
31.	Planning and Development Annie Sillaway	Per Sec. 30.6.17 (b) – Community Facility. A civic assembly use generally designed for and intended to serve the residents of several neighborhoods within the same approximate geographic area. Community facilities are typically designed to accommodate a larger number of people for a wider geographic area than neighborhood facilities, but are more locally focused than regional facilities, and meet the following standards: <ul style="list-style-type: none"> <li>(1) Maximum Lot Area: Ten (10) acres of developable land;</li> <li>(2) Maximum Assembly: Five hundred (500) seats or fewer in the largest assembly space;</li> <li>(3) Exceptions: An assembly facility proposed on more than ten (10) acres of developable land with fewer than five hundred (500) seats in the largest assembly space may be classified and approved as a community facility in residential zoning districts through the special exception process when the County Commission finds that the increased acreage of the development site will not have a detrimental effect on the residential character of the neighborhood and any negative impacts can be effectively mitigated.</li> </ul>	Info Only
32.	Planning and Development Annie Sillaway	<b>Assembly, Civic:</b> Not-for-profit assembly uses including community centers, meeting halls, recreation centers, clubhouses, and religious institutions. This excludes facilities operated by a property owners' association primarily for the use of its residents.	Info Only
33.	Planning and Development Annie Sillaway	Based on the proposed seating increase and the additions to the existing church, the Applicant would be required to obtain a special exception.	Info Only

34.	Planning and Development Annie Sillaway	Per Sec. 30.6.17.2 Accessory Uses. (a) In addition to otherwise permitted uses, customary accessory structures and activities are permitted, which shall include: (1) One residence for an employee or caretaker. (2) Fellowship halls and food preparation areas. (3) Office space in support of the Assembly Use. (4) Classrooms, playgrounds, and childcare facilities for use in association with assemblies but not including daycare centers, community recreation facilities, and private primary, secondary, vocational, and/or collegiate educational facilities.	Info Only
35.	Planning and Development Annie Sillaway	Per Sec. 30.6.17.3 Architectural Exceptions. Non-habitable, decorative architectural features may exceed the applicable zoning district's height limit by twenty (20) feet or fifty (50) percent of the maximum allowable height in the zoning district.	Info Only
36.	Planning and Development Annie Sillaway	Per Sec. 30.6.17.4 Alcohol Beverages. No Civic Assembly Uses may sell alcohol for on- or off-premise consumption unless approved by Board of County Commissioners as a Special Exception.	Info Only
37.	Planning and Development Annie Sillaway	<p>Per Sec. 30.6.17.5 Limited Uses and Special Exceptions.</p> <p>(a) Where a limited use permit or special exception is required for a civic assembly use, the following review criteria shall be used to determine the appropriateness of the application:</p> <p>(1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over, glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption.</p> <p>(2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or</p>	Info Only



		<p>more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways.</p> <p>(3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit. Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required.</p> <p>(4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD.</p> <p>(5) One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards:</p> <p>a. Desired Development Patterns. Assembly facilities located in residential zoning districts should function as compact, singular sites and all desired activities and required facilities (to include parking facilities, principal use buildings, and accessory use buildings) should be located on one development site consisting entirely of contiguous parcels of land, which may include property located directly across the street.</p> <p>b. Non-contiguous Parcels. Where a parcel owned or leased by the civic assembly use is not contiguous to the parcel(s) containing the principal assembly building, the use of the non-contiguous parcel(s) is limited to the following uses: occasional</p>	
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		<p>overflow parking (maximum two (2) times per week and located within a five-minute walk defined as quarter (¼) mile of continuous sidewalk), passive recreation space, playgrounds, walking trails, outdoor classrooms or seating, or reflection or meditation space.</p> <p>c. Acquisition of Land. If additional property is acquired for use by the assembly facility, an amendment to the special exception permit shall be required prior to any development on the property.</p>	
38.	Planning and Development Annie Sillaway	<p>The proposed portable church/office building is encroaching into the fifty (50)-foot side-street setback along Tuskawilla Road.</p> <p>The Applicant must first obtain a special exception to establish the use. After securing the special exception, the Applicant may then apply for a variance for the encroachment of the proposed portable church/office building.</p>	Info Only
39.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3 The Applicant will be required to conduct a community meeting for the special exception.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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).</li> </ul>	Info Only
40.	Planning and Development	<p>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per</p>	Info Only

		<p>property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased.</p> <p>Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.</p>	
41.	Planning and Development Annie Sillaway	The parking requirements for the church are: Assembly 1 space / 4 seats.	Info Only
42.	Planning and Development Annie Sillaway	<p>Step 1 - Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.</p> <p>Step 2 - Variance: A request to deviate from the required fifty-foot (50') side-street setback for the proposed portable church/office building must be presented to the Board of Adjustment for consideration for either approval or denial. If the variance is approved, the Applicant will then be required to obtain Site Plan approval.</p> <p>Step 3 - Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	Info Only
43.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
44.	Public Safety - Fire Marshal Matthew Maywald	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
45.	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
46.	Public Safety - Fire Marshal Matthew	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <p>1. Fire department access roads provided at the</p>	Info Only

	Maywald	<p>start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>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.</p> <p>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).</p> <p>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).</p> <p>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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"</p>	
47.	Public Works - Engineering Jim Potter	The proposed project is located within the Howell Creek drainage basin.	Info Only
48.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
49.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
50.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
51.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to across several private properties to the east.	Info Only
52.	Public Works -	A detailed drainage analysis will be required at final	Info Only

	Engineering Jim Potter	engineering.	
53.	Public Works - Engineering Jim Potter	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
54.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
55.	Public Works - Engineering Jim Potter	No specific traffic issues noted as long as the existing access is maintained.	Info Only
56.	Public Works - Impact Analysis Arturo Perez	No Review Required. Additional net external trip generation less than 50 peak Hour threshold.	Info Only

### DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Building Division	Information Required	Phil Kersey 407-665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://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/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>