

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

PROJECT NAME:	SANCHEZ ESTATES - PRE-APPLICATION	PROJ #: 24-80000062
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/09/24	
RELATED NAMES:	EP VICTOR SANCHEZ	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-21-32-5CF-6900-0160	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE SINGLE FAMILY RESIDENTIAL LOTS ON 1.50 ACRES IN THE R-3 ZONING DISTRICT LOCATED ON THE WEST SIDE OF S CR 419, SOUTH OF 8TH ST	
NO OF ACRES	1.50	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	R-3	
LOCATION	ON THE WEST SIDE OF S CR 419, SOUTH OF 8TH ST	
FUTURE LAND USE-	HDR	
APPLICANT:	CONSULTANT:	
VICTOR SANCHEZ 2704 WASSUM TRL CHULUOTA FL 32766 (407) 810-6879 ORANGESPORTSCTR@AOL.COM	N/A	

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 a High Density Residential Future Land Use and an R-3 (Multiple Family Dwelling) zoning district.
- Based on Table 5.2 in the Seminole County Land Development Code (SCLDC), a duplex is a permitted use in the current R-3 (Multiple Family Dwelling) Zoning District designation.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU	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	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development. In order for staff to do the buffer analysis, please provide the net buildable area and the proposed residential density.	Info Only
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
5.	Comprehensive Planning	The subject property has a High Density Residential (HDR) Future Land Use designation, which allows a maximum density of twenty (20) dwelling units per net buildable acre. The proposed development of three of the seven lots with three single-family homes would be consistent with pattern of development in the surrounding area and compatible with the HDR future land use.	Info Only
6.	Comprehensive Planning	A portion of the subject property is in the Environmentally Sensitive Lands Overlay. The Environmentally Sensitive Lands Overlay is implemented for wetland protection via the regulation of development consistent with the provisions of the Land Development Code of Seminole County (LDC) and contains very specific criteria and performance standards that preserve wetlands to the maximum extent possible. Future Land Use Element, FLU-117 - Environmentally Sensitive Lands Overlay consists of wetland areas (as delineated on the St. Johns River Water Management District Wetlands Map) and 100 year floodplain areas (as delineated on the United States Geological Survey or Flood Insurance Rate Maps). Purpose and Intent A. Implementing public policies to protect the public health, safety and welfare by conserving and protecting natural resources needed to ensure availability of groundwater and limiting flood damage; B. Implementing the County's non-structural approach to water management. Uses that involve a minimum land alteration are permitted in order to maintain the natural flood storage and nutrient assimilation capability of wetland and floodprone areas; and C.	Info Only

		Preserving the status quo of significant environmental importance and associated wildlife habitat (see also Policy FLU 11.15 Code Enforcement and Implementation).	
7.	Comprehensive Planning	Please be aware that a portion of the site may be located in an area with potential for archaeological finds. Please see Seminole County Comprehensive Plan Future Land Use Element, Policy FLU 1.7 for further details. Policy FLU 1.7 Performance Standards for Management of Archaeological Resources Located on Proposed Development Sites Many sites with a potential of archaeological finds are also located on or near wetlands and/or floodprone areas, or within the protection areas established for the Wekiva and Econlockhatchee River Basins. As a result, restrictions (such as setbacks from sensitive areas) governing the development of many sites with potential of archaeological finds are already in place.	Info Only
8.	Environmental Services	The proposed lots are not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority to service them.	Info Only
9.	Environmental Services	If Florida Government Utility Authority is unable to service potable water to the proposed lots, then potable water wells will be needed to service them. To apply for a private well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
10.	Environmental Services	If Florida Government Utility Authority is unable to service sewer to the proposed lots, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split/plat is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as Florida Government Utility Authority). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) capable OSTDS since it will be new construction, on lots one acre or	Info Only

		less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
11.	Environmental Services	To summarize previous comment, minimum lot size allowed for septic system use is 0.25 acre if Florida Government Utility Authority can provide potable water and minimum lot size is 0.50 acre for lots that will use potable water wells.	Info Only
12.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western portion of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
13.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
14.	Natural Resources	A 25-foot minimum, 50-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
15.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
16.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
17.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River	Info Only

		Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	
18.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
19.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
23.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
25.	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
26.	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
27.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be	Info Only

		accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	
28.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
29.	Natural Resources	For lots of 10,000 square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two (2) of the required canopy trees must be in the front yard. SCLDC 35.61(e)(3)	Info Only
30.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
31.	Planning and Development	The building setbacks for the R-3 (Multiple Family Dwelling) zoning district are: Twenty-five (25) feet for single-story and Thirty-five (35) feet for two-story from the project boundary.	Info Only
32.	Planning and Development	Based on Table 5.2 in the Seminole County Land Development Code (SCLDC), a duplex is a permitted use in the current R-3 (Multiple Family Dwelling) Zoning District designation.	Info Only
33.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
34.	Planning and Development	The proposed development must meet the Scenic Corridors standards (Part 55 Chapter 30) within East Rural Area Boundary: MAJOR ROADS CR 419 (from Lockwood to Seminole County line) CR 426 (from SR	Info Only

		434 east to Seminole County line) SR 46 (Lake Jesup east to Seminole County line) Entire length of Snowhill Road.	
35.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required wetland buffers.	Info Only
36.	Planning and Development	Parking and landscaping requirements can be found in Seminole County Land Development Code Part 64 Chapter 30. Parking requirements for the subject use are: Two (2) spaces/dwelling unit for 1000 sq ft or greater or 1.5 spaces/dwelling unit for Less than 1000 sq ft.	Info Only
37.	Planning and Development	The subject site has a High Density Residential Future Land Use and an R-3 (Multiple Family Dwelling) zoning district.	Info Only
38.	Planning and Development	The is in the R-3 (Multiple family Dwelling) zoning classification requires a minimum of twenty-five (25) percent open space.	Info Only
39.	Planning and Development	Prior to the issuance of building permits the following Subdivision processes must be approved: Step 1: Approval of a Preliminary Subdivision Plan (PSP). Step 2: Approval of Final Engineering. Step 3: Approval of a Final Plat.	Info Only
40.	Planning and Development	Based on Sec. 30.4.8.3 - If covered storage for vehicles is provided, garage doors may not face a public right-of-way.	Info Only
41.	Planning and Development	Density will be determined by the net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and powerline easements, lakes and areas defined as wetlands and flood prone areas.	Info Only
42.	Planning and Development	The R-3 (Multiple Family Dwelling) zoning district, allows a maximum density of thirteen (13) dwelling units per net buildable acre.	Info Only
43.	Planning and Development	No building or structure shall exceed thirty-five (35) feet in height.	Info Only
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) may be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
46.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in	Info Only

		accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	
47.	Public Safety - Fire Marshal	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" 	Info Only
48.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
49.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
50.	Public Works - Engineering	Based on the FEMA FIRM Map, Lots 19-22 are not located in the floodplain. These lots are located in Zone X - Area of Minimal Flood Hazard. Based on the available Seminole County data, there is no wetlands designated area on Lots 21-22; approximately 5% of Lot 20 appears to be in wetlands, and approximately 25% of Lot 19 appears to be in wetland. *Please be advised that the county wetland maps can be used	Info Only

		only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination shall be made by a qualified environmental scientist. Based on the FEMA FIRM Map, approximately 70% of Lot 16 is located in the floodplain; approximately 40% of Lot 17 is located in the floodplain; and approximately 10% of Lot 18 is located in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available Seminole County data, Lot 16 appears to be entirely in wetland; approximately 85% of Lot 17 appears to be in wetlands, and approximately 65% of Lot 18 appears to be in wetland.	
51.	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee Drainage Basin. The entire site is located within the Econ Protection Area. Refer to SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Info Only
52.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sands (51%), Map Unit Symbol 2. Adamsville-Sparr Fine Sands are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sands (42%), Map Unit Symbol 20. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 9 to 18 inches and designates the Hydrologic Soil Group as A/D. Based on the USDA Web Soil Survey, the site also has Basinger, Samsula, and Hontoon soils, Depressional (7%), Map Unit Symbol 10. Basinger, Samsula, and Hontoon soils are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D.	Info Only
53.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping to the west. The highest point is on the east side of the property (Elevation 54.0 feet), while the lowest point is on the west side of the property (Elevation 43.0 feet). The lowest area of the drainage sub-basin is at elevation 42.0 feet.	Info Only
54.	Public Works - Engineering	Based on the preliminary review, the site appears to be landlocked, with no positive outfall. Per the Seminole County Public Works Engineering Manual -	Info Only

		Section 2.4.1 (Design Storm - Minimum), a landlocked facility, with no positive outfall, requires a 100-Year, 24-Hour Total Retention. "Landlocked" is defined as a drainage system that does not currently discharge its basin or sub-basin in the 10-year, 24-hour storm event.	
55.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
56.	Public Works - Engineering	West 9th Avenue is a 70 feet wide public "right-of-way" that is currently used for stormwater conveyance and storage collected from South County Road 419. There is no existing roadway within this public "right-of-way". Therefore, the primary access point to the subject property will be South C.R. 419 that is functionally classified as Urban Minor Arterial Road and was last resurfaced in 1997. South C.R. 419 is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Construction of a new roadway along West 9th Avenue is required to access the subject property. The new roadway will need to meet the minimum roadway standards defined in the Seminole County Public Works Engineering Manual. A construction of such roadway will require mitigation of the current stormwater management system within the public "right-of-way". The developer shall also provide a pedestrian sidewalk along the West 9th Avenue. This sidewalk shall connect to the existing sidewalk along the west side of South C.R. 419.	Info Only
57.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
58.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
59.	Public Works - Engineering	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.	Info Only
60.	Public Works -	A minimum three (3) foot side yard drainage	Info Only

	Engineering	easement is required for each single residential unit. Air conditioning units, pool equipment, water softeners, and similar facilities shall not be permitted within the drainage easements.	
61.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .	Info Only
62.	Public Works - Engineering	A detailed Grading Plan for each single residential unit will be required at permitting.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Planning and Development	Review Complete	Annie Sillaway
Public Works - Engineering	Review Complete	Vladimir Simonovski
Public Works - Impact Analysis	No Review Required	William Wharton
Comprehensive Planning	Review Complete	Doug Robinson
Environmental Services	Review Complete	James Van Alstine
Buffers and CPTED	Review Complete	Maya Athanas
Building Division	Review Complete	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:		
Altamonte Springs		(407) 571-8000 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