

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	WEKIWA - SPECIAL EXCEPTION	PROJ #: 26-32000004
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	5/18/26	
RELATED NAMES:	BS2026-04	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	35-20-29-300-0110-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A CHURCH WITH A DAYCARE ON 5.06 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF MARKHAM WOODS RD, NORTH OF SR 434	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF MARKHAM WOODS RD, NORTH OF SR 434	
APPLICANT:	CONSULTANT:	
IMAN JEFF HAMZAH I J H ENTERPRISES INC 1400 KATELYN CT IRVING TX 75060 [REDACTED]	DAVE SCHMITT DAVE SCHMITT ENGINEERING 12301 LAKE UNDERHILL RD ORLANDO FL 32828 (407) 207-9088 [REDACTED]	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments 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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
(1)	Buffers and CPTED Annie Sillaway	On the conceptual plan, place a note on the plan that states the mechanical equipment will be screened to meet the requirements under 30.14.15 (b).	Unresolved
(2)	Buffers and CPTED Annie Sillaway	The proposed development includes a 0.5 opacity buffer with a 25 foot width and 2.70 plant units along the eastern portion of the site adjacent to I-4. Along the western portion of the site, adjacent to the trail, a 0.4 opacity buffer with a 15 foot width and 2.50 plant units is proposed. The southern portion of the site includes a 0.2 opacity buffer with a 10foot width and 2.00 plant units. The western buffer area adjacent to the trail may include trail related amenities such as wayfinding signage, benches, dog waste stations, water fountains, and bike racks.	Info Only
(3)	Buffers and CPTED Annie Sillaway	On the northeastern portion of the subject property, the required buffer width is twenty-five (25) feet with 2.70 plant units per 100' and adjacent to the stormwater pond is required. Please revise the conceptual plant to show the required twenty-five (25) foot required buffer width.	Unresolved
(4)	Buffers and CPTED Annie Sillaway	Informational: Per Sec. 30.14.15 (b) Mechanical Equipment - (1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from a residential district or public rights-of-way at ground level on the property line. (2) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include decorative metal screening or louvers that are galvanized or painted to blend with the principal structure. (3) Wall or ground-mounted equipment screening shall be constructed of: Planting screens; Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials.	Info Only

(5)	Building Division Daniel Losada	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
(6)	Building Division Daniel Losada	Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
(7)	Building Division Daniel Losada	Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
(8)	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
(9)	Building Division Daniel Losada	-This project may meet the threshold building requirements per the Florida Building Code (2023) and Florida Statute 553.71, depending on the final assembly occupant load.	Info Only
(10)	Natural Resources Christina Seckinger	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
(11)	Natural Resources Christina Seckinger	Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required at site plan approval.	Info Only
(12)	Natural Resources Christina Seckinger	Replacement trees shall be native species as listed in Section 60.23 of the Land Development Code of Seminole County and planted on site in common areas and along streets. Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet.	Info Only
(13)	Natural Resources Christina Seckinger	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only

(14)	Natural Resources Christina Seckinger	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
(15)	Natural Resources Christina Seckinger	The site is shown to be in a high recharge area. The site will have to meet the specific requirements of this section of the Code. Specifically the maximum impervious of the site.	Info Only
(16)	Natural Resources Christina Seckinger	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
(17)	Natural Resources Christina Seckinger	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
(18)	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
(19)	Natural Resources Christina Seckinger	The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area. The County may request a statement and/or illustration about how the onsite existing flora and fauna will be maintained.	Info Only
(20)	Natural Resources Christina Seckinger	The project site is located with the Karst Area of Seminole County. One deep drilling will be required at site plan approval.	Info Only

(21)	Natural Resources Christina Seckinger	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
(22)	Natural Resources Christina Seckinger	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
(23)	Natural Resources Christina Seckinger	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
(24)	Planning and Development Annie Sillaway	On the conceptual plan, please provide note that states: "The landscape buffers will be required to meet the Seminole County Land Development Code."	Unresolved
(25)	Planning and Development Annie Sillaway	Staff requests that a queuing plan be provided to demonstrate how vehicles will queue onsite for the dropoff and pickup of children for the daycare and preschool.	Unresolved
(26)	Planning and Development Annie Sillaway	The Applicant needs to provide a capacity letter from Sunshine Water.	Unresolved
(27)	Planning and Development Annie Sillaway	On the conceptual plan, please provide a note on the plans that states: "No outdoor amplification of sound without approval of a special event permit. Indoor amplification of sound must comply with Chapter 165 Noise Control in the Seminole County Code of Ordinances." The note will be placed as a condition in the Development Order.	Unresolved

(28)	Planning and Development Annie Sillaway	A Special Exception requires a Community Meeting. 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).	Unresolved
(29)	Planning and Development Annie Sillaway	Provide renderings of the proposed church facility.	Unresolved
(30)	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards 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
(31)	Planning and Development Annie Sillaway	Provide a separate document on how the proposed development meets the following criteria for the special exception: (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards; and (6) Meets the following additional requirements if located in the applicable	Unresolved

		zone: a. If located in A-10, A-5, A-3, or A-1: i. Is consistent with the general zoning plan of the rural zoning classifications; and ii. Is not highly intensive in nature; and iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.	
(32)	Planning and Development Annie Sillaway	SPECIAL EXCEPTION PROCESS Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.	Info Only
(33)	Planning and Development Annie Sillaway	In the title block, please revise site plan to state conceptual plan.	Unresolved
(34)	Planning and Development Annie Sillaway	On the conceptual plan, please show the location of the proposed sign on site.	Unresolved
(35)	Planning and Development Annie Sillaway	On the conceptual plan, please provide the legal description of the site.	Unresolved
(36)	Planning and Development Annie Sillaway	Please provide a general tree plan showing the location and common names of existing trees on the site, as well as identifying which trees are proposed for removal and which will be retained.	Unresolved
(37)	Planning and Development Annie Sillaway	On the conceptual plan, please provide note that states: "The signage will meet the requirements established in the Seminole County Land Development Code".	Unresolved
(38)	Planning and Development Annie Sillaway	The Applicant is required to state how they meet the criteria for a civic use in the A-1 (Agriculture) zoning district. Please provide a separate document on how the proposed development meets the criteria: 30.6.17.5 Special Exceptions. (a) Where a limited use permit or special exception is required for a civic assembly use, the following review criteria shall be used to determine the appropriateness of the application: (1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over,	Unresolved

		glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption. (2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways. (3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit. Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required. (4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD. (5) One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly	
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		uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards: a. Desired Development Patterns. Assembly facilities located in residential zoning districts should function as compact, singular sites and all desired activities and required facilities (to include parking facilities, principal use buildings, and accessory use buildings) should be located on one development site consisting entirely of contiguous parcels of land, which may include property located directly across the street. b. Non-contiguous Parcels. Where a parcel owned or leased by the civic assembly use is not contiguous to the parcel(s) containing the principal assembly building, the use of the non-contiguous parcel(s) is limited to the following uses: occasional overflow parking (maximum two (2) times per week and located within a five-minute walk defined as quarter (¼) mile of continuous sidewalk), passive recreation space, playgrounds, walking trails, outdoor classrooms or seating, or reflection or meditation space. c. Acquisition of Land. If additional property is acquired for use by the assembly facility, an amendment to the special exception permit shall be required prior to any development on the property.	
(39)	Planning and Development Annie Sillaway	On the conceptual plan, please revise the child care facility to state daycare.	Unresolved
(40)	Planning and Development Annie Sillaway	On the conceptual plan, please provide the property boundary dimensions.	Unresolved
(41)	Planning and Development Annie Sillaway	Place a note on the conceptual plan that states, the trail crossings will meet the requirements in the Seminole County Public Works Engineering Manual.	Unresolved
(42)	Planning and Development Annie Sillaway	The required rear setback in the A-1 (Agriculture) is thirty (30) feet. The conceptual plan shows a twenty-six (26) foot rear yard setback. Either revise the site to conform to the rear yard setback of thirty (30) feet or the Applicant needs to apply for a variance. Please note that a variance does required the Applicant to provide a hardship on way a variance is needed for the proposed church.	Unresolved

(43)	Planning and Development Annie Sillaway	On the conceptual plan under the site data, please state the total number of children for the daycare and pre-school.	Unresolved
(44)	Planning and Development Annie Sillaway	The maximum permitted building height in the A1 (Agriculture) zoning district is thirty-five (35) feet. According to the site data, the proposed maximum building height is fifty (50) feet. The applicant must either reduce the building height to 35 feet or apply for a variance if they intend to proceed with the proposed height of fifty feet. Please note that the special exception must be approved first, followed by the variance request.	Unresolved
(45)	Planning and Development Annie Sillaway	On the conceptual plan under the site data, please provide the hours of operation for the preschool, daycare and the church.	Unresolved
(46)	Planning and Development Annie Sillaway	On the conceptual plan under the site data, please provide the required and proposed building setbacks in A-1 (Agriculture).	Unresolved
(47)	Planning and Development Annie Sillaway	On the conceptual plan, please provide the proposed Floor Area Ratio (F.A.R.). F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. Net Buildable definition: 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.	Unresolved
(48)	Public Safety - Fire Marshal Matthew Maywald	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
(49)	Public Safety - Fire Marshal Matthew Maywald	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
(50)	Public Safety - Fire Marshal Matthew Maywald	"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	Info Only

		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 21/2 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"	
(51)	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
(52)	Public Safety - Fire Marshal Matthew Maywald	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.	Info Only
(53)	Public Safety - Fire Marshal Matthew Maywald	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
(54)	Public Works - Engineering Andrew Broxton	The minimum inbound turn radius is 50'.	Unresolved
(55)	Public Works - Engineering Andrew Broxton	Proposed sidewalks should be extended to Seminole Wekiva Trail.	Unresolved
(56)	Public Works - Engineering Andrew Broxton	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
(57)	Public Works - Engineering Andrew	Trail crossing would have to meet Public Works Engineering Manual standards. Only one trail crossing would be permitted by the County. Please remove one	Unresolved

	Broxton	access point from proposed site plan.	
(58)	Public Works - Impact Analysis Arturo Perez	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, 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Corrections Required	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Approved	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
7/30/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie, Andrew
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: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee 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