

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

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

<b>PROJECT NAME:</b>	<b>REVIVAL FIRE CHRISTIAN ACADEMY - PRE-APPLICATION</b>	<b>PROJ #: 24-80000071</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/23/24	
RELATED NAMES:	EP JENNIFER VILAYVONG	
PROJECT MANAGER:	YVONNE D'AVANZO (407) 665-7354	
PARCEL ID NO.:	03-21-29-300-0080-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR IMPROVEMENTS TO ALLOW FOR A PRIVATE SCHOOL ON 1.35 ACRES IN THE OP ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WEKIVA SPRINGS RD, WEST OF WEKIVA SPRINGS LN	
NO OF ACRES	1.35	
BCC DISTRICT	3-LEE CONSTANTINE	
CURRENT ZONING	OP	
LOCATION	ON THE NORTH SIDE OF WEKIVA SPRINGS RD, WEST OF WEKIVA SPRINGS LN	
FUTURE LAND USE-	OFF	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JENNIFER VILAYVONG REVIVAL FIRE CHRISTIAN 525 S RONALD REAGAN BLVD STE LONGWOOD FL 32750 (407) 480-8672 JENNIFER.VILAYVONG@VYLLA.COM	GELACIO PEREZ 9946 NICOLA LN ORLANDO FL 32817 (407) 255-4815 GELACII_P@HOTMAIL.COM	

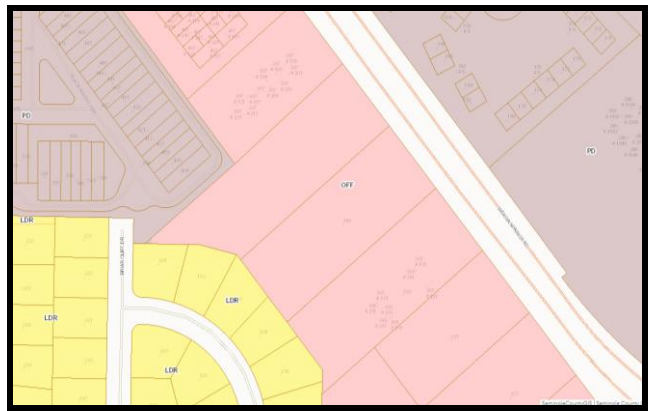
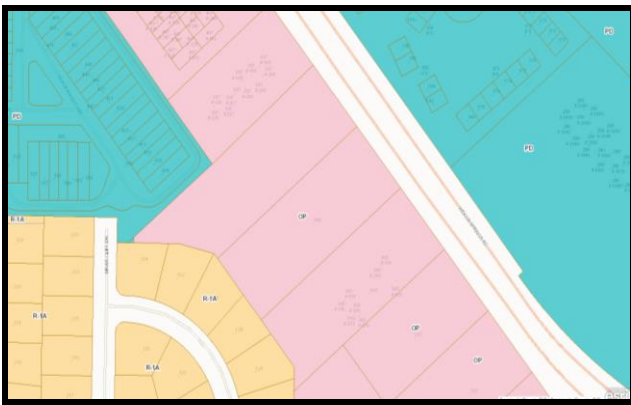
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 an Office Future Land Use with OP (Office) Zoning.
- The proposed use of a private school for grades K-12 is a permitted use.
- The conversion of the existing single family residence to a private school will require submittal and approval of an Engineered Site Plan that meets all requirements of the Seminole County Land Development Code and Engineering Manual, and submittal and approval of a Change of Use Permit to bring the single family residence into compliance with commercial building code requirements pertaining to private schools.

## PROJECT AREA ZONING AND AERIAL MAPS



**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	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
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	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, special exception review, or at rezone if rezoning to a Planned Development, if necessary.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	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
7.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
12.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Info Only

13.	Comprehensive Planning	The subject property has a Future Land Use Designation of Office (OFF). The purpose and intent of this land use is to identify locations for a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only
14.	Comprehensive Planning	Permitted uses in the Office Future Land Use Designation: A. Conversion of existing residential structures to low intensity professional office uses; B. General office development; C. Nursery schools, libraries, laboratories, and day care centers; D. Public elementary schools, public middle schools, and public high schools; and E. Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. F. Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next buildable area and 49 percent of total floor area.	Info Only
15.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is an 8" DI potable water main running along the southwest side of Wekiva Springs Road.	Info Only
16.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but we do not have any sewer lines nearby. This development may be able to coordinate sewer service with Sunshine Water Services. We have no objection to Sunshine Water Services servicing sewer to this development if it is able to do so.	Info Only
17.	Environmental Services	The adjacent parcel 03-21-29-300-008F-0000 came in for development review last year and desired to connect to sewer but we did not have sewer lines in the area. It was determined at that time that the existing lift station on parcel 03-21-29-300-0080-0000 was connected into Sunshine Water Services sanitary sewer collection system so an agreement was negotiated for sewer access. See the file "TLE_San Sewer & LS Agreement" in the Resources folder on eplan for reference.	Info Only
18.	Environmental Services	This development not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
19.	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
20.	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
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only

22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	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)	Info Only
24.	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
25.	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
26.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
27.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
28.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
29.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
30.	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
31.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by	Info Only

		a written statement indicating the reasons for removal, relocation, or replacement of trees. SCLDC 60.10(d)	
32.	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
33.	Natural Resources	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f)	Info Only
34.	Natural Resources	The proposed development is wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
35.	Natural Resources	The proposed development is wholly contained within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
36.	Natural Resources	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
37.	Natural Resources	The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.7(a)	Info Only
38.	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.	Info Only
39.	Planning and Development	The proposed project is subject to a Site Plan Review Process. Information can be found in Seminole County Land	Info Only

		Development Code, Chapter 40. The site will be required to meet all applicable Seminole County Land Development Code requirements for access; parking, loading and unloading; building setbacks; building height; open space; stormwater retention; and utilities.	
40.	Planning and Development	The subject site has an OP (Office) zoning classification with a Future Land Use designation of OFF (Office), which permits public or private Kindergarten, Elementary, Middle, and High School as a permitted use. Building site area requirements for the proposed school - Adequate space will be required for off-street parking, landscaping requirements including buffers, and the unloading and loading (drop-off and pick-up) of students in a manner that will not result in the stacking of vehicles in the right-of-way.	Info Only
41.	Planning and Development	The subject site has an Office Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35. F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands.	Info Only
42.	Planning and Development	The maximum building height in the OP (Office) zoning district is thirty-five (35) feet.	Info Only
43.	Planning and Development	The minimum open space requirement is twenty-five (25) percent.	Info Only
44.	Planning and Development	The OP (Office) zoning district requires the following minimum building setbacks: Front Yard Twenty-five (25) feet Side Yard - setback may be reduced to Zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. Side Street - Zero (0) feet Rear Yard - Ten (10) feet Note: Where buffers require under Chapter 30 Part 14 exceed the setback requirements stated above, setbacks shall equal the width of the buffers.	Info Only
45.	Planning and Development	Parking requirements can be found in SCLDC Part 64 Chapter 30. The dimensional requirements shall meet a minimum net area of One-hundred Sixty-two (162) square feet, a minimum width of Nine (9) feet and minimum length of Eighteen (18) feet (for up to Eighty (80) percent of provided parking spaces) and/or a minimum net area of Two-hundred (200) square feet, a minimum width of Ten (10) feet and minimum length of Twenty (20) feet (minimum Twenty (20) percent of parking provided).	Info Only
46.	Planning and Development	Exterior lighting will require a separate permit. A photometric plan may be required for exterior lighting. All commercial, office, industrial, and multi-family development shall comply with the exterior lighting requirements noted in Seminole County Land Development Code, Part 15 Chapter 30, sec. 30.15.1 Exterior lighting requirements.	Info Only
47.	Planning and Development	A refuse (dumpster) enclosure will require a separate permit. All solid waste containers, except approved recycling	Info Only

		containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. Dumpster enclosure must meet the standard of Seminole County Land Development Code, see Sec. 30.14.15 (a) - Screening of Refuse Facilities.	
48.	Public Safety - Fire Marshal	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications and separate permits.	Info Only
49.	Public Safety - Fire Marshal	Type of use and size of building will require fire sprinklers and fire alarms.	Info Only
50.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
51.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
52.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
53.	Public Safety - Fire Marshal	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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in	Info Only
54.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be connected to the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Info Only
55.	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	Info Only



		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 212 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.	
56.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Well drained soils.	Info Only
58.	Public Works - Engineering	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 the entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
59.	Public Works - Engineering	Based on 1 ft. topographic contours, the site appears to slope generally to the east a small area of the site may drain west.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to drain towards Wekiva Springs Road. However, it is not clear that the County Wekiva Springs Road drainage system was designed to take this drainage.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
62.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
63.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Engineering	There is some question on the access to the property. It appears that there is cross access from the site to the south. It also appears that there is an existing driveway to the north that is or will be blocked off by the development to the north. Additional access to Wekiva Springs Road would not be	Info Only

		supported. Please verify and show access to the site to the south.	
65.	Public Works - Impact Analysis	A traffic impact analysis (TIA) may be required for this redevelopment if the net new trip generation (difference between the previous and proposed uses) from the proposed project generates an additional 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.	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
Buffers and CPTED	Review Complete	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a> 407-655-7388
Building Division	Review Complete	Jay Hamm <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a> 407-655-7468
Building Division Review Coordinator		Jay Hamm <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a> 407-655-7468
Comprehensive Planning	Review Complete	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a> 407-655-7388
Environmental - Impact Analysis	No Review Required	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a> 407-665-2143
Environmental Services	Review Complete	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a> 407-655-2014
Natural Resources	Review Complete	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a> 407-655-7391
Planning and Development	Review Complete	Yvonne D'Avanzo <a href="mailto:ydavanzo@seminolecountyfl.gov">ydavanzo@seminolecountyfl.gov</a> 407-655-7354
Public Safety - Fire Marshal	Review Complete	Brenda Paz <a href="mailto:bpaz@seminolecountyfl.gov">bpaz@seminolecountyfl.gov</a> 407-655-7061
Public Works - Engineering	Review Complete	Jim Potter <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a> 407-655-5762
Public Works - Impact Analysis	Review Complete	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a> 407-655-5730

### 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](http://www.fema.gov)

**Cities in Seminole County:**

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<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>