

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

Comment Document – Initial Submittal

PROJECT NAME:	HIDDEN WOODS RESERVE - FINAL ENGINEERING PLAN	PROJ #: 26-55200001
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	5/21/26	
RELATED NAMES:	EP NICK PEET	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	11-21-29-300-0040-0000	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 22 SINGLE FAMILY RESIDENTIAL LOTS ON 9.37 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	9.37	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF HIDDEN WOODS CV, EAST OF VIRGINIA AVE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MALEIA SMIFERUGO PULTE HOME COMPANY, LLC 4901 VINELAND RD ORLANDO FL 32811 (407) 661-4710	NICK PEET LEVELUP CONSULTING, LLC 3101 MAGUIRE BLVD ORLANDO FL 32803 (407) 605-5616	

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.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please note, on the irrigation plan, Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in the Approved Plant Species list set forth in Figure 14.1 of the SCLDC Sec 30.14. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database	Unresolved
2.	Buffers and CPTED	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f) Contact the reviewer for assistance with calculations.	Unresolved
3.	Buffers and CPTED	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Unresolved
4.	Buffers and CPTED	Provide a table showing species, DBH, and remove/remain status of all existing trees on site, including invasive species and palms.	Unresolved
5.	Buffers and CPTED	Show the existing and proposed grades within the dripline of the preserved trees. 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
6.	Buffers and CPTED	Landscape buffers should adhere to the following: North- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. South- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. East- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. No west buffer required.	Info Only
7.	Buffers and CPTED	Please provide landscape and irrigation plans. Landscape plans should include all proposed plantings, buffer width, opacity, and plat unit group.	Unresolved

8.	Building Division	Standard building permitting will apply.	Info Only
9.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
10.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
11.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
13.	Environmental Services	On Sheet C8.0 UTILITY PLAN: Please update the 4" PVC WM to be 1" SDR9 PE tubing connecting to the 2" water service line. Remove the 8"x4" tee and replace it with a 1" service saddle and corporation stop with a 5/8" x 3/4" meter.	Unresolved
14.	Environmental Services	On Sheet C8.0 UTILITY PLAN: Please remove the 8" gate valve to the left of the proposed 8"x4" tee. Please remove the gate valve to the right of the proposed fire hydrant. Add a gate valve to the left of the 4"x4" tee. Remove the two 4" gate valves on both sides of the 4"x4" tee.	Unresolved
15.	Environmental Services	On Sheet C8.0 UTILITY PLAN: Please specify the material for the 8" PVC WM to be 8" C900 DR18 PVC WM. Please specify the pipe material of the 2" PVC water service line such as 2" SCH40 or SCH80 PVC water line. Specify the material of the water service line between the service saddle and the water meter such as 1" SDR 9 PE tubing water service. Specify the pipe material for the 4" and 8" gravity sewer such as 4"/8" SDR 26 or SDR 35 PVC.	Unresolved
16.	Environmental Services	On C1.0 COVER SHEET: Please add Seminole County Utilities' contact information: Water and Sewer Seminole County Utilities Department 500 W. Lake Mary Blvd. Sanford, FL 32773 (407) 665-2024	Unresolved
17.	Environmental Services	On C8.0 UTILITY PLAN: Please update the WM connection callout to be the following: Wet tap existing 8" PVC WM with 8"x8" tapping sleeve and valve.	Unresolved

18.	Environmental Services	On Sheet C8.0 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. Please update GPD/unit value to 250 in water demands table and the GPD/unit value to 215 in the sewer demands table. Please revise anticipated flow calculations and meter sizing calculations as needed. See Seminole County Administrative Code Section 20, Part 20.45, Exhibit A for reference on our latest GPD/unit demand numbers.	Unresolved
19.	Environmental Services	On Sheet C8.0 UTILITY PLAN: Please specify that the proposed fire hydrants will be public by updating the callout accordingly such as "public fire hydrant".	Unresolved
20.	Environmental Services	On Sheet C8.0 UTILITY PLAN: Please add a callout for the 45-degree bend above the connection to the existing sanitary manhole.	Unresolved
21.	Environmental Services	On Sheet C8.0 UTILITY PLAN: Please replace the 4" gate valves on the force mains to be 4" plug valves. Gate valves are not used on force mains.	Unresolved
22.	Environmental Services	On Sheet C8.0 UTILITY PLAN: Please specify the water service line casing material such as 1" PVC SCH40 casing with end seals (TYP.)	Unresolved
23.	Environmental Services	Please be aware that the interlocal agreement between Seminole County Utilities and the City of Altamonte Springs would need to be updated. The final sewer connection to the City of Altamonte Springs's sewer manhole will be contingent on the execution of the agreement. We anticipate this agreement will be finalized in the coming months.	Info Only
24.	Natural Resources	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 is required. Please submit the threatened and endangered report.	Unresolved
25.	Planning and Development	What are the proposed building heights? Please include within the Site Data Table on the Site Plan page.	Unresolved
26.	Planning and Development	Please show the driveways on the overall Site Plan page. Driveways should extend twenty (20) feet from the edge of the sidewalk to the garage.	Unresolved
27.	Planning and Development	Please add a traffic generation table on the plan.	Unresolved

28.	Planning and Development	Is there a subdivision sign or perimeter fence being proposed? If so, please depict on the Site Plan and provide details.	Unresolved
29.	Planning and Development	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)	Unresolved
30.	Planning and Development	Please advise, the Hidden Woods Reserve Final Engineering Plan cannot be approved until the associated PSP is approved by the Planning and Zoning Commission.	Unresolved
31.	Planning and Development	On the Site Plan page, please amend the required open space to reference approved DO# 21-20500008 as a reference. Provided open space should equate to 1.87 acres, per the approved DCA.	Unresolved
32.	Planning and Development	On the Site Plan page, please also clarify the amenities provided in the pond area in order to count it as open space, these should be shown and detailed. Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover. (2)The pond shall have no greater than a 4:1 slope with no fencing. (3)The pond shall have a curvilinear shape simulating a natural water body. (4)Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect. (5)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (6)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee. (7)The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features: a.Fountain b.Stabilized walking path c.Exercise equipment d.Benches for seating e.Tot lot or mini-park	Unresolved

33.	Planning and Development	On the Site Plan page, please add a condition to the SITE NOTES section stating that this development will adhere to approved DO# 21-20500008 and DCA# 22-20500017.	Unresolved
34.	Planning and Development	Under the Site Data Table on the Site Plan page, please include the required side street setback. The side street setback is fifteen (15) feet.	Unresolved
35.	Public Safety - Addressing	On the 004 C4.0 SITE PLAN, please clearly label the street names "HOWARD AVENUE" and "RAYMOND AVENUE" within their respective boundary lines; and please add the suffix to "RIDGEWOOD STREET".	Unresolved
36.	Public Safety - Addressing	On the 004 C4.0 SITE PLAN, please label the street name "OAKHURST STREET" within the right of way abutting lots 1-17.	Unresolved
37.	Public Safety - Addressing	Will the segment of Raymond Avenue located between Ridgewood Street and Sheppard Street be improved?	Question
38.	Public Safety - Addressing	Is a street sign for Oakhurst Street and Raymond Avenue proposed to be installed?	Question
39.	Public Safety - Addressing	Will there be an entry gate?	Question
40.	Public Safety - Addressing	Will Oakhurst Street be privately maintained?	Question
41.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 22 lots, 1 lift station, and an entry address is \$440.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://scccap01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
42.	Public Safety - Addressing	(Development Name) The subdivision name, Hidden Woods Reserve, was approved for use in 2022. If Hidden Woods Reserve is the intended name for this plat, ensure this name is on the Final Engineering and the Final Plat. If a different name is proposed, please submit proposed subdivision names for compliance review to the E911 Administration, Attn: Addressing (email: addressing@seminolecountyfl.gov). The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one	Info Only

		(1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov).	
43.	Public Safety - Addressing	(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.	Info Only
44.	Public Safety - Addressing	STREET SIGN/NAME) The correct street names and street designations are required to be labeled on the Final Engineering and the Final Plat. Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The street name designations and their proper abbreviations are as follows: Street (ST) and Avenue (AVE). The approved plat name is also required to be labeled on the Final Engineering and Final Plat.	Info Only
45.	Public Safety - Addressing	STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only

46.	Public Safety - Addressing	STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	Info Only
47.	Public Safety - Addressing	Due to its access, the lift station will be addressed to Hidden Woods Cove.	Info Only
48.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
49.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
50.	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure.	Unresolved
51.	Public Safety - Fire Marshal	Please verify if there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Unresolved
52.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s). (Full striping in culdesac) Signage to be provided on one side of street or other and signage and striping throughout entire cul de sac area.	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 Works - Engineering	On sheet C10.0, Signage and Pavement Marking Plan, please add striping to crosswalk.	Unresolved
55.	Public Works - Engineering	Please provide pipe conflict details for drainage and sewer pipe crossings.	Unresolved
56.	Public Works - Engineering	Please provide hydraulic analysis to show drainage system is adequate for design flow.	Unresolved
57.	Public Works - Engineering	On sheet C7.0, Cross Sections, several cross-sections appear to contain swale. Please revise accordingly.	Unresolved
58.	Public Works - Engineering	There are conflicts between the site plan, tract plan and general notes with regards to the ownership of the Oakhurst Rd tract. In some places it is said to be private and in others county maintained. Remove any references to Oakhurst being a public road.	Unresolved
59.	Public Works - Engineering	On sheet C10.0, Signage and Pavement Marking Plan, staff recommends adding curve signs for tapered road sections in accordance with Seminole County Engineering Manual Chapter 1 Sec 1.10.2.	Unresolved

60.	Public Works - Engineering	On sheet C4.0, Site Plan, please include radial measurements for turns, cul-de-sac, and right of way dedication.	Unresolved
61.	Public Works - Engineering	On sheet C15.0, Best Management Practices Plan, please add location of the construction entrance.	Unresolved
62.	Public Works - Engineering	In the Stormwater Management Report, use of the half acre lot assumption for calculating curve numbers is inappropriate. The county does not support use of lot size assumptions from TR-55. Please model maximum buildable area for each lot as impervious.	Unresolved
63.	Public Works - Engineering	Outfall from basin 4 does not seem to be modelled correctly. Post development nodal diagram shows stormwater outfall goes to Raymond Ave right of way. Drainage plan appears to show this stormwater is collected by swale. If this is the intent, please revise stormwater report to model this.	Unresolved
64.	Public Works - Engineering	Please provide cores of Oakhurst Rd offsite to show that it meets structural requirements. Provide alternating locations at no more than 100' intervals.	Unresolved
65.	Public Works - Engineering	Break line for lots 1-5 and 18-22 should positioned as far back on the lot as possible to direct drainage into the site. Please consider altering the grading behind these lots.	Unresolved
66.	Public Works - Engineering	Proposed swale behind lots 5,6 and 17 does not meet minimum 1% longitudinal slope. Please revise grading plan to correct this.	Unresolved
67.	Public Works - Engineering	Please label and detail all structure types, top and bottom. Yard drains have to be concrete. Additionally, CO-1 cannot be cleanout. It must be a manhole structure.	Unresolved
68.	Public Works - Engineering	Please add section detail for Oakhurst Rd improvements made offsite, including proposed driveway modifications.	Unresolved
69.	Public Works - Impact Analysis	No TIS Report is Required, Peak Hour trips generated are less than requirement (50).	Info Only

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-	Approved
Public Safety-Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Corrections Required
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334	Corrections Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Public Works-County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	No Review Required

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
6/24/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Becky, Jim, Kaitlyn, Lily, Matthew, Andrew, Maliha

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