

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	KIDS LANGUAGE ACADEMY - PRE-APPLICATION	PROJ #: 25-80000102
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/16/25	
RELATED NAMES:	EP JOSE ARVELO	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	36-21-30-300-002B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO RE-DEVELOP AN EXISTING DAYCARE FACILITY ON 0.83 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF SR 426	
NO OF ACRES	0.83	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF SR 426	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
HELEN ROJAS KIDS LANGUAGE ACADEMY LLC 11648 MCCULLOCH RD BUILDING #2 ORLANDO FL 32817 (407) 285-4741 KIDS.LANGUAGEACADEMY@GMAIL.COM	JOSE ARVELO PROFESSIONAL ENGINEERING MANAG EMENT INC ORLANDO FL 32827 (407) 832-1390 AARVELO@USAPEM.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.

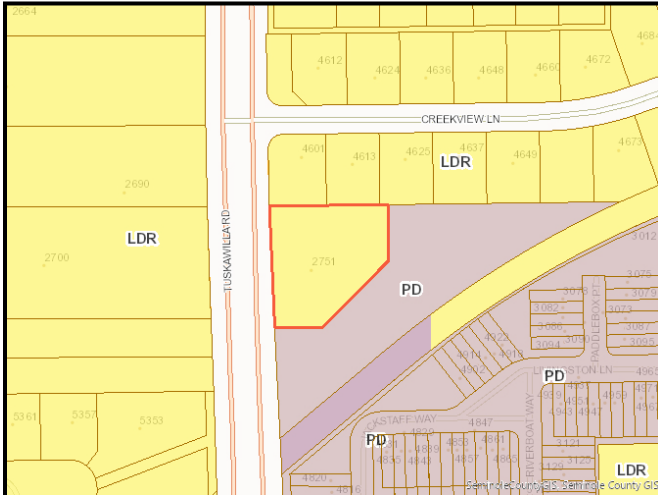
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

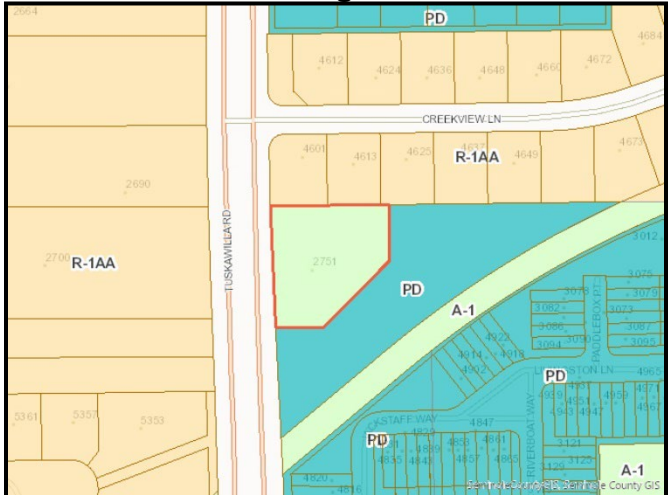
- The subject property has a Future Land Use designation of Low Density Residential and is located within the A-1(Agriculture) zoning district.
- The next step in the process is to apply for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: LDR



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	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
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED	<p>Buffers will be re-evaluated and re-established at time of Special Exception. Plant Unit Group C will be required on the sides where overhead powerlines exist. Please note, the adjacent residential lots are considered a Land Use Intensity of II and the site faces Tuskawilla Road, which is classified as an arterial road. Based on the current proposal, the opacity may be approximately 0.4 along the north and east sides of the site. A 0.4 opacity would require a buffer width of fifteen (15) feet, a 2.25 plant unit groups per 100 linear feet, and a three (3) foot hedge.</p> <p>Based on the preliminary site plan, there appears to be a parking areas less than twenty-five (25) feet from the adjacent residential lots. A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7. This is in addition to any parking buffer required, as applicable.</p> <p>This is an estimate that is subject to change based on the formal submittal of a Special Exception/Site Plan.</p>	Info Only
4.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6,</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p>	Info Only
5.	Buffers and CPTED	<p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</p>	Info Only
6.	Buffers and CPTED	<p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</p>	Info Only

		development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD .	
7.	Buffers and CPTED	There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU .	Info Only
8.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
9.	Buffers and CPTED	Standard bufferyards may be permitted to be adjusted in some cases, please see the standard permitted adjustments per Seminole County Land Development Code (SCLDC) Sec. 30.14.5. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD Constrained sites that meet the given criteria may also request for alternative buffers as determined by the Development Services Director, please see SCLDC Sec. 30.14.11. for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.11COSIBU	Info Only
10.	Building Division Review Coordinator	9/23/25: - Standard Building permitting will apply. - Each separate structure will require a separate permit, such as the new building, demolition of the old building, dumpster enclosure, signage, etc...	Info Only
11.	Building Division Review Coordinator	9/23/25: - site, including public way access must be fully compliant with the Florida Accessibility Code.	Info Only
12.	Building Division Review Coordinator	9/23/25: - Building is required to be protected by a full fire sprinkler system, per section 903.2.6, of the FBC, unless one of the noted exceptions are meet. - A full fire alarm system will be required per FBC, section 907.2.6.	Info Only
13.	Comprehensive Planning	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses - Public elementary schools, public middle schools and public high schools; Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use.	Info Only
14.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
15.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 16" DI potable water main running along the east side of Tuskawilla Road. This development already has an existing water account with the county and is serviced by a county water meter/water service line. This service connection may need to be upsized depending on the proposed water demands for the new development.	Info Only

16.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main running along the west side of Tuskawilla Road as well as an 8" PVC gravity sewer main running along the centerline of Creekview Lane. This development does not have an existing sewer account with the county and appears to be serviced by an existing onsite septic system. This existing onsite septic system is required to be abandoned within 90 days following the connection of this development to Seminole County sewer per the requirements of Chapter 62-6.011, F.A.C. To apply for an onsite sewage treatment and disposal system (OSTDS) permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information.	Info Only
17.	Environmental Services	This development is not within any reclaim water service areas so 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
18.	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
19.	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
20.	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
21.	Natural Resources	LPPlease provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2	Info Only

		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)	
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	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
25.	Natural Resources	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
26.	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
27.	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
28.	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
29.	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
30.	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
31.	Natural Resources	Library Comment 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
32.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher	Info Only

		tortoises and get any applicable state permits prior to construction.	
33.	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
34.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 Side Street.	Info Only
35.	Planning and Development	The proposed use is considered a Special Exception in the A-1 Zoning District.	Info Only
36.	Planning and Development	The maximum building height is 35 feet.	Info Only
37.	Planning and Development	Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. Day Cares, Preschools, and Kindergartens require 1 long term bike space per 5 classrooms and 8 short term spaces plus 1 per 10,000 square feet of assembly space. For more information regarding bicycle parking standards please see LDC Sec. 30.11.7. Miscellaneous design standards https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only
38.	Planning and Development	This proposal substantially differs from the layout depicted on the previously approved Development Order (DO# 20-32000008). This will require an updated Special Exception. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml	Info Only
39.	Planning and Development	Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15. – Outdoor Lighting Requirements and will require a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	Info Only
40.	Planning and Development	The processes for Special Exceptions include the following: 1. Pre-Application Review 2. Staff Review of Special Exception. It is recommend to receive at least one (1) issuance of staff comments to	Info Only

		<p>ensure the plan does not substantially change upon resubmittals.</p> <p>3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. An additional Community Meeting may be required if the plan/request changes substantially upon staff review.</p> <p>4. Planning and Zoning Board hearing for recommendation.</p> <p>5. Board of County Commissioners approval/denial. A Site Plan application will be required upon approval of the Special Exception.</p>	
41.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3: 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).</p>	Info Only
42.	Planning and Development Kaitlyn Apgar	<p>Required parking for Daycares, Preschools, and Kindergarten is 1 space per employee. A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet and up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18).</p>	Info Only
43.	Planning and Development Kaitlyn Apgar 9/26/25 10:28 AM	<p>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</p>	Info Only
44.	Public Safety - Fire Marshal	<p>This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.</p>	Info Only
45.	Public Safety - Fire Marshal	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only
46.	Public Safety - Fire Marshal	<p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	Info Only

47.	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
48.	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
49.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
50.	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
51.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
52.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north and slightly east.	Info Only
53.	Public Works - Engineering	Based on a preliminary review, the site appears to not have a positive legal outfall.	Info Only

54.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that there is currently no viable drainage system onsite. The site will have to meet water quality and quantity for the entire site. The site appears to currently flood into the subdivision to the north and this will have to be addressed and prevented with this project.	Info Only
55.	Public Works - Engineering	Please note that ADA to the ROW and also through the site is required.	Info Only
56.	Public Works - Engineering	No retention is shown on the proposed plans. This will need to be addressed at final engineering.	Info Only
57.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. Note that there is a drainage system along Tuskawilla Road that can be connected to but may not have much capacity. The drainage system will have to be sized to	Info Only
58.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
59.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
60.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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