

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	MIXED RETAIL - PRE-APPLICATION	PROJ #: 25-80000114
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/21/25	
RELATED NAMES:	EP EVAN FUTCH	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-516-0000-0C40+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED RETAIL DEVELOPMENT ON 3.53 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF W SR 46 AND BERNINI WAY	
NO OF ACRES	3.53	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND BERNINI WAY	
LOCATION PART 2		
FUTURE LAND USE-	HIPTI/PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MOHAMED BAHR BAHR INVESTMENT GROUP LLC 10850 NW 21ST STE 220 MIAMI FL 33172 (703) 624-3333 MBAHR@TAGTECHNOLOGY.NET	EVAN FUTCH AVID/MCADAMS 333 S GARLAND AVE STE 1300 ORLANDO FL 32801 (407) 248-0505 EFUTCH@MCADAMSCO.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.

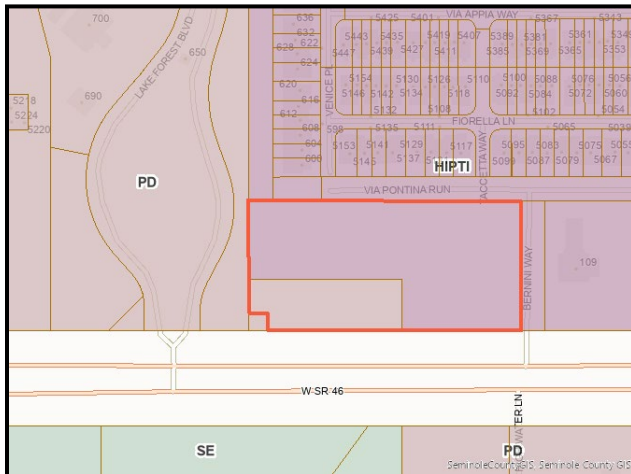
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

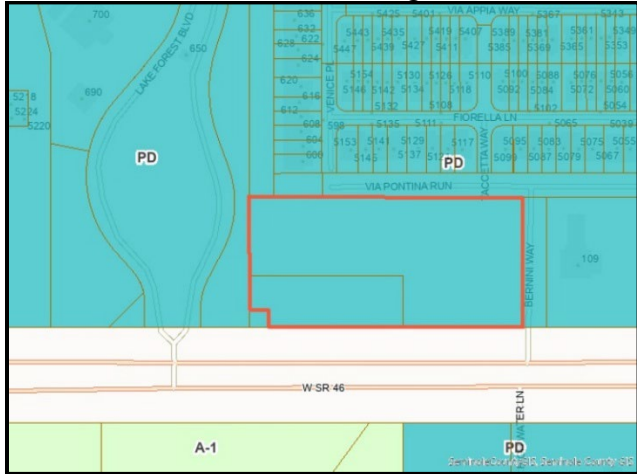
- The subject property has a Future Land Use of Planned Development (PD) and High Intensity Planned Development- Target Industry (HIP-TI) and a zoning designation of PD (Planned Development).
- The SR 46/Lake Forest PD (AKA Terracina) allows for C-1, Retail Commercial Uses. The proposed uses are consistent with Development Order #05-20500006. The PD Future Land Use allows for commercial development. The HIP-TI Future Land Use is subsequent to the already approved PD zoning.
- The Applicant would be required to amend the Final Development Plan for the subdivision of parcels 30-19-30-300-002P-0000 and 30-19-30-516-0000-0C40.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: PD and HIPTI



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The site buffers in accordance with Developer's Commitment Agreement (DCA) #17-20500013, Development Order (DO) #17-20500013, and DO #05-20500006 are as follows: North- Twenty-five (25) feet, West- Thirty-five (35) feet except, that portion abutting parcel 30-19-30-300-002R-0000, East- Twenty-five (25) feet, South- no buffer is required along the southern and western property boundaries of parcel 002P that is abutting parcel 30-19-30-300-002R-000, the remaining southern property boundary of parcel 002P is subject to requirements per the SR 46 Gateway Corridor Overlay, which is twenty-five (25) feet. See the following link: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT10OVDI_S30.10.9SR46SCCOOVDI	Info Only
2.	Buffers and CPTED	The buffer components related to the SR 46 Overlay are as follows: Four (4) canopy trees per one hundred (100) linear feet; and Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1½) inches caliper and six (6) feet tall at the time of planting); and Sixteen (16) shrubs per one hundred (100) linear feet.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity. Per Sec. 30.14.6, Upon submittal of plans, 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
4.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
5.	Buffers and CPTED	Along the west side, a six (6) foot fence is required in compliance with DO# 05-20500006 (2). The fence shall be decorative and open in nature, this may include vinyl, metal, wood, or brick.	Info Only
6.	Building Division	10/30/25: - Standard building permitting will apply for any structure and/ or building - Separate permits are required for each building, structure, and stand-alone structures such as dumpster enclosure, signage, fence/ gate systems, etc.....	Info Only
7.	Building Division	10/30/25: - All sites must fully comply with the Florida Accessibility Code. - Submitted site plan must show,	Info Only

		define all proposed elevations, slopes and grades along and at any accessible item, path or required point to show proposed compliancy.	
8.	Building Division	10/30/25: - Size of proposed 2-unit building with restaurants may require full fire sprinkler system, and potentially fire alarm system based on final design.	Info Only
9.	Comprehensive Planning	A portion of the site has PD Future Land Use and another portion of the site has HIPTI Future Land Use. A rezone to PD or other Future Land Use should be in accordance with district standards and the associated entitlements.	Info Only
10.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services	The proposed lots are within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the north side of State Road 46.	Info Only
12.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area and will be required to connect. The nearest connection point is an 8" PVC gravity sewer main running along the centerline of Via Pontina Run. Additionally, there is a 16" PVC force main running the south side of State Road 46. Connection to the force main would require the developer to build a private pump station to pressurize the sanitary sewer flow.	Info Only
13.	Environmental Services	The proposed lots are within Seminole County's reclaim irrigation service area and will be required to connect. There is an 8" PVC reclaim water main running along the west side of Bernini Way.	Info Only
14.	Environmental Services	Be advised that State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
15.	Environmental Services	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.shtml . 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. 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
16.	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
17.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to	Info Only

		justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
18.	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
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	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
22.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
23.	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
24.	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
25.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
26.	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) The	Info Only

		cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	
27.	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
28.	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
29.	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
30.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
31.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
32.	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
33.	Planning and Development	This property is within the SR 46/Lake Forest Blvd Townhouses (AKA Terracina) PD and shall be	Info Only

		developed in accordance with the most recent approved PD Development Order/Developer's Commitment Agreement and Master Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing.	
34.	Planning and Development	The minimum building setbacks are as follows: Front- Fifty (50) feet from the SR 46 ROW per the SR 46 Scenic Corridor Overlay District; except, a minimum setback of 14.06 feet from the southern building line of parcel 002P, Rear- Twenty-Five (25) feet, Side- Zero (0) feet.	Info Only
35.	Planning and Development	The permitted uses Lots 5, 6, and 2P are all permitted uses in the C-1 (Retail Commercial) District excluding convenience markets and self-service laundries.	Info Only
36.	Planning and Development	In accordance with Development Order #05-20500006: • Maximum Floor Area Ratio (F.A.R.) is 0.35, • Minimum required open space is 25%, and • Maximum building height is thirty-five (35) feet.	Info Only
37.	Planning and Development	A portion of this property has a Future Land Use of Higher Intensity Planned Development – Target Industry (HIP-TI). Target Industry uses can include some manufacturing, distribution, and professional office uses. A list of permitted uses per the Seminole County Comprehensive Plan, Future Land Use Exhibit 36, is located in the resources folder.	Info Only
38.	Planning and Development	This property is located within the Urban Bear Management area and is subject to the commercial standards contained with Chapter 258 of the Seminole County Code of Ordinances. Please see the following link for more information https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMA_S258.3COREDIWIURBEMAAR	Info Only
39.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. Please also see Sec. 30.11.6 for design. • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.	Info Only
40.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
41.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15.	Info Only

		https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE)	
42.	Planning and Development	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.html	Info Only
43.	Planning and Development	Please see SCLDC Sec. 30.8.5.5 (4) for a table indicating what elements are required to be shown on the Final Development Plan. 30.8.5.5 as well as 30.8.5.6 and 30.8.5.7 for information regarding the FDP: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE	Info Only
44.	Planning and Development	1st step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement, which is approved administratively. <i>(Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</i> 2nd step- (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. <i>(Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</i> Steps 1 & 2 may be submitted concurrently as the same plan, but separate applications; FDP and PSP, respectively. 3rd Step – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). If platting, then this will remain as step three (3). 4th Step – Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.	Info Only

45.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
46.	Public Safety - Fire Marshal	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
47.	Public Safety - Fire Marshal	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
48.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 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
49.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
50.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
51.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
52.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has type "D" class soils.	Info Only

53.	Public Works - Engineering	Based on preliminary review, at a minimum, the site will be required to hold water quality and not exceed pre development rate of discharge rate for 25yr/24hr storm event. OR, if no viable discharge (piped system, canal or connected waterbody) or known drainage issues exist, the site will be required retain the entire 25yr/24hr volume. OR, if in a land locked basin the site must retain the 100 yr/ 24hr storm event.	Info Only
54.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the 100 year flood plain.	Info Only
55.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
56.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
57.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
58.	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 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
59.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
60.	Public Works - Engineering	Driveway location/separation will be in accordance with Seminole County code. The separation is required to be 200'. Any work in the St Rd 46 ROW would need a permit from FDOT.	Info Only
61.	Public Works - Engineering	The property is adjacent to Bernini Way which is classified as a private road. The property is also adjacent to Via Pontina Run which is classified as a private road. The property is adjacent to FDOT W. SR 46 which is classified as a urban principal arterial.	Info Only
62.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. Any sidewalk less than 5' wide (6' along arterial or collector roads) will be brought into compliance with Seminole County regulations. Any broken sidewalk within Seminole County ROW abutting property frontage will be replaced.	Info Only
63.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS 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. Contact Mr. Arturo J. Perez, P.E. for	Info Only

		requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	
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DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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