

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

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

PROJECT NAME:	MONROE TOWNHOMES - PRE-APPLICATION	PROJ #: 24-80000137
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/11/24	
RELATED NAMES:	EP RYAN HOFFMAN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	28-19-30-503-0000-0130	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR A TOWNHOME DEVELOPMENT AND REZONE FROM C-1 TO PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF MONROE RD, NORTH OF SR 46	
NO OF ACRES	0.43	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE EAST SIDE OF MONROE RD, NORTH OF SR 46	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
RYAN HOFFMAN HOFFMAN & ADAMS CONSTRUCTION LLC 13509 GREENTREE DR LONGWOOD FL 32750 (423) 963-8220 RYAN@HACONSTRUCTIONS.COM	N/A	

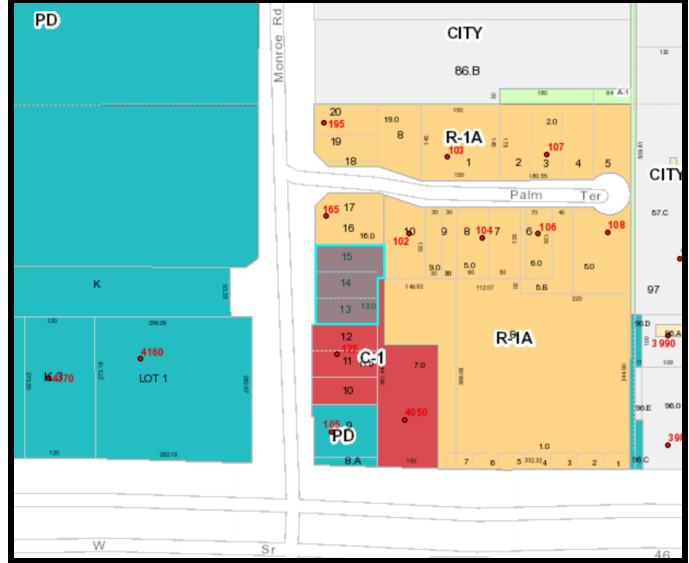
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 property has a HIP-TI (Higher Intensity Planned Development-Target Industry) Future Land Use designation with C-1 (Retail Commercial) zoning. In compliance with the Seminole County Comprehensive Plan, development under the HIP-TI Future Land Use will require a rezone to PD (Planned Development).
- The property is located within the City of Sanford utility service area. Please contact the City of Sanford regarding pre-annexation agreement requirements and utility service capacity availability prior to submitting a formal applicant for development with Seminole County.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Maya Athanas	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Maya Athanas	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Buffers and CPTED Maya Athanas	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
4.	Buffers and CPTED Maya Athanas	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
5.	Building Division Jay Hamm	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
6.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Comprehensive Planning Maya Athanas	The subject property is within the North I-4 Industrial Target Area. See Comprehensive Plan Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards.	Info Only
9.	Comprehensive Planning Maya Athanas	Please see Exhibit FLU: Target Industry Uses for the permitted uses on this parcel. Residential uses are only allowed in mixed use development projects and cannot exceed 50% of the square footage of the entire project.	Info Only
10.	Comprehensive Planning Maya Athanas	Development of this site will require rezoning to the Planned Development (PD) zoning district.	Info Only
11.	Environmental - Impact Analysis	Existing active SFR Water Only account. Additional Capacity will	Info Only

	Becky Noggle	need to be reserved.	
12.	Environmental Services James Van Alstine	This development is within the City of Sanford's sanitary sewer service area. It's my understanding that the City of Sanford has a sewer manhole/sewer line at the intersection of Narcissus Ave and Monroe Rd. They may be able to potentially service this development, but it would require the sewer line to be extended down Monroe Rd to the property line.	Info Only
13.	Environmental Services James Van Alstine	Seminole County does not have any public sewer lines nearby this development. There is the option of this development negotiating with the adjacent property owners of 4278 FL-46, Sanford, FL 32771 (parcel 16-19-30-5AC-0000-0980) or 4100 Geranium Ln, Sanford, FL 32771 (parcel 16-19-30-5AC-0000-00G0) to connect to their system and share their private sewer infrastructure. Their private sewer infrastructure flows over to a Seminole County owned public lift station on N Elder Rd. If this is possible, we suggest that both parties submit a formal private utility easement/shared use agreement to the Seminole County Clerk's office.	Info Only
14.	Environmental Services James Van Alstine	If this development is unable to connect to sewer, then an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it instead. Per House Bill 1379, this OSTDS would have to be an enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) 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.	Info Only
15.	Environmental Services James Van Alstine	This development is 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
16.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is already connected. This development has an existing water meter by the western property line and an active water account with the County.	Info Only
17.	Planning & Development Joy Giles	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	Info Only

		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.	
18.	Planning & Development Joy Giles	<p>The subject property has a HIP-TI (Higher Intensity Planned Development-Target Industry Future Land Use designation with C-1 (Retail Commercial) zoning. In compliance with the Seminole County Comprehensive Plan, development under the HIP-TI Future Land Use will require a rezone to PD (Planned Development).</p> <p>The subject property has a Higher Intensity Planned Development-Target Industry (HIP-TI) future land use designation, which allows a maximum F.A.R of 0.35 when adjacent to existing residential; and a maximum density of 20 dwelling units per net buildable acre when adjacent to existing residential.</p>	Info Only
19.	Planning & Development Joy Giles	The purpose and intent of the Higher Intensity Planned Development-Target Industry (HIP-TI) future land use designation is the identification of sites along the north I-4 Corridor where locational factors and higher land values tend to attract higher intensity development, and services and facilities are programmed to accommodate a range of nonresidential employment-oriented uses offering higher paying jobs, and to allow supportive residential uses	Info Only
20.	Planning & Development Joy Giles	Per Seminole County Comprehensive Plan Policy FLU 4.5.3, residential uses in the HIP-TI FLU shall be ancillary to target industry uses and must represent less than fifty (50) percent of the total square footage of any such project. Residential uses must be functionally and physically integrated into project components. Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. The Applicant must demonstrate compliance with Policy FLU 4.5.3.	Info Only
21.	Planning & Development Joy Giles	A Rezone to PD (Planned Development) may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board followed by a public hearing with the Board of County Commissioners.	Info Only
22.	Planning & Development	Community Meeting Procedures Section 30.49. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC	Info Only

	Joy Giles	Sec.30.49 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. Prior to 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. 30.49 - 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).	
23.	Planning & Development Joy Giles	The property is located within the City of Sanford utility service area. Please contact the City of Sanford regarding pre-annexation agreement requirements and utility service capacity availability prior to submitting a formal applicant for development with Seminole County.	Info Only
24.	Planning & Development Joy Giles	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement.	Info Only
25.	Planning & Development Joy Giles	The PD (Planned Development) Master Development Plan and conditions of approval associated with the Development Order must demonstrate consistency with SCLDC Sec. 30.8.5.5 Master Development Plan Submittal and Review.	Info Only
26.	Planning & Development Joy Giles	Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. 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: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.	Info Only
27.	Planning & Development Joy Giles	The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping,	Info Only

		hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan as a whole.	
28.	Planning & Development Joy Giles	A minimum of 25% open space shall be required. Per Seminole County Land Development Code Sec.30.14.2.3(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.	Info Only
29.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
30.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
31.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
32.	Public Safety - Fire Marshal Matthew Maywald	"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, 16.4.3.1). 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,	Info Only

		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"	
33.	Public Safety - Fire Marshal Matthew Maywald	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: 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. Overall length: 48 ft 6in.	Info Only
34.	Public Safety - Fire Marshal Matthew Maywald	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
35.	Public Safety - Fire Marshal Matthew Maywald	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
36.	Public Works - Engineering Vladimir Simonovski	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
37.	Public Works - Engineering Vladimir Simonovski	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
38.	Public Works - Engineering Vladimir Simonovski	Based on the USDA Web Soil Survey, the site has predominantly Pineda-Pineda, Wet, Fine Sands, 0-2 % slopes (88%), Map Unit Symbol 25; and Basinger and Delray Fine Sands (12%), Map Unit Symbol 9. Pineda-Pineda, Wet, Fine Sands, 0-2 % slopes, are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger and Delray Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 12 inches and designates the Hydrologic Soil Group as A/D.	Info Only
39.	Public Works - Engineering Vladimir Simonovski	Based on the available one (1) foot contours, the topography of the site appears to slope from west to east. The highest ground elevation appears to be 25.0 feet and the lowest 23.0 feet.	Info Only

40.	Public Works - Engineering Vladimir Simonovski	Based on the preliminary review, the site appears to be draining towards the State of Florida DOT (FDOT) "right-of-way" (U.S. Highway 17/92), with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. There is, however, an existing Stormwater Conveyance System along the east side of U.S. Highway 17/92 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
41.	Public Works - Engineering Vladimir Simonovski	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
42.	Public Works - Engineering Vladimir Simonovski	The primary access to the subject property is through U.S. Highway 17/92 (Monroe Road). U.S. Highway 17/92 is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Major Collector Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT.	Info Only
43.	Public Works - Engineering Vladimir Simonovski	A Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on U.S. Highway 17/92 (Monroe Road). Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).	Info Only
44.	Public Works -	Per the Seminole County Public Works Engineering Manual -	Info Only

	Engineering Vladimir Simonovski	Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-foot width and \$92.17 per linear feet for 6-foot width. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. 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.	
45.	Public Works - Engineering Vladimir Simonovski	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
46.	Public Works - Impact Analysis William Wharton	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	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	REVIEWER
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton

Building Division Review Coordinator	Jay Hamm
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Building Division	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) 571-8150	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) 665-3621

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