

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	ALLEN'S COMMERCIAL CENTER - SITE PLAN	PROJ #: 24-06000076
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	12/04/24	
RELATED NAMES:	EP DAVID GLUNT	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	01-20-30-506-0000-0990	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A COMMERCIAL OFFICES ON 0.85 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SANFORD AVE, WEST OF E 27 TH ST	
NO OF ACRES	0.85	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF SANFORD AVE, WEST OF E 27TH ST	
FUTURE LAND USE-	COM	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
ALLEN PYLE ALLEN'S FRIENDLY AUTO 2630 S SANFORD AVE SANFORD FL 32773 (407) 321-4414 ALLENLOT@HOTMAIL.COM	DAVID GLUNT SPRUCE CREEK CIVIL ENGINEERING 1982 SR 44 STE 360 NEW SMYRNA BEACH FL 32168 (407) 325-5579 DAVID.GLUNT@SCCIVIL.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urllt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The buffer along the east perimeter/Sanford Avenue requires a three (3) foot hedge. Please provide the enhancement where applicable.	Unresolved
2.	Buffers and CPTED	Please provide opacity and buffer dimension in the Site Data Table on the Site Plan. The Site Plan page shows the buffer on the west side (abutting Palmetto Ave) as ten (10) feet while the Landscape Plan shows this buffer as fifteen (15) feet. Please amend accordingly to ensure they are consistent.	Unresolved
3.	Buffers and CPTED	In the east perimeter buffer, the required understory trees value is 10.45. Please provide 11 trees.	Unresolved
4.	Buffers and CPTED	In the east perimeter buffer, the required shrub count is 33.44. Please provide 34 shrubs and amend the calculated value.	Unresolved
5.	Buffers and CPTED	For the Botanical/Common name of Yaupon holly, please add the "l(i)" in ilex on the landscape plan.	Unresolved
6.	Buffers and CPTED	For the west perimeter buffer, the required canopy tree count is 2.38. Please provide 3 canopy trees and amend the calculated value.	Unresolved
7.	Buffers and CPTED	In the west perimeter buffer, the required shrub count is 40.46. Please provide 41 shrubs and amend the calculated value.	Unresolved
8.	Environmental - Impact Analysis	Seminole County is NOT the Water & Sewer service provider for this project. Please contact the City of Sanford.	Info Only
9.	Environmental Services	This development is not within Seminole Countys utility service area. Please coordinate with the City of Sanford to service it. On Sheet C-100: Cover, please update the water & wastewater utility provider contact information to the City of Sanford. All associated site data/details will be to City of Sanford standards.	Unresolved
10.	Natural Resources	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
11.	Natural Resources	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 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)	Info Only
12.	Natural Resources	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
13.	Natural Resources	Please show tree protection detail. See informational comments for specifics.	Unresolved
14.	Planning and Development	On behalf of the City of Sanford Utilities Department, "If there will be ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees to come in contact with petroleum products onsite including at	Info Only

		employee/mechanic handwashing sinks, an appropriately sized oil water separator(s) will be required. Please contact Hope Duncan at 407-688-5000 x 5512 or duncanh@sanfordfl.gov with any questions."	
15.	Planning and Development	Please amend the Parcel ID on the cover page to reflect "01-20-30-506-0000-0990"	Unresolved
16.	Planning and Development	What kind of business is the commercial center? Please clarify for zoning purposes and state on site plan.	Unresolved
17.	Planning and Development	Please clarify if the two-story building will be a residence or an office, definitively.	Unresolved
18.	Planning and Development	The code reference citing the residential use does not reference anything in the Seminole County Land Development Code. Please remove or update with correct code section https://library.municode.com/fl/seminole_county/codes/land_development_code	Unresolved
19.	Planning and Development	Dwelling unit (accessory for employee) is considered a special exception in the C-2 zoning district. Please see the following special exception application. Special Exceptions require a community meeting with public hearing at the Planning and Zoning Board and final determination at BCC. https://www.seminolecountyfl.gov/file/3207/SPECIAL-EXCEPTION-12-2024-ADA.pdf	Unresolved
20.	Planning and Development	Please clarify the uses of the lift structures. Automotive sales are considered a permitted use in the C-2 zoning district, but Automobile service and repair is considered a special exception.	Unresolved
21.	Planning and Development	The existing concrete/shed to the east seems to be extending over the property line. It is noted that this will be removed in phase two (2). Because of the nature of this encroachment, it is recommended that this removal be included in phase one (1) to ensure legal compliance upon phase one (1) site plan approval.	Unresolved
22.	Planning and Development	There is no minimum building area required per C-2 zoning. Please remove this requirement from Site Plan Data Table	Unresolved
23.	Planning and Development	The rear yard setback required per C-2 zoning is ten (10) feet. Please update site data table and depict on site plan.	Unresolved
24.	Planning and Development	Please update side street yard setback to zero (0). There is not a required setback for side yards abutting a street or road in the C-2 zoning district.	Unresolved
25.	Planning and Development	Please delineate what is being counted towards open space and give calculation. If using stormwater pond as open space, the following requirements shall be met: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	Unresolved
26.	Planning and Development	Required parking for commercial (non retail) is 1 space/ 2 employees (plus 1 space per company vehicle if applicable). Please provide number of employees. Depending on the provided use of the property, this value may change. The residential parking requirement is 2 spaces per dwelling unit for 1,000 square feet or greater. Please	Unresolved

		reflect this information in the Site Data Table. To ensure you are meeting required parking counts, please refer to SCLDC Sec. 30.11.3 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE	
27.	Planning and Development	There appears to be only 14 parking spaces provided, as opposed to the stated 15 spaces. Please refer to the parking requirement comment and update values accurately as applicable.	Unresolved
28.	Planning and Development	Please provide the parking stall dimensions in the site data table as well as depicting the dimensions on the site plan. Per SCLDC Sec. 30.11.6, twenty (20) percent of required parking spaces shall consist of a net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. 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). Parallel parking spaces may be reduced to nine feet (9) in stall width.	Unresolved
29.	Planning and Development	Please update Note # 18 to include language that refers to all sign permits requiring a separate permit as well as compliance with the Seminole County Land Development Code. "All signage shall comply with Seminole County Land Development Code Sec. 30.10.11.6- all signs will require a separate permit"	Unresolved
30.	Planning and Development	Please provide the FAR (Floor Area Ratio) proposed	Unresolved
31.	Planning and Development	Please denote on the Site Plan the adjacent Parcel IDs and zoning as well as state the adjacent zoning in the Site Data Table.	Unresolved
32.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
33.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only
34.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	Info Only
35.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
36.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Info Only

37.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
38.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 01-20-30-506-0000-0990 is 2634 Sanford Ave, Sanford, FL 32773. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7)	Info Only
39.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined in conjunction with a building permit for a change of use permit or a new tenant addition permit. SCLDC 90.5 (C)	Info Only
40.	Public Safety - Addressing	(Development Name) The facility name "Allen's Commercial Center" is approved for use. The approved name shall be the only conspicuous name posted or advertised on signage with the exception of the business names. Following approval of the site plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(177.051)	Info Only
41.	Public Safety - Addressing	(Prior to Building Permit Submittal- STRUCTURES ON MULTIPLE ADDRESSED PROPERTY) Approved sites with multiple structures are required to coordinate individual addressing, prior to submittal of building permits. You will need to obtain an address for the proposed structure, prior to drawing up the construction plans. The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office at addressing@seminolecountyfl.gov for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected. (Addressing Policy)	Info Only
42.	Public Safety - Addressing	The street address and the city are labeled on the Cover Sheet incorrectly. The correct spelling for SANDFORD is SANFORD and that goes for both the street name and the city. Please correct the spelling of SANFORD.	Unresolved
43.	Public Safety - Addressing	Please provide clarification regarding whether the current 1359 square foot structure will continue to function as a residential property (on the first level, second level, or both) or if it will be converted to a commercial use. In the event that the residential space is transitioned to commercial, please indicate the proposed number of tenants for this building. Kindly label this information on the site plan and include your response in the respoding comments.	Unresolved
44.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The current structure will be readressed when a building permit is submitted for the addition of a new tenant. At present, this building serves as a single-tenant residential property.	Unresolved
45.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
46.	Public Safety - Fire Marshal	Separate permit and review required for the suite separation. FFPC and FBC requirements shall apply to tenant separate and any life safety features needed.	Unresolved
47.	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	Unresolved

		<p>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, 16.5.3.1). 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 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.</p>	
48.	Public Safety - Fire Marshal	<p>With new access being proposed this shall be provided 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: 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. Overall length: 48 ft 6in.</p>	Unresolved
49.	Public Safety - Fire Marshal	<p>Additional comments may be generated based on resubmittal.</p>	Unresolved
50.	Public Works - Engineering	<p>Sanford Avenue is an urban Minor Arterial. The driveway separation is required to be 330'. It is also supposed to line up with the Wylly Avenue across the street. The previous site plan did not have access to Sanford Avenue except a single residential driveway that was left over from the old house. The current connection was not permitted and or allowed. Please remove the proposed access off of Sanford Avenue. An access to the north with cross access to the site to the north may be considered if all other accesses off of Sanford Avenue are closed. This includes the Allens Auto Sales parcel to the north of this site.</p>	Unresolved
51.	Public Works - Engineering	<p>There are several lifts shown on the site plan. They do not seem to have been permitted. How are the fluids from the repair of vehicles handled. They cannot go to the retention system. Please show these items to be removed or show them to be permitted, enclosed and address the potential fluid and other contaminant issues.</p>	Unresolved
52.	Public Works - Engineering	<p>Staff does not agree with the CN used for the gravel. Please revise the CN for the approved pre-development gravel area. Clearly show the pervious, impervious and gravel areas used in the CN calculations on the predevelopment and post development plans. Please provide a separate demolition plan and show with hatching the areas of removal. The Pond bottom area has to have a CN of 100. Unless all</p>	Unresolved

		the gravel is removed at this time the gravel area is not correct. Revise the calculations accordingly.	
53.	Public Works - Engineering	Any increase in rate or volume going to Palmetto Avenue will require a ROW use permit from the City of Sanford. Any changes to the driveway on Palmetto Avenue will also require a ROW use permit as well.	Unresolved
54.	Public Works - Engineering	The plan states phase 1 and phase 2. If anything is to remain then the stormwater needs to address the drainage for anything not removed. The permit is only good for 1-year. Unless the improvements are to be constructed as part of 1 phase withing 1 year show the improvements to stay and address stormwater for all of the impervious and gravel etc.	Unresolved
55.	Public Works - Engineering	At least 20-percent of the parking spaces are required to be 10' by 20'. A maximum of 80-percent may be 9' x 18'. Please revise spaces accordingly.	Unresolved
56.	Public Works - Engineering	Please show and label any areas that will be used for auto sales display. Sales display / parking cannot be considered pervious. At minimum has to be considered gravel.	Unresolved
57.	Public Works - Engineering	The weir cannot be constructed per the detail. The detail also needs to be more detailed how wide is the weir. Please show details. Note that the weir will be partially in the City ROW. Please get a permit from them allowing this.	Unresolved
58.	Public Works - Engineering	There is required to be a 10-foot berm around the pond. Inside the site may be reduced The ROW needs the 10' berm.	Unresolved
59.	Public Works - Engineering	Please provide a copy of the signed and sealed topographic survey.	Unresolved
60.	Public Works - Engineering	The report shows the bottom at 53.5 but the plans show 53.65' Revise the plans or calculations accordingly.	Unresolved
61.	Public Works - Engineering	The pre-development TC is shown as 10 minutes for both basins. I can see that Basin 102 could be 10 minutes. The post development TC cannot be longer. The pre-development site Basin 101 had a large flat playground. I am sure that that TC is longer than 15-minutes. Show the pre and post development TC's on the basin maps and provide calculations.	Unresolved
62.	Public Works - Engineering	There is a portion of the entrance that did go to the pond that is now going into Sanford Avenue untreated and uncontrolled. Please collect all the parking area and adjust the high point as close as reasonably possible to the entrance. Note maximum slope of driveway is 5-percent outside of the crosswalk which would be 2-percent. Please verify the grading at the type V inlet. Provide a section through the inlet up the driveway if it is allowed.	Unresolved
63.	Public Works - Engineering	Please specify a 3' valley gutter through the driveway if it is allowed.	Unresolved
64.	Public Works - Engineering	Provide a signed and sealed geotechnical report with at least 2 borings in the pond. Provide all recovery modeling information including infiltration rates, seasonal high-water table estimates etc. from the geotechnical engineer.	Unresolved
65.	Public Works - Engineering	Please revise the 25-year, 24-hour rainfall amount to 8.6".	Unresolved
66.	Public Works - Engineering	Note that the site is in an impaired basin and will be required to do nutrient loading. Please show this in the stormwater report.	Unresolved
67.	Public Works - Engineering	A SJRWMD permit or letter of exception is required prior to the preconstruction meeting.	Info Only

68.	Public Works - Engineering	The pond is required to have minimum 1-foot of freeboard in the design storm (25-year, 24-hour) The freeboard can be reduced to 6" if the 100-year, 24-hour storm event is routed without infiltration and the pond does not breach. The pond is to the top of bank in the 100-year, 24-hour storm event. Please provide minimum overtopping for the 100-year, 24-hour storm event of 0.1" and the 6" for the 25-year, 24-hour storm events.	Unresolved
69.	Public Works - Engineering	Due to the number and nature of comments additional comments may be generated once the plans and reports are resubmitted. Please do not take any portion of the pre or post development impervious, TC, etc. as approved from this design.	Unresolved

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/8/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Jim Potter, Matthew Maywald, Sarah Harttung, Amy Curtis, James Van Alstine
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p>		

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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