

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

PROJECT NAME:	DUTCH BROS COFFEE - PRE-APPLICATION	PROJ #: 24-80000143
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/26/24	
RELATED NAMES:	EP BETH AGUSTIN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	28-19-30-5NQ-0000-0060	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVE-THRU COFFEE SHOP ON 5.01 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 46, WEST OF ELDER RD	
NO OF ACRES	5.01	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF W SR	
LOCATION PART 2	46, WEST OF ELDER RD	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
ADAM ALEXANDER DUTCH BROS LLC P.O. BOX 1929 OREGON OR 97526 (305) 783-7448 CRED@DUTCHBROS.COM	ROBERT ZIEGENFUSS Z DEVELOPMENT SERVICES 1201 E ROBINSON ST ORLANDO FL 32801 (407) 271-8910 PERMITS@ZDEVELOPMENTSERVICES.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.

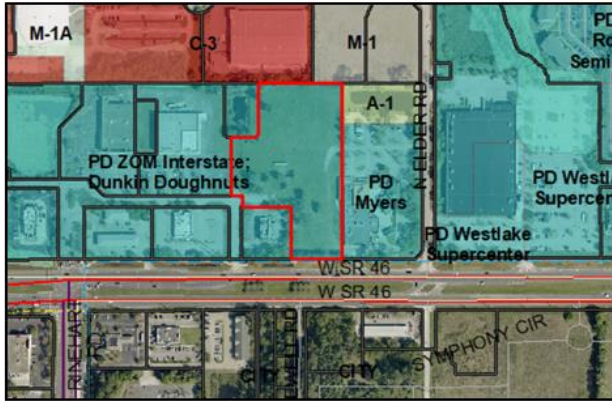
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

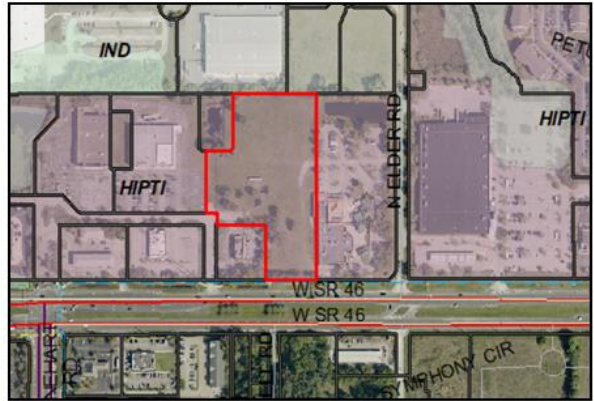
- The subject site has a Future Land Use of Higher Intensity Planned Development Target Industry with an PD (Planned Development) zoning classification.
- If the proposed development exceeds the requirements established in the ZOM Dunkin Donuts PD (Planned Development), a PD amendment may be required.

PROJECT AREA ZONING AND AERIAL MAPS

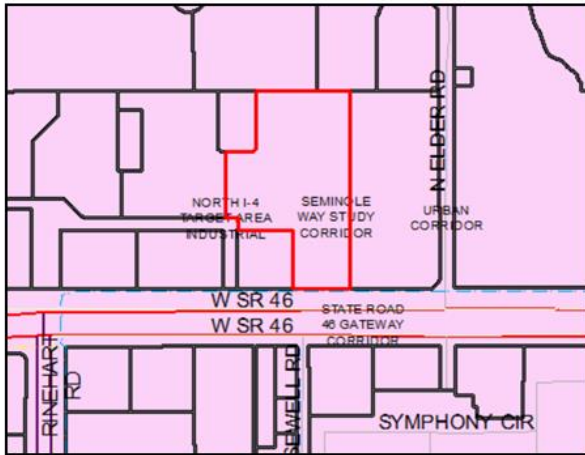
Zoning



Future Land Use



State Road 46 Gateway and North I-4 Target Area Overlays



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please see 30.10.11.4 Required corridor landscaped buffer and buffer requirements. For buffering requirements.	Info Only
2.	Buffers and CPTED	The property is located in the SR 46 Gateway Corridor. A landscape buffer at least twenty-five (25) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the State Road 46 right-of-way line (unless the underlying Planned Development Developer's Commitment Agreement states otherwise). If an amendment to the PD is required, the overlay requirements for buffering must be complied with.	Info Only
3.	Buffers and CPTED	Parking lots shall be designed and landscaped according to 30.10.11.5 Parking areas.	Info Only
4.	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
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
7.	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
8.	Comprehensive Planning	The subject parcel has a Future Land Use designation of HIP-TI and is in the North I-4 Industrial Target Area. See FLU exhibit 36 for permitted uses. The proposed use of a drive-through coffee shop is not a permitted use in HIP-TI. However, if the underlying Planned Development zoning allows the proposed use, it will be considered consistent with the FLU.	Info Only
9.	Comprehensive Planning	The parcel is subject to the Seminole County/ City of Sanford Joint Planning Agreement (JPA), and is located in sub-area 8. Per the JPA: Sub-area 8 should be reserved for target industry uses, and sun-rail supportive development.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. This development is part of the Seminole Crossing master development plan and has prepared utility connection points. There is a 12" PVC water main stubbed out in the southwestern corner of the property (near the	Info Only

		northwestern corner of parcel 28-19-30-5NQ-0000-0040, Dunkin Donuts). There is also the option of connecting to the 12" PVC potable water main running along the north side of W State Road 46.	
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. This development is part of the Seminole Crossing master development plan and has prepared utility connection points. There is a sanitary sewer manhole and 6" PVC sanitary sewer lateral stubbed out in the southwestern corner of the property (near the southeastern corner of parcel 28-19-30-5NQ-0000-0050, Goodwill of Sanford).	Info Only
12.	Environmental Services	This development is within Seminole County's reclaim water 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 a non-potable irrigation well.	Info Only
13.	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.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.	Info Only
14.	Environmental Services	Be advised that W State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
15.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	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
18.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the	Info Only

		total replacement requirement. The cumulative DBH of protected non-specimen trees preserved on site shall count two (1) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	
19.	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
20.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
21.	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
22.	Planning and Development	The subject site is within the ZOM Dunkin Donuts PD which permits uses that are within the C-2 (General Commercial) zoning district. The use of a drive-thru restaurant is a permitted use within the C-2 zoning district.	Info Only
23.	Planning and Development	The ZOM Dunkin Donuts PD states, the building setbacks for Lot 6 are required to be in accordance with the C-2 zoning designation. The C-2 building setbacks are: Front: 25', Side: 0', and Rear: 10'.	Info Only
24.	Planning and Development	The proposed uses of a drive-through restaurant are permitted within ZOM Dunkin Donuts PD Zoning designation.	Info Only
25.	Planning and Development	Per Policy FLU 4.5.3 (4) - Infill commercial uses on parcels less than one acre along major collector and arterial roads, when commercial uses are the predominant existing use along the roadway in both	Info Only

		directions from the project site, and therefore the proposed commercial development represents infill development.	
26.	Planning and Development	The subject property is within the SR 46 Gateway Corridor (Part 10, Chapter 30) and the North I-4 Target Area (Policy FLU 4.5.3).	Info Only
27.	Planning and Development	Based on the ZOM Dunkin Donuts Developer's Commitment Agreement, there is a maximum building square footage for Parcel F (Lot 6) of 83,853 square feet and a maximum building height of thirty-five (35) feet.	Info Only
28.	Planning and Development	Per Sec. 30.11.3 - Parking requirements for the subject use of a Food and Beverage (free-standing) 5 spaces / 1,000 sq. ft.	Info Only
29.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
30.	Planning and Development	The maximum F.A.R. (Floor Area Ratio) for the entire development is 0.50. The breakdown of the existing buildings within the development will need to be demonstrated on any proposed development plans to show that the newly proposed F.A.R., will not exceed the maximum F.A.R. for the entire development of 0.50.	Info Only
31.	Planning and Development	Mechanical units are required to be screened.	Info Only
32.	Planning and Development	Per Chapter 30, Part 10 - All signage will be required to meet the State Road 46 Gateway Corridor Overlay Standards, as well as specification within the Developer's commitment agreement that states individual parcel signs will be limited to 48 square feet of copy area per face. Multi-tenant signs will be limited to 48 square feet for project identification, plus 48 square feet per business located on that parcel.	Info Only
33.	Planning and Development	Per the ZOM Interstate DCA, any proposed site lighting cannot exceed a maximum height of twenty (20) feet and shall be directed away from adjacent residential properties. Fixture types will be determined at time of final site plan. If outdoor lighting is proposed at the time of site plan, a photometric plan may be required under Part 15, Chapter 30.	Info Only
34.	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
35.	Planning and Development	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County	Info Only

		Land Development Sec. 30.14.15. – Screening (Dumpster) https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT14LASCBUOPSP_S30.14.15SC	
36.	Planning and Development	Sec. 30.15.1. - Exterior lighting will require a separate building permit. Exterior requirements link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT15OULIRE_S30.15.1EXLIRE	Info Only
37.	Planning and Development	Per Sec. 30.14.15 - (a) Screening of Refuse Facilities: All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. <u>The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties.</u> A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.	Info Only
38.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
39.	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
40.	Public Safety -	Fire department access road shall have an	Info Only

	Fire Marshal	unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	
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 2 1/2 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"	Info Only
42.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
43.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
44.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sands (87%), Map Unit Symbol 20; and Basinger and Delray Fine Sands (13%), Map Unit Symbol 9. 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	Info Only

		<p>18 inches and designates the Hydrologic Soil Group as A/D. Minor Component (Pompano, flooded; and Basinger) constitutes 10% of the Map Unit Composition. 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 designates the Hydrologic Soil Group as A/D. Minor Components (Malabar and Wabasso) constitute 8% of the Map Unit Composition.</p>	
45.	Public Works - Engineering	<p>Based on the available one (1) foot contours, the topography of the site appears to be relatively flat with predominant elevation of 26.0 feet. The highest ground elevation appears to be 26.0 feet (95% of the property) and the lowest 25.0 feet (eastern mid-section of the property).</p>	Info Only
46.	Public Works - Engineering	<p>A SJRWMD Environmental Resource Permit (ERP) has been issued for Seminole Crossings Planned Development on 3/7/1997 (Permit Number: 40-117-29288-1), that includes Parcel Number: 28-19-30-5NQ-0000-0060. A modification of this ERP (Permit Number: 40-117-29288-9) has been issued by SJRWMD for Seminole Crossings Lot 6 - Cross Access Road on 8/15/2006. The subject parcel is included in the Master Stormwater Management System and its 5.01 acres are served by Pond B. Any proposed increase in the impervious area from the already approved PD will require modification of the existing SJRWMD Environmental Resource Permit (ERP). It appears that Pond B discharges into the Power Court Outfall (located along the northern boundary line of the subject property) and then, flows east into an existing Seminole County stormwater conveyance system, to finally discharge into the County Master Pond located at the northeast corner of Narcissus Avenue and N. Elder Road. The existing stormwater conveyance system to this pond has very limited capacity and has experienced severe flooding in the recent years. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. Stormwater Quality Analysis shall meet the St. Johns River Water</p>	Info Only

		Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
47.	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 area, 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
48.	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
49.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-feet width and \$92.17 per linear feet for 6-feet width. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
50.	Public Works - Engineering	The applicant will need to demonstrate that there is a legal cross access easement from the property to the east (Parcel Number: 16-19-30-5AC-0000-0990). It	Info Only

		appears that the only legal access to the site is through the main Seminole Crossings Access Road and Tract C. Any proposed work within the West State Road 46 public "right-of-way" will require permitting through the State of Florida Department of Transportation (FDOT). West State Road 46 is functionally classified as Urban Principal Arterial Road.	
51.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).	Info Only
52.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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