

Document date:

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

PROJECT NAME:	HIGHER GROUND - PRE-APPLICATION	PROJ #: 26-8000062
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/01/26	
RELATED NAMES:	EP KEN HAUN	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	22-20-30-300-033A-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FOR AN AUTOMOBILE SERVICE WITH REPAIR ON 0.59 ACRES LOCATED ON THE NORTH SIDE OF RONALD REAGAN BLVD, EAST OF US HWY 17-92	
NO OF ACRES	0.59	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF RONAALD REAGAN BLVD, EAST OF US HWY 17-92	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KEN HAUN HIGHER GROUND PERFORMANCE LLC 199 W MARVIN AVE LONGWOOD FL 32750 (407) 821-2067	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.

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.

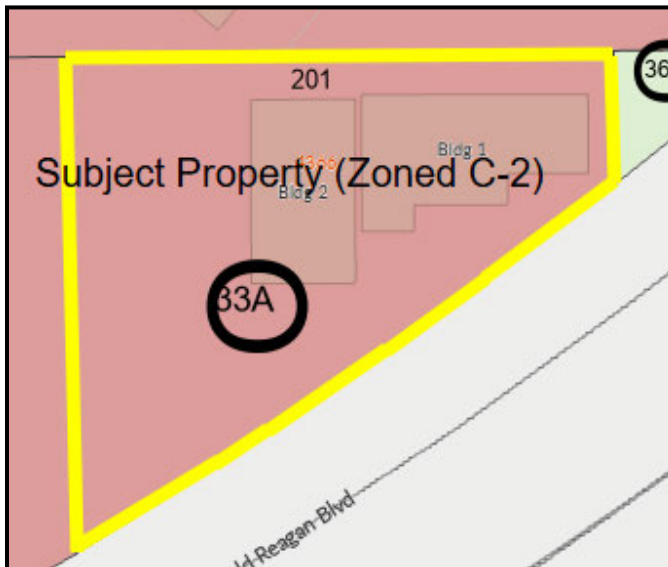
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

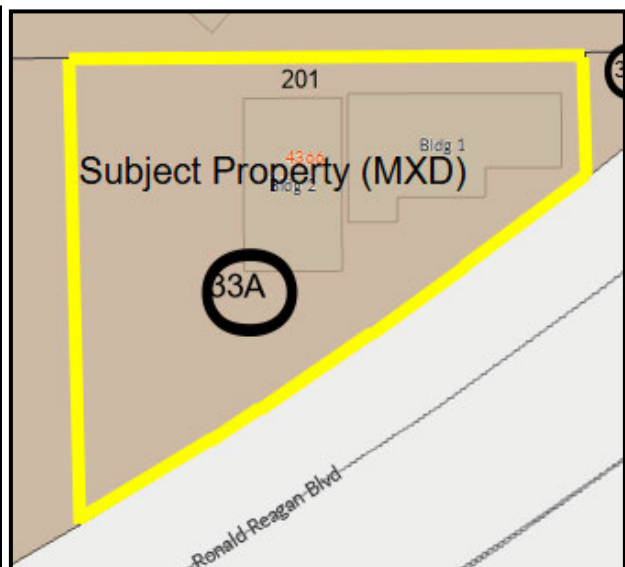
- The subject property has a Future Land Use designation of Mixed Use (MXD) and Zoning Classification of General Commercial (C-2).
- Automotive Service with Repair is not permitted in the existing Zoning Classification of C-2.
- Due to the existing Future Land Use designation of MXD, staff is recommending that the property be rezoned to Planned Development (PD).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	Comment Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Chad Harvey	Comment 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 Chad Harvey	Comment Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Chad Harvey	Comment Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Chad Harvey	Comment Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13. Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.	Info Only
6.	Buffers and CPTED Chad Harvey	Comment Preliminary buffer concepts will be required to be shown at the time of Special Exception application. A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity per Section 30.14.6. Upon submittal of the site plan, please provide: 1. Net Buildable Area 2. Hours of Operation 3. Floor Area Ratio 4. Impervious Surface Ratio 5 Building Height in feet in order to calculate required buffers.	Info Only
7.	Buffers and CPTED Chad Harvey	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.	Buffers and CPTED Chad Harvey	The subject site has a Commercial Future Land Use designation, which permits a maximum Floor Area Ratio (F.A.R.) of 0.35 The existing development appears to have an approximate F.A.R. of 0.24.	Info Only

		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.	
9.	Buffers and CPTED Chad Harvey	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
10.	Building Division Daniel Losada	Comment - This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure	Info Only
11.	Building Division Daniel Losada	Comment - Any necessary or proposed modifications must be properly permitted.	Info Only
12.	Building Division Daniel Losada	Comment - This structure has open permits that must be dealt with prior to occupancy.	Info Only
13.	Building Division Daniel Losada	Comment - All alterations to the structure will require a permit.	Info Only
14.	Building Division Daniel Losada	Comment - Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
15.	Building Division Daniel Losada	-The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
16.	Building Division Daniel Losada	-Complete site, including access from public right of way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
17.	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
18.	Comprehensive Planning David German	Comment Site has a Future Land Use of MXD (Mixed-Use Developments). Per Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation: Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned may continue so long as the existing use is not expanded more than twenty (20) percent by floor area. Since a new use is proposed, a	Info Only

		rezone to Planned Development or MUCD will be required, per the MXD Future Land Use Designation.	
19.	Comprehensive Planning David German	Comment Future Land Use of MXD and a maximum permitted FAR (Floor Area Ratio) of 1.0.	Info Only
20.	Comprehensive Planning David German	Comment Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2. Development Standards and Strategies for Walkable Infill and Redevelopment and Land Development Code.	Info Only
21.	Comprehensive Planning David German	Comment MXD Future Land use within the Urban Centers and Corridors allows for MUCD or PD zoning when a single new use is proposed. Staff would not support a Future Land Use Amendment at this time based on the adjacent FLU and location within the Urban Centers and Corridors Overlay.	Info Only
22.	Environmental - Impact Analysis Becky Noggle	Comment Existing Water only to this parcel.	Info Only
23.	Environmental Services Maliha Rahman	Comment Seminole County utilities will continue to be the provider for water. There is an existing water meter that can be reconnected. If increased water demands are required, connections may need to be upsized to meet new demands, Further review will be reserved for site plans/final engineering.	Info Only
24.	Environmental Services Maliha Rahman	Comment This development is within Seminole County's sanitary sewer service area. There is a pressurized 12" PVC force main in front of parcel 22-20-30-300-0033A-0000 running along N Ronald Reagan Blvd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
25.	Environmental Services Maliha Rahman	Comment If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information	Info Only

26.	Environmental Services Maliha Rahman	<p>Comment</p> <p>This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: http://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/ concerns about the program applicability to this development. Our IPP website can be found at the following link: http://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml.</p>	Info Only
27.	Planning and Development Chad Harvey	<p>Comment</p> <p>The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.</p>	Info Only
28.	Planning and Development Chad Harvey	<p>Comment</p> <p>The proposed project is subject to Site Plan review process: SCLDC Chapter 40. Information can be found at http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
29.	Planning and Development Chad Harvey	<p>Comment</p> <p>The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations.</p> <p>Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts. The Applicant is required at the time of the application for the PD rezone, to provide a narrative addressing the review criteria below.</p> <p>Per SCLDC Sec. 30.8.5.3 Review Criteria -</p> <ul style="list-style-type: none"> • Sec. 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County 	Info Only

		<p>Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <ul style="list-style-type: none"> • Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. <p>In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> • Natural resource preservation. • Crime Prevention (CPTED). • Neighborhood/community amenities. • Provision of affordable or workforce housing. • Reduction in vehicle miles traveled per household. • Transit-oriented development. • Provision of new multimodal connectivity. • Innovation in water or energy conservation. • Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. <p>In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p> <p>The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p>	
30.	Planning and Development Chad Harvey	<p>Comment</p> <p>Parking requirements for the subject site must adhere to the Parking and Loading regulations found in Chapter 30, Part 11 of the SCLDC.</p>	Info Only

31.	Planning and Development Chad Harvey	<p>Comment</p> <p>Approval for a planned development is obtained through a two-step process.</p> <p>1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</p> <p>2nd step is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level.</p> <p>Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.st</p>	Info Only
32.	Planning and Development Chad Harvey	<p>Comment</p> <p>If outdoor lighting is being proposed, please provide a photometric plan per Section 30, Part 15 of the Seminole County Land Development Code.</p>	Unresolved
33.	Planning and Development Chad Harvey	<p>Comment</p> <p>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. Before 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. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</p>	Info Only
34.	Planning and Development Chad Harvey	<p>Comment</p> <p>The PD (Planned Development) will require twenty-five (25) percent open space.</p>	Info Only
35.	Planning and Development Chad Harvey	<p>Comment</p> <p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
36.	Planning and Development Chad Harvey	<p>Comment</p> <p>A PD Rezone may take between 4-6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.</p>	Info Only

37.	Planning and Development Chad Harvey	Comment It appears that while the structure on the property is existing and is intended to be utilized as part of the new proposed use, the front setback requirement of 25' is not currently being met. If there are proposed changes, additions or alterations to the existing building structure for expanding the overall size of the building, then a variance may be required for the front setback prior to approval of the Future Land Use amendment or the Special Exception. Comment from (Environmental Services) Keeli Carlton: Please add a note to the irrigation plans that once new plant material has established within 60 days of planting, that the irrigation timer will be reset to Seminole County watering guidelines.	Info Only
38.	Planning and Development Chad Harvey	Comment Comment from (Environmental Services) Keeli Carlton: Please ensure that live oak trees are not used in parking landscaped areas due to root sprawl in these limited growth areas.	Unresolved
39.	Planning and Development Chad Harvey	Comment Please show a cross-section detail of the dumpster enclosure. Info: At the time of building permit, a separate dumpster enclosure permit will be required.	Unresolved
40.	Planning and Development Chad Harvey	Comment On the overall site plan, please show the location and type of any proposed signage for the subject property.	Unresolved
41.	Planning and Development Chad Harvey	Comment 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/	Unresolved
42.	Planning and Development Chad Harvey	Comment The proposed use is not permitted in the current Zoning District designation of C-2 (General Commercial) and will require rezoning to PD (Planned Development) in order to permit this use and be consistent with the existing Future Land Use designation of MXD (Mixed Use Development).	Info Only

43.	Planning and Development Chad Harvey	Comment On the overall site plan, please revise the proposed floor area ratio to show the total net building floor area ratio of the site. There is a transmission easement that runs through the site which needs to be deducted from the total site area in order to provide the total proposed net buildable area for the site. Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to the rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and flood prone areas.	Unresolved
44.	Planning and Development Chad Harvey	Comment If there are any loading spaces being provided, they need to be shown on the site plan and meet the SCLDC requirements under Section 30.11.6.3. Per Sec. 30.11.6.3 Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.	Unresolved
45.	Planning and Development Chad Harvey	Comment On the overall site plan under the site data, please provide the hours of operation. Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Unresolved
46.	Planning and Development Chad Harvey	Comment Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards.	Info Only
47.	Planning and Development Chad Harvey	Comment All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Info Only
48.	Public Safety – Fire Marshal Matthew Maywald	Comment Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

49.	Public Safety – Fire Marshal Matthew Maywald	Comment Any modifications to the structure, including but not limited to a change of use, will require the appropriate building permits.	Info Only
50.	Public Works – Impact Analysis Arturo Perez	Comment No Review Required.	Info Only
51.	Public Works - Engineering Andrew Broxton	Comment 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
52.	Public Works - Engineering Andrew Broxton	Comment A sidewalk along the frontage of James Wesley Lane is required.	Unresolved
53.	Public Works - Engineering Andrew Broxton	Comment Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
54.	Public Works - Engineering Andrew Broxton	Comment A detailed drainage analysis will be required at final engineering if additional impervious is added.	Info Only
55.	Public Works - Engineering Andrew Broxton	Comment Driveway location/separation is not in accordance with the County Access Management Standards. 330' on a Collector or Arterial Roadway. Additionally, an inbound Turn Radius of 50 feet is required for the entrance.	Info Only
56.	Public Works - Engineering Andrew Broxton	Comment ADA parking and pedestrian access will be required to be shown at site plan approval.	Info Only

Agency / Department Reviewers 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
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-570311	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Info Only
Environmental Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Info Only
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Enter comments here.

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, June 19, 2026, in order to place you on the Wednesday, June 24, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas www.seminole.wateratlas.usf.edu