

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

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

PROJECT NAME:	SEMINOLE COUNTY LITTLE LEAGUE - PRE-APPLICATION	PROJ #: 24-80000131
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/14/24	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-29-300-0040-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SPORTS COMPLEX ON 10.39 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 46, WEST OF ORANGE BLVD	
NO OF ACRES	10.39	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF W SR 46, WEST OF ORANGE BLVD	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
RICHARD VAUGHAN VAUGHAN INC 107 W COMMERCIAL ST SANFORD FL 32771	BRYAN POTTS TANNATH DESIGN, INC 2494 ROSE SPRING DR ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	

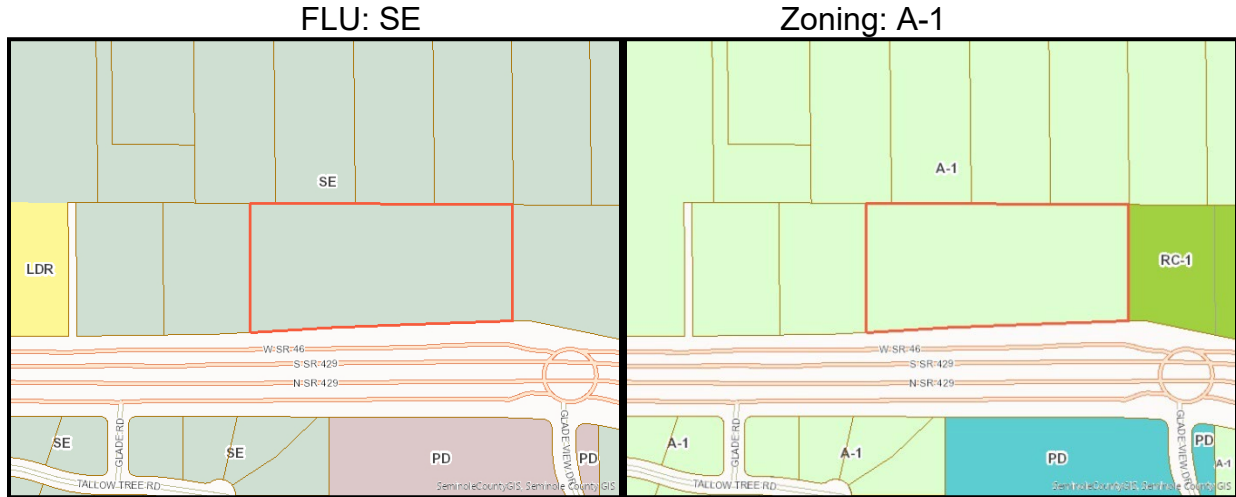
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 (FLU) designation of Low Density Residential (LDR) and is located within the A-1, Agriculture zoning district.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code.
- The proposed project is considered a Special Exception in the A-1 Zoning District and is subject to Board of County Commissioners for final approval.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan submittal.	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	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
4.	Buffers and CPTED	Per SCLDC Sec. 30.14.8 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. This would be additional to any other required buffer.	Info Only
5.	Buffers and CPTED	This property is located within the SR 46 Scenic Corridor. Please see SCLDC Sec. 30.10.9 (d) for more information about landscaping and bufferyards https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT10OVDI_S30.10.9SR46SCCOVDI Per SCLDC Sec. 30.10.0 SR 46 Scenic Corridor Overlay District, within the designated scenic corridor setback there shall be established a landscape buffer of twenty-five (25) feet.	Info Only
6.	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
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 proposed use of a recreation center is not listed as a permitted use in the Suburban Estates Future Land Use (FLU) designation. If the use is an allowable special exception use in the underlying A-1 zoning, the use shall be considered consistent with the FLU. Otherwise, a FLU amendment may be required.	Info Only
9.	Comprehensive Planning	The subject property has a Suburban Estates Future Land Use (FLU) Designation. The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.	Info Only
10.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 12" PVC potable water main running along the south side of State Road 46/State Road 429.	Info Only

12.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is a 24" PVC sewer force main running along the north side of State Road 46/State Road 429. The developer would have to build a private lift station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
13.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. The nearest connection point is a 20" DIP reclaim water main running along the south side of State Road 46/State Road 429.	Info Only
14.	Environmental Services	Be advised that State Road 46/State Road 429 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	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
16.	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
17.	Natural Resources	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
18.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
21.	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

22.	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
23.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
24.	Natural Resources	The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Info Only
25.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay. Impervious surface within the overlay will be limited to 65%.	Info Only
26.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
27.	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
28.	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.stml	Info Only
29.	Planning and Development	If outdoor lighting is proposed, a photometric plan with site plan submittal is recommended and a separate permit will be required in compliance with all outdoor lighting standards. (SCLDC Part 15 Chapter 30, sec. 30.15.) Please note that outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a	Info Only

		residential zoning classification. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_ORE_PT15OULIRE This property is also subject to all lighting standards applicable to the SR 46 Scenic Corridor overlay, SCLDC Sec. 30.10.10 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_ORE_PT10OVDI_S30.10.10STRO46SCCOLIST	
30.	Planning and Development	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Wekiva-River-Area-Consistency-Form-July-2024-ADAv2.pdf	Info Only
31.	Planning and Development	This property is located in the following special areas/overlays, please see links to the code sections below: Wekiva River Protection Area (WRPA)- See Objective FLU 2.3 https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/Future-Land-Use-Element-and-Exhibits-FINAL.pdf Aquifer Recharge https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_ORE_PT10OVDI_S30.10.1AQREOVZOCL SR 46 Scenic Corridor- https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_ORE_PT10OVDI_S30.10.9SR46SCCOOVDI Bear Management Area- https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMA	Info Only
32.	Planning and Development	The proposed use of the property as a private sports complex is considered a Special Exception in the A-1 Zoning District. Please see the following link for more information regarding Special Exceptions https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml	Info Only
33.	Planning and Development	Required parking for Recreation and Entertainment is 1 space / 7 rated patron capacity. Parking also includes bicycle parking subject to applicable requirements contained with SCLDC Sec. 30.11.7. Please see all parking requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_ORE_PT11PALORE	Info Only
34.	Planning and Development	Any structures proposed must adhere to zoning setbacks. The zoning setbacks for A-1 are as follows: Front yard- 50 feet, Side yard- 10 feet, Side Street yard- 50 feet, Rear yard 30 feet.	Info Only
35.	Planning and Development	The processes for Special Exceptions include the following:	Info Only

		<p>1. Pre-Application Review</p> <p>2. Staff Review of Special Exception.</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.</p> <p>4. Planning and Zoning Board Recommendation.</p> <p>5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception.</p>	
36.	Planning and Development	<p>Seminole County requires community meetings for Special Exceptions and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pd</p>	Info Only
37.	Planning and Development	<p>New Public Notification Procedures are required Special Exceptions and non-residential Variances. Please see the Public Notification Procedures link below for the requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pd</p>	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 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
41.	Public Safety - Fire Marshal	<p>"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</p>	Info Only

		Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
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. Based on the available County data, it appears that there is a stormwater wet retention pond in the mid section of the property that is designated as a wetlands area. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP (if residential not in the WRPA) or SJRWMD (if residential in the WRPA or if in a Commercial plat). The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
43.	Public Works - Engineering	The proposed project is located within the Yankee Lake Drainage Basin.	Info Only
44.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (45%), Map Unit Symbol 31; Adamsville-Sparr Fine Sands (42%), Map Unit Symbol 2; and Astatula-Apopka Fine Sands, 0-5 % slopes (13%), Map Unit Symbol 6. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition. Adamsville-Sparr Fine Sands are classified by the USDA as "Somewhat Poorly Drained" soils. Adamsville Fine Sands constitute 54% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sands constitute 36% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D. Minor Component (Immokalee) constitutes 10% of the Map Unit Composition. Astatula-Apopka Fine Sands, 0-5 % slopes, are classified by the USDA as "Excessively Drained" soils. Astatula Fine Sands constitute 65% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to	Info Only

		be more than 80 inches and designates the Hydrologic Soil Group as A. Apopka Fine Sands constitute 22% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Minor Components (Tavares and Pomello) constitute 13% of the Map Unit Composition.	
45.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from east, west, and north towards the mid-section of the property, where the stormwater retention pond is located. The highest ground elevation appears to be 58.0 feet (western boundary line) and the lowest 49.0 feet (bottom of retention pond).	Info Only
46.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the stormwater retention pond, located in the mid-section of the subject property, and away from the State of Florida DOT (FDOT) "right-of-way" (West State Road 46). The Yankee Lake (01-17) Drainage Sub-basin appears to be a landlocked basin, without positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
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	The primary access to the subject property is through West State Road 46. West S.R. 46 is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Principal Arterial Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT. There are currently two (2) existing "right-in/right-out" paved driveways providing access to the subject property; one in the mid section and another near the western boundary line.	Info Only
50.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access	Info Only

		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).	
51.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. 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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS 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
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
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	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

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