

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	HEATHROW SQUARE - PSP	PROJ #: 25-55100003
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	9/16/25	
RELATED NAMES:	EP BRENT LENZEN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	12-20-29-300-0060-0000+	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 4 COMMERCIAL LOT DEVELOPMENT ON 11.02 ACRES LOCATED ON THE NORTHWEST SIDE OF LAKE MARY BOULEVARD, SOUTHWEST OF INTERNATIONAL PARKWAY	
NO OF ACRES	11.02	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST SIDE OF LAKE MARY BLVD, SOUTHWEST OF INTERNATIONAL PKWY	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RYAN STAHL EQX-HRP HEATHROW, LLC 630 S MAITLAND AVE MAITLAND FL 32751 (407) 628-0077 RSTAHL@EQUINOX-DEVELOPMENT.COM	BRENT LENZEN, P.E. KIMLEY-HORN AND ASSOCIATES INC 200 S ORANGE AVE ORLANDO FL 32801 (407) 427-1610 BRENT.LENZEN@KIMLEY-HORN.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	On the landscape plan, please show that the proposed development meets the parking lot landscaping requirements. Parking lot landscaping will be required in accordance with SCLDC Sec. 30.10.3.6 under the Lake Mary Boulevard Gateway Corridor Overlay.	Unresolved
2.	Buffers and CPTED Annie Sillaway	Per the Heathrow Developer's Commitment Agreement, the buffers must follow the Seminole County Land Development Code.	Info Only
3.	Buffers and CPTED Annie Sillaway	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	Unresolved
4.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14. 7 (c)(3) -Landscape Materials. Plant Group "C," shall be used on all street buffers where overhead power lines are present. In the event that canopy trees are required adjacent to power lines under a previously existing development order, developer's commitment agreement, PD master development plan, or other provision(s) of this Code, the Development Services Director may allow the substitution of three (3) understory trees for each required one (1) canopy tree.	Info Only
5.	Buffers and CPTED Annie Sillaway	If there are any proposed dumpster, demonstrate that it meets this code section. Sec. 30.14.15. - Screening. (a)Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces	Unresolved

		away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.	
6.	Buffers and CPTED Annie Sillaway	Additional comments will be provided at the time of resubmittal.	Info Only
7.	Building Division Review Coordinator Phil Kersey	10/3/25: - Standard building permitting will apply to any proposed structures, and/ or alterations to any existing structures. - Separate building permits are required for each structure/ building.	Info Only
8.	Building Division Review Coordinator Phil Kersey	10/3/25: - Alterations to the site must be fully compliant with the Florida Accessibility Code.	Info Only
9.	Comprehensive Planning Maya Athanas	Please submit a preliminary subdivision plan showing the floor area ratio of each proposed lot, indicate the zoning and Future Land Use designation.	Unresolved
10.	Comprehensive Planning Maya Athanas	Additional comments may be generated once a PSP has been provided for review.	Unresolved
11.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
12.	Environmental Services James Van	The proposed lots are within Seminole County's potable water service area and will be required to connect. There is a 16" HDPE potable water main running along the	Info Only

	Alstine	north side of W Lake Mary Blvd. Also, the proposed lots have the option of connecting through the onsite potable water system (ensure any proposed connections are upstream of any existing water meters).	
13.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's sanitary sewer service area and will be required to connect. There is a 10" PVC force main running along the north side of W Lake Mary Blvd. Also, the proposed lots have the option of connecting through the onsite gravity sewer system.	Info Only
14.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's reclaim irrigation service area and will be required to connect. The nearest connection point is a 16" HDPE reclaim main running along the north side of W Lake Mary Blvd.	Info Only
15.	Environmental Services James Van Alstine	Seminole County Utilities has no objections to the proposed subdivision configuration.	Info Only
16.	Environmental Services James Van Alstine	According to our record review and according to the boundary survey provided, there appears to be no existing utility easement for the onsite gravity sewer system. We will require a utility easement to be provided for the portion of the gravity sewer system that acts as a transmission line (travels through this property to service other properties upstream and downstream). This specific portion is illustrated with the required minimum 15 ft wide utility easement within the file "Proposed Utility Easement for Sewer Lines" in the Resources folder on eplan. Please update the boundary survey or otherwise provide confirmation that the proposed subdivision will provide the required utility easements for future submissions.	Unresolved
17.	Planning and Development Annie Sillaway	On the PSP, parcel 12-20-29-300-006B-0000 must be included as part of the Preliminary Subdivision Plan. Based on the boundary survey, Lot 6B does not appear to meet the required building setbacks: Front - Twenty-five (25) feet, Side - Zero (0) feet, and Rear - Ten (10) feet. The Applicant should contact the owner of Lot 6B to determine whether the lot can be reconfigured to comply with the required building setbacks. If the lot cannot be reconfigured, a Minor Amendment to the Heathrow PD will be required and must be approved prior to PSP approval. Please advise on how the Applicant is going to proceed.	Unresolved

18.	Planning and Development Annie Sillaway	Please provide a preliminary subdivision plan along with all required information outlined in Section 35.43 of the Seminole County Land Development Code.	Unresolved
19.	Planning and Development Annie Sillaway	Please revise the boundary survey to show the existing internal property boundary line and its dimensions. On the preliminary subdivision plan, show the newly proposed internal property line along with the new dimensions.	Unresolved
20.	Planning and Development Annie Sillaway	Provide the required and proposed building setbacks in the Heathrow 3rd Amendment for Tract 2 Commercial and Office and demonstrate that each existing building meets the building setbacks on the Preliminary Subdivision Plan. The building setbacks are: Front: Twenty-five (25) feet, Side: Zero (0) feet, Rear: Ten (10) feet.	Unresolved
21.	Planning and Development Annie Sillaway	Provide the maximum building height of thirty-five (35) feet and provide the existing building heights and the number of stories on the Preliminary Subdivision Plan.	Unresolved
22.	Planning and Development Annie Sillaway	Label each newly created Lot on the Preliminary Subdivision Plan.	Unresolved
23.	Planning and Development Annie Sillaway	Provide the total net buildable acre and total square feet of each Lot on the Preliminary Subdivision Plan.	Unresolved
24.	Planning and Development Annie Sillaway	Provide the minimum open space of twenty-five (25) percent and state what the proposed open space is on the existing site this information needs to be provided on the Preliminary Subdivision Plan.	Unresolved
25.	Planning and Development Annie Sillaway	Provide the required parking for all of the existing and proposed uses and the parking for each use that are being provided on the Preliminary Subdivision Plan. The off-street parking requirements are outlined in the Seminole County Land Development Code (SCLDC), Part 14, Chapter 30. The specific parking requirements for the proposed uses are as follows: Food and Beverage (Free-standing Restaurant): 5 parking spaces per 1,000 square feet of floor area. General Business / Retail / Office (Including Shopping Centers): For the first 10,000 square feet: 4 parking spaces per 1,000 square feet of floor area. For areas exceeding 10,000 square feet: 3 parking spaces per 1,000 square feet of floor area. All existing and proposed uses on the site must comply with the minimum parking standards specified in the Seminole County Land Development Code.	Unresolved

26.	Planning and Development Annie Sillaway	The formal subdivision process involves the following steps: 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. 2nd step is approval of the Final Engineering Plans; may be submitted once step one has been approved by P&Z and step 2 is under review. 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
27.	Planning and Development Annie Sillaway	Based on Condition B in the Heathrow PD - parking stalls for parking ninety degrees to centerline of aisle shall be a minimum of sixteen and a half (16.5) feet deep to face of curb or wheel stop, and a minimum of nine (9) feet wide. On the PSP, demonstrate that the existing and proposed parking spaces meet condition b in the Heathrow PD.	Unresolved
28.	Planning and Development Annie Sillaway	On the PSP under the site data, provide the following information: - Current Zoning and Future Land Use - Total number of lots -Parcel number - Total acres -Net buildable acres for each newly created lot	Unresolved
29.	Planning and Development Annie Sillaway	Provide dimensions of all lots on the Preliminary Subdivision Plan.	Unresolved
30.	Planning and Development Annie Sillaway	Additional comments will be provided at the time of resubmittal.	Info Only
31.	Planning and Development Annie Sillaway	Provide the maximum and proposed Floor Area Ratio (F.A.R.) on the Preliminary Subdivision Plan.	Unresolved
32.	Planning and Development Annie Sillaway	On the boundary survey, existing parking spaces are shown along the southwest portion of the site. Will these parking spaces that appear to encroach onto the adjacent parcel be relocated? On the Preliminary Subdivision Plan (PSP), please show how the parking will be reconfigured on-site and demonstrate that the site meets the required off-street parking standards.	Unresolved
33.	Planning and Development Annie Sillaway	Please revise the application to include a total of five (5) lots, incorporating parcel 12-20-29-300-006B-0000. In addition, provide an owner authorization form from the owner of Lot 6B as part of the revised submittal. Please email the updated application and owner authorization form to plandesk@seminolecountyfl.gov	Unresolved
34.	Planning and	The sketch and descriptions that have been provided are	Info Only

	Development Annie Sillaway	not required as part of the PSP process.	
35.	Public Safety - Addressing Amy Curtis	Additional comments will be generated when we review the preliminary subdivision plan with the next submittal.	Unresolved
36.	Public Safety - Addressing Amy Curtis	Please provide clarification of the existing parcel lines and the proposed parcel lines.	Unresolved
37.	Public Safety - Addressing Amy Curtis	Please provide clarification with how this will affect the street Lake Heathrow Lane. Is it affected? Will the street remain behind Heathrow Square or will it no longer exist? Does this affect the access for the existing building addressed 1275 Lake Heathrow Lane?	Unresolved
38.	Public Safety - Addressing Amy Curtis	We will need to further discuss if Lake Heathrow Lane is proposed to be extended. The Addressing Office may not approve Lake Heathrow Lane extending onto the adjacent property with different owners.	Info Only
39.	Public Safety - Addressing Amy Curtis	We do understand that the existing Winn Dixie will be demolished. A new building (detached from the existing building) is proposed for an Aldi and there are two additional properties proposed for a bank and a restaurant. 100 International Pkwy, Suite 110 address will be deleted from the 911 Addressing database once the structure is demolished. As each of the three properties submit a building permit, a separate address will be assigned and address fees charged.	Info Only
40.	Public Safety - Addressing Amy Curtis 10/6/25 8:48 AM	On future submittals ensure the street names are labeled correctly as follows: West Lake Mary Boulevard & International Parkway and include the street name Lake Heathrow Lane as necessary. Even though Lake Heathrow Lane may not be included within the proposed plat, the street name will need to be referenced on the plat. The street names are required to be labeled correctly on the plat and there is no abbreviations.	Info Only
41.	Public Safety - Fire Marshal Matthew Maywald	At a minimum, the following fire comments shall be acknowledged in a comment response letter. All of the following items will be reviewed and required upon site plan submittal.	Unresolved
42.	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	Unresolved

		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"	
43.	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	Unresolved
44.	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	Unresolved
45.	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)	Unresolved
46.	Public Safety - Fire Marshal Matthew Maywald	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
47.	Public Safety - Fire Marshal Matthew Maywald	Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access.	Unresolved

48.	Public Safety - Fire Marshal Matthew Maywald	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
49.	Public Safety - Fire Marshal Matthew Maywald	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
50.	Public Safety - Fire Marshal Matthew Maywald	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 off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Unresolved
51.	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: 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	Unresolved
52.	Public Works - County Surveyor Raymond Phillips	The boundary survey does not meet the requirements of 5J-17, standards of practice as all of the property corners either need to be found or set if the corner cannot be set directly then a witness corner must be set and identified as such. note 2 does not meet the requirements of 5j-17, you are required to review and plot the adjacent deeds to determine if there are gaps and overlaps.	Unresolved
53.	Public Works - County Surveyor Raymond Phillips	A PSP should look like a preliminary plat and should identify all proposed easements, encumbrances rights of way, lots blocks and tracts.	Unresolved
54.	Public Works - Engineering	Provide an actual PSP plan. Please show all lots and all required PSP information.	Unresolved

	Jim Potter		
55.	Public Works - Engineering Jim Potter	The survey is not correct. Unless the property has already been legally split, the survey boundary is not correct. Please revise the survey to the correct current parcel. The PSP will show the future plat area and correct lots per that document.	Unresolved
56.	Public Works - Impact Analysis Arturo Perez	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 Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to Public Works Engineering Division staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. - Transportation, for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only
57.	Public Works - ROW Review Neil Newton	The half right-of-way width for Lake Mary Blvd (adjacent to the subject parcel) as depicted on the boundary survey from Ireland & Associates Surveying, Inc. and with the latest revision date of 9/4/2025 appears to concur with our records.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez@seminolecountyfl.gov
Public Works - ROW Review	Approved	Neil Newton 407-665-5711 nnewton@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
10/16/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie , Maya, Raymond, Jim, Matt, James, Amy
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org