

**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](#).

<b>PROJECT NAME:</b>	<b>ROOFING PROS USA - SITE PLAN</b>	<b>PROJ #: 25-0600008</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	1/30/25	
RELATED NAMES:	EP RODNEY JONES	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	19-21-30-529-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A OFFICE ON 0.65 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST	
NO OF ACRES	0.65	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF US HWY 17-92 AND GARDEN EDGE PT	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RODNEY JONES R.W. JONES CONSTRUCTION INC 250 OWL HAVEN CV GENEVA FL 32732 (407) 349-9615 RODNEY@RWJONESCONSTRUCTION.COM	N/A	

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.**

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/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	Based on the updated landscaping calculations the Applicant is required to provide the required opacities of 0.2 opacity along the south, 0.4 opacity along the east, and a 0.2 opacity along the west. Please revise the buffer table to show the required opacities.	Unresolved
2.	Buffers and CPTED	Per the Developers Commitment Agreement, a five (5) foot minimum; ten (10) foot average landscaped buffer is required along the north The Applicant can either be creative with the placement of the landscape buffer or simply provide a 0.1 opacity.	Unresolved
3.	Buffers and CPTED	Based on Sec. 30.14.13 (a-c) – Please update your Landscape Plan and provide Parking Lot Landscaping and calculations.	Unresolved
4.	Buffers and CPTED	Please refer to the resources folder for the required landscape calculations using Plant Group B (Basic), provided as a reference document.	Info Only
5.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
6.	Buffers and CPTED	Please refer to the Seminole County Land Development Code sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
7.	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
8.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
9.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
10.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
12.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
13.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
14.	Natural Resources	No net tree mitigation required. Proposed plantings exceed the 8" required replacement.	Info Only
15.	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	Info Only

		certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	
16.	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
17.	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
18.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Unresolved
19.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Unresolved
20.	Natural Resources	Please show tree protection detail. See information comments for requirements.	Unresolved
21.	Planning and Development	On sheet C01 Cover Sheet, please include the project/facility name within the main title (not just within the side title bar), include the owners name and contact information, include the survey and landscape plan within the drawing index.	Unresolved
22.	Planning and Development	Per the Garden Grove Development Order, the signage for residential and commercial areas shall be physically integrated through common or compatible architectural styles and signage. All building and signage on Lots 1-3 shall have consistent or similar appearance. Please provide the proposed building/sign elevations to demonstrate that the signage will be consistent or similar in appearance. Please see the Building Elevations for Garden Park Apartments uploaded to the Resources folder.	Unresolved
23.	Planning and Development	If the Applicant is proposing any freestanding signage, it must be indicated and called out on the site plan and shall be consistent or similar in appearance.	Unresolved
24.	Planning and Development	A separate permit (issued by the Building Division) is required for any signage.	Info Only
25.	Planning and Development	On the site plan, please demonstrate direct pedestrian access to the gated access point on Lot 3 at the northwest corner of the property.	Unresolved
26.	Planning and Development	Per Sec. 30.14.15., the dumpster enclosure should be oriented into the site so that the opening is not oriented towards an adjacent street or property. On the site plan, please dimension the dumpster enclosure within the site layout and label it as a Dumpster Enclosure. A separate permit (issued by the Building Division) is required for a dumpster.	Unresolved
27.	Planning and Development	Per condition h of the Development Order, please demonstrate how the property will be oriented towards pedestrian use	Unresolved

		including amenities such as shaded outdoor seating areas and walkways.	
28.	Planning and Development	<p>On sheet C04 site plan under the site data table, please update the following information to include:</p> <ul style="list-style-type: none"> <li>• Subject property's parcel identification number,</li> <li>• Revise the existing use to vacant,</li> <li>• Provide the maximum and proposed Floor Area Ratio (F.A.R.).</li> <li>• Provide the maximum and proposed building height.</li> </ul> <p>Please place a note on the Site Plan stating that the development shall follow the requirement in the associated Development Order #11-2050007 and Developers Commitment Agreement #12-20500008.</p>	Unresolved
29.	Planning and Development	On sheet C04 site plan sheet under the site data table, please provide the required and proposed building setbacks, including reference to the Development Order requirement for the building setback to the north and calling out what the build-to line measurement.	Unresolved
30.	Planning and Development	On sheet C04 Site Plan, please provide arrows to indicate whether the parking lot drive aisles are 1 (one) or 2 (two) way.	Unresolved
31.	Planning and Development	On sheet C04 Site Plan, please indicate where curbs or wheel stops will be provided and their height.	Unresolved
32.	Planning and Development	On sheet C04 Site Plan, please make appropriate adjustments where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang, as per Sec. 30.11.6.	Unresolved
33.	Planning and Development	Jose Gomez, Seminole County Development Services Director has determined that he will be able to issue a parking reduction up to thirty (30) percent of the required parking in accordance with Sec. 30.11.4.2, however, he will require a technical memo, in lieu of a parking study. The technical memo needs to state the reason for the requested reduction and shall capture the total proposed building square footage with the required parking calculation based on the LDC, and the proposed parking calculation. You can provide the calculations of the unusable space versus usable within your technical report as justification for the reduction.	Unresolved
34.	Planning and Development	If you would like a parking reduction greater than 30% to be considered, a PD Major Amendment will be required. This amendment would necessitate a public hearing and a decision by the Board of County Commissioners.	Info Only
35.	Planning and Development	On sheet C04 site plan sheet under the site data table, please update the parking calculations on the site plan to account for the entire proposed building and show the calculations from the technical memo including the thirty (30) percent parking reduction.	Unresolved
36.	Planning and Development	Additional comments may be generated based on the changes in the resubmittal.	Info Only
37.	Planning and Development	Please submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
38.	Planning and Development	The zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement (DCA)	Info Only

		and/or the Development Order (DO) as well as the Final Development Plan.	
39.	Planning and Development	Parking Lot Landscaping: (a) Landscaping required under this Section shall be installed in planting islands within a parking lot, or in adjacent planting areas not more than eight (8) feet from the edge of parking spaces or driveway aisles. All such planting areas shall be shown on required site plan(s) for the site. SCLDC 30.1230 (b) A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of 100 square feet in size and eight (8) feet in width. (c) Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per 200 square feet of required planting area.	Info Only
40.	Planning and Development	All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification. SCLDC Sec. 30.1234	Info Only
41.	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
42.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
43.	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
44.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
45.	Public Safety - Addressing	The street name is incorrect on C03 Demolition Plan. Please correct the name to: S US HWY 17-92 and remove Known as: South 17-92 Highway. Labeling the street in this manner can cause confusion.	Unresolved
46.	Public Safety - Addressing	The street names are missing on C04 Site Pan & C10 Autoturn Fire Truck & L300 Landscape Plan. Please add the street names	Unresolved

		S US HWY 17-92 & GARDEN EDGE PT. It is essential that any streets indicated on the site plan are clearly marked.	
47.	Public Safety - Addressing	Label the parcel number 19-21-30-529-0000-0020 (west of lot 1)	Unresolved
48.	Public Safety - Fire Marshal	Please revise the FFPC to the 8th ed on the utility plan.	Unresolved
49.	Public Safety - Fire Marshal	Comment Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
50.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
51.	Public Safety - Fire Marshal	Please clarify the proposed planter within the middle of the parking lot. The turning radius analysis is providing challenging maneuverability for the fire truck to back out and leave the site onto the side street especially when factoring in traffic.	Unresolved
52.	Public Safety - Fire Marshal	Please provide a hydrant flow test in accordance with NFPA 291 for existing hydrants. This test shall be within the last 12 months.	Unresolved
53.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 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.	Unresolved
54.	Public Safety - Fire Marshal	If the proposed hydrant is a private hydrant a separate fire permit and review shall be applied for.	Unresolved
55.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
56.	Public Works - Engineering	Please update the handicapped parking space sign detail to F.S. 316.1955	Unresolved
57.	Public Works - Engineering	Please provide a detailed drainage narrative showing that the site was included in the master drainage design. Show SJRWMD permit and details from the original permit and calculations.	Unresolved

58.	Public Works - Engineering	There is some concern that a vehicle can make a reasonable maneuver of the site. Please run a truck or SUV size vehicle around the internal parking lot.	Unresolved
59.	Public Works - Engineering	The sidewalk along the building needs to be 6' wide or have wheel stops. Please revise to either.	Unresolved
60.	Environmental Services	On Sheet C02: General Notes, under the water system notes section, please update the last sentence of note 29 to something like the following: "They shall meet the requirements of the County's (or municipality's) standard specifications for utilities construction". For note 36, please use Seminole County Utilities Engineering's phone number which is (407) 665-2024. For note 47, please update to the following: "Contractor shall notify Seminole County Utilities Department 48 hours prior to any utility construction. Phone (407) 655-2024". For note 48, please update to the following: "All utilities construction connecting to the Seminole County Public Utilities shall conform to the County's engineering manual of standards and specifications for wastewater and water main construction".	Unresolved
61.	Environmental Services	On Sheet C06: Utility Plan, replace the 8"x2" tee and 2" gate valve with an 8"x1-1/2" service saddle and call out the 1-1/2" PE tubing water service line running between the service saddle and the meter box. Seminole County will own/maintain the proposed 1-1/2" water meter and all utility infrastructure upstream of it so a service saddle will be used since it's the standard method of connection for water services. See Seminole County standard details 207, 208, and 211 for reference.	Unresolved
62.	Environmental Services	On Sheet C06: Utility Plan, please provide a bold callout for the existing drainage and utility easement (O.R.B. 8942, PG 1681) on the southeast corner of the site. This easement allows for the proposed placement of the water meter.	Unresolved
63.	Environmental Services	On Sheet C06: Utility Plan, please specify if the existing/proposed fire hydrants are public or private by updating the callouts accordingly. For example, the onsite fire hydrant callout can be updated to "proposed private fire hydrant w/ 6" gate valve" and the offsite fire hydrant callout should be updated to "308.93' to existing private fire hydrant". The purpose for this is to help the local fire department to determine who owns/maintains each respective fire hydrant during inspections.	Unresolved
64.	Environmental Services	On Sheet C06: Utility Plan, please update pipe crossing detail 1 by replacing the 8" PVC sewer line with 6" PVC sewer lateral. Also, provide a similar pipe conflict callout/detail for the crossing of the proposed 8" PVC water main with the existing 15" CPP storm main, the crossing of the proposed 6" PVC fire line with the proposed 6" PVC sewer lateral, and the crossing of the proposed 6" PVC fire line with the proposed 15" RCP storm main.	Unresolved
65.	Environmental Services	On Sheet C06: Utility Plan, please specify the material for the proposed 2" water service line, the existing 8" water main stub out (PVC), the existing 8" water main (PVC), and the 6" sewer lateral (PVC) callouts. Update the callout for connecting to the existing sanitary stub out to specify the material (PVC) and pipe size (this should be 6" according to the record drawings). The existing 8" PVC sanitary sewer (per as-built, contractor to field verify location and invert) callout should be updated from 8" to 6"	Unresolved

		per the record drawings. I've uploaded the record drawings into the Resources folder on eplan for reference.	
66.	Environmental Services	On Sheet C06: Utility Plan, please note that sewer laterals require a clean out for every 100 LF of sewer lateral (i.e. the distance between two cleanouts cannot exceed 100 LF) and at all changes of flow direction. Please reroute the sewer lateral's alignment or add a traffic bearing cleanout accordingly.	Unresolved
67.	Environmental Services	On Sheet C06: Utility Plan, please provide a small table or note listing the anticipated water and sewer demand (in GPD) for this development. This is used for water/sewer capacity reservation purposes.	Unresolved
68.	Environmental Services	On Sheets C07, C08, and C09: Construction Details, please ADD the following Seminole County standard details (SDs): SD 109, SD 115, SD 207, and SD 211. Please REMOVE the following SDs: SD 114, SD 201, SD 306, and SD 308 as they don't appear to be applicable to the proposed utility construction.	Unresolved
69.	Environmental Services	On Sheet C02: General Notes, under the water system notes section, please update the last sentence of note 29 to something like the following: "They shall meet the requirements of the County's (or municipality's) standard specifications for utilities construction". For note 36, please use Seminole County Utilities Engineering's phone number which is (407) 665-2024. For note 47, please update to the following: "Contractor shall notify Seminole County Utilities Department 48 hours prior to any utility construction. Phone (407) 655-2024". For note 48, please update to the following: "All utilities construction connecting to the Seminole County Public Utilities shall conform to the County's engineering manual of standards and specifications for wastewater and water main construction".	Unresolved



**AGENCY/DEPARTMENT MARK UP COMMENTS**

*Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".*

	REVIEWED BY	TYPE	FILE NAME	STATUS
70.	Natural Resources	Please replace the Allee elms with a species on the Florida Friendly Landscaping list. Winged elm, American elm, cedar elm, and Chinese elm are all acceptable replacements.	015 Landscape.pdf	Unresolved
71.	Planning and Development	Please update to indicate Dumpster Enclosure.	004 C04 Site Plan.pdf	Unresolved
72.	Planning and Development	Please note that this call out can be referenced within the Building Setbacks portion of the Site data.	004 C04 Site Plan.pdf	Unresolved
73.	Planning and Development	Please advise of what this line is indicating as it is not the minimum required building setback line.	004 C04 Site Plan.pdf	Unresolved
74.	Planning and Development	Please advise what this measurement is from as it is not from a property line.	004 C04 Site Plan.pdf	Unresolved

**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Addressing	Amy Curtis (407) 665-5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
02/27/2025	The application fee allows for the initial submittal plus two resubmittals.	Becky Noggle, Sarah Harttung, Tiffany Owens (PZ), Tiffany Owens (Buffer), Jim Potter, Matthew Maywald, 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:  <b>Major Review (3+ reviewers remaining) – 50% of original application fee</b>  <b>Minor Review (1-2 reviewers remaining) – 25% of original application fee</b></p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

**Other Agencies:**

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	

**Other Resources:**

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>