

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

<b>PROJECT NAME:</b>	<b>LUTHERAN HAVEN - PRE-APPLICATION</b>	<b>PROJ #: 24-80000140</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/13/24	
RELATED NAMES:	EP LOGAN OPSAHL	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-21-31-300-0090-0000+++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-3A/CN/PD TO PD AND LAND USE AMENDMENT FROM COM/MDR TO PD ON 55.16 ACRES LOCATED ON THE NORTHEAST CORNER OF SR 426 AND CHAPMAN RD	
NO OF ACRES	55.16	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	R-3A/PD/CN	
LOCATION	ON THE NORTHEAST CORNER OF SR 426 AND CHAPMAN RD	
FUTURE LAND USE-	COM/MDR/PD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JERRY GRIFFING LUTHERAN HAVEN ALF LLC 2041 SR 426 OVIEDO FL 32765 (407) 365-3108 JGRIFFING@LUTHERANHAVEN.ORG	LOGAN OPSAHL LOWNDES, DROSDICK, DOSTER 215 N EOLA DR ORLANDO FL 32801 (407) 418-6237 LOGAN.OPSAHL@LOWNDES-LAW.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.

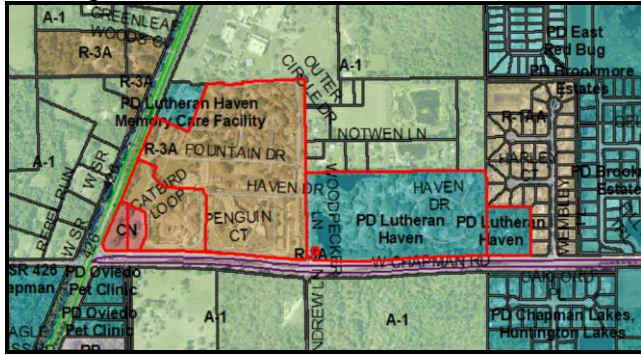
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

# PROJECT MANAGER COMMENTS

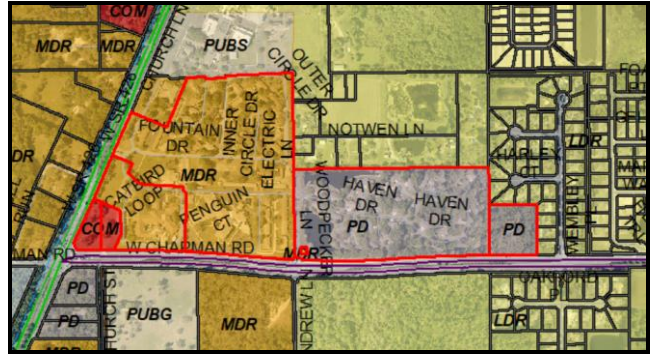
- The subject site has Commercial, Medium Density Residential, and Planned Development Future Land Use and PD (Planned Development), R-3A (Multiple Family Dwellings), and CN (Restricted Neighborhood Commercial).

## PROJECT AREA ZONING AND AERIAL MAPS

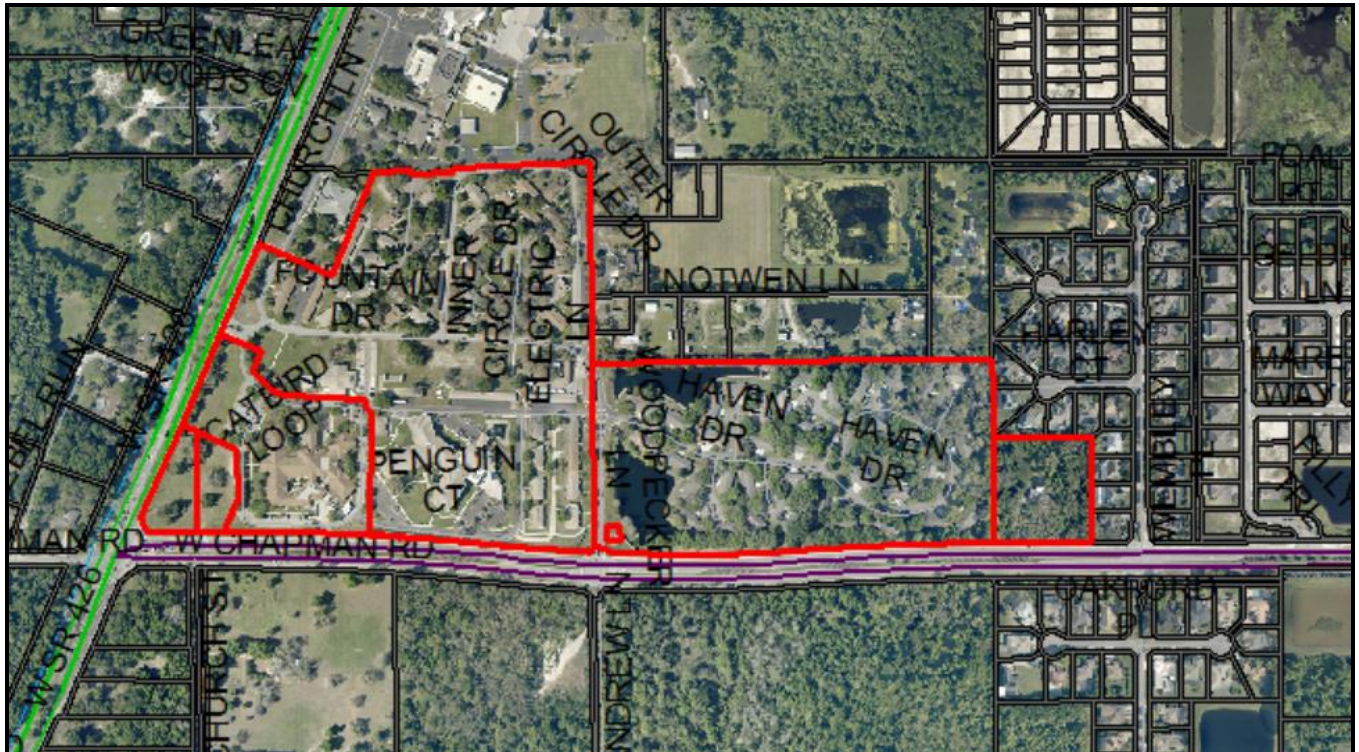
Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Amendments to a Planned Development may trigger buffering requirements. Projects are expected to meet the County Land Development Code buffering requirements.	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone/amendment of a Planned Development.	Info Only
5.	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
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Buffers and CPTED	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
8.	Comprehensive Planning	Parcel 20-21-31-300-0110-0000 and 20-21-31-300-011B-0000 have a Future Land Use (FLU) designation of Medium Density Residential (MDR). 20-21-31-300-011C-0000 has a FLU of Commercial (COM). If the proposed use on each site is not allowed in the FLU designation, a FLU amendment may be required.	Info Only
9.	Environmental Services	This new development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 16" DIP potable water main running along the south side of W Chapman Rd. Also, there is the option of connecting into the existing water distribution system on parcel 21-21-31-300-0090-0000.	Info Only
10.	Environmental Services	This new development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is a 12" PVC	Info Only

		force main running along the north side of W Chapman Rd. Also, there is the option of connecting into the existing sewer collection system on parcel 21-21-31-300-0090-0000.	
11.	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
12.	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
13.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the undeveloped 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
14.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
15.	Planning and Development	Alcohol beverage establishments are required to maintain separation from all churches, school and property assigned a residential zoning classification or a land use designation, or like establishment.	Info Only
16.	Planning and Development	Per Sec. 30.6.6.2 (d) (1-3) - Separation requirements. Any establishment selling alcoholic beverages for consumption on-premises shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like	Info Only

		<p>establishments:</p> <p>(1) Houses of Worship. No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the house of worship.</p> <p>(2) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverage's establishment to the nearest lot line of the school.</p> <p>(3) Residential properties. No closer than the following; provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions:</p> <p>a. Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation.</p> <p>b. One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.</p>	
17.	Planning and Development	Please contact the Property Appraiser's office to request verification of distance separation requirements. Proof of separation requirements must be submitted with the Rezone application.	Info Only
18.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>• Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</li> <li>• Prior to scheduling a Community Meeting, please provide the project manager with a draft community</li> </ul>	Info Only

		meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5.3 - 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).	
19.	Planning and Development	Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
20.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
21.	Planning and Development	The Applicant will be required to do a Large Scale Future Land Use map amendment to Planned Development, which can be reviewed concurrently with the PD Rezone. A Large Scale Future Land Use Amendment & Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners. The Large Scale Future Land Use Amendment is required to be transmitted to the state after the first public hearing with the Board of County Commissioners. The state has 30 days to review the transmittal and provide comments, if applicable. Once the review from the state has been completed and approved, the item would then be heard at a second public hearing.	Info Only
22.	Planning and Development	At the time of the PD Rezone, the Applicant will need to specifically state if they are proposing a restaurant with alcohol as an addition or a bar itself, so it can be provided in the PD documentation.	Info Only

23.	Planning and Development	Net buildable definition is the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
24.	Planning and Development	Any waivers from the Seminole County Land Development Code must be stated as a note on the Master Development Plan.	Info Only
25.	Planning and Development	<p>The PD (Planned Development) Rezone process:</p> <p>1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning &amp; Zoning (P&amp;Z), followed two public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</p> <p>2nd step is approval of the Final Development Plan (FDP) as an Engineered Site Plan, which is approved at staff level.</p>	Info Only
26.	Planning and Development	<p>30.8.5.3 Review criteria (a-c) (a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol> <p>(c) In addition, any proposed development under the</p>	Info Only

		<p>PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p>	
27.	Planning and Development	<p>Sec. 30.8.5.3 (d) - The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p>	Info Only
28.	Planning and Development	<p>The Applicant will be required at the time of the PD Rezone and Future Land Use Amendment to demonstrate that the subject site to be Rezone will meet the twenty-five (25) percent open space requirements.</p>	Info Only
29.	Planning and Development	<p>Per Florida State Statute 562.14 - except as otherwise provided by county or municipal ordinance, no alcoholic beverage may be sold, consumed, served, or permitted to be served or consumed in any place holding a license under the division between the hours of midnight and 7 a.m. of the following day. The proposed alcohol beverage establishments on the Lutheran Haven Campus should follow the allowable time per the Florida State Statute</p>	Info Only
30.	Planning and Development	<p>Per Sec. 30.6.6.2 (a)(2) - Incidental sales. In the case of an establishment selling groceries and household dry goods, if the floor area for the sale of alcoholic beverages does not exceed ten (10) percent of the</p>	Info Only



		net sales floor area the sales from alcoholic beverages shall be deemed incidental. In the case of a bona fide restaurant, if a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages, the sales from alcoholic beverages shall be deemed incidental.	
31.	Public Safety - Fire Marshal	All existing fire protection features shall remain in place.	Info Only
32.	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
33.	Public Works-Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
34.	Public Works-Engineering	Based on the USDA Web Soil Survey, the site has predominantly Basinger, Samsula, and Hontoon Soils, Depressional (59%), Map Unit Symbol 10; and Tavares-Millhopper Fine Sands, 0-5 % slopes (41%), Map Unit Symbol 31.  Basinger, Samsula, and Hontoon Soils (Depressional) are classified by the USDA as "Very Poorly Drained" soils. Basinger Soils constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as A/D. Samsula Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as A/D. Hontoon Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as A/D. Minor Components (Eaugallie, Smyrna, Myakka, Felda, and St. Johns) constitute 12% of the Map Unit Composition.  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	Info Only

		A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition.	
35.	Public Works-Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from the entire perimeter of the site (south/west/north/east) towards the northwest mid-section. The highest ground elevation appears to be 42.0 feet (south) and the lowest 37.0 feet (northwest mid-section).	Info Only
36.	Public Works-Engineering	<p>Based on the preliminary review, the site appears to be a landlocked basin, draining towards the northwest mid-section. 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.</p> <p>There is, however, an existing Stormwater Conveyance System along the north side of West Chapman Road that is owned and maintained by Seminole County. The applicant will need to check with Seminole County Public Works (Stormwater Engineering) if this system can be used as an outfall for the site. If the County determines that this defined conveyance system can be used as an outfall for the subject property, with no viable outfall and/or defined conveyance system. 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.</p> <p>Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements.</p> <p>A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.</p>	Info Only
37.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only

38.	Public Works-Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
39.	Public Works-Engineering	<p>It appears that, currently, the only access to the subject property is from West Chapman Road. This road is owned and maintained by Seminole County. West Chapman Road is functionally classified as Urban Major Collector Road and represents an urban section roadway (divided 4-lanes with auxiliary and bike lanes, curb and gutter, and pedestrian concrete sidewalk on both sides). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). West Chapman Road was last resurfaced in 2013, it has Pavement Condition Index (PCI) value of 94, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The access to the subject property off West Chapman Road will be "right-in/right-out" only. A safer access should be considered through the Lutheran Haven Retirement Complex, located along the west boundary line.</p> <p>Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Collector (Major or Minor) Roads is 330 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). The distance between the existing driveway and Wembley Place (the main entrance to Mayfair Oaks, to the east) is approximately 295 feet.</p> <p>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.</p>	Info Only
40.	Public Works-Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
41.	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	Info Only

		<p>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-foot width and \$92.17 per linear feet for 6-foot width.</p> <p>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 &amp; 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.</p> <p>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.</p>	
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## 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	STATUS	REVIEWER
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Vladimir Simonovski 40-665-5762 <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>

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

<b>Cities:</b>		
Altamonte Springs		(407) 571-8150 <a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry		(407) 262-7751 <a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary		(407) 585-1369 <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood		(407) 260-3462 <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo		(407) 971-5775 <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford		(407) 688-5140 <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs		(407) 327-5963 <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>
<b>Other Agencies:</b>		
Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621
<b>Other Resources:</b>		
Flood Prone Areas		<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas		<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser		<a href="http://www.scpafl.org">www.scpafl.org</a>