

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	BALMY COVE - PRE-APPLICATION	PROJ #: 26-8000054
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/05/26	
RELATED NAMES:	EP SCOTT BANTA	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	07-21-29-524-0000-0040+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 36 LOT TOWNHOME DEVELOPMENT ON 8.82 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF BALMY BEACH DR, SOUTH OF E SR 436	
NO OF ACRES	8.82	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF BALMY BEACH DR, SOUTH OF E SR 436	
CURRENT LAND USE-FUTURE	PD	
SEWER UTILITY	SEMINOLE COUNTY	
WATER UTILITY	SEMINOLE COUNTY	
APPLICANT:	CONSULTANT:	
SCOTT BANTA TELESIS SERVICES LLC 2075 DIXIE AVE SANFORD FL 32771 (407) 947-9922	RICHARD ANDERSON RA STRATEGIES, PA 732 CHEVIOT CT APOPKA FL 32712 (407) 280-1003	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

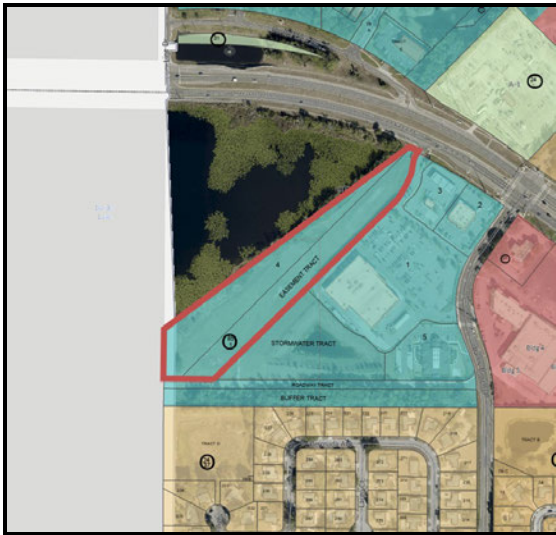
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

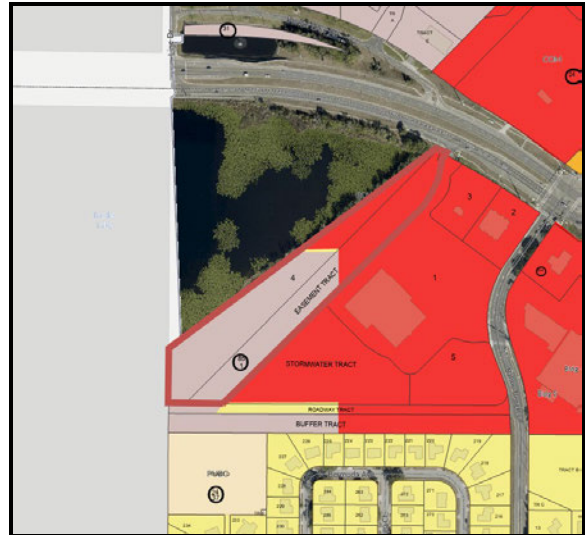
- Proposed site is within the Balmy Beach Marketplace PD DCA 19-20500039. Site has a zoning of PD and a Future Land Use of PD/COM.
- Duke Energy has an easement on the site. Please contact Duke Energy to discuss any potential development plans. A letter or written statement will be required at the Rezone stage from Duke Energy/easement owner.
- Site will require a PD Major Amendment and Land Use Amendment based on the existing PD entitlements.

PROJECT AREA ZONING AND AERIAL MAPS

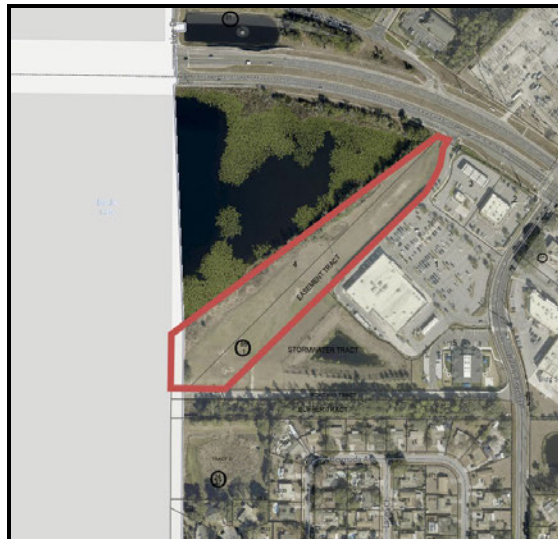
Zoning: PD



Future Land Use: PD/COM



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces.</p> <p>Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.</p>	Info Only
2.	Buffers and CPTED	<p>Buffers will need to be reestablished for this PD in relation to the proposed development. There will be a buffer required against the commercial Lot 1 based on intensity. Due to the overhead power lines, this will require height restricted plantings. At a cursory review based on current code, a ten (10) foot wide buffer with an opacity of 0.2 will likely be required based on Lot 1 intensity and density proposed. This is subject to change upon the evaluation of specific data with a formal application submission.</p>	Info Only
3.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</p>	Info Only
4.	Buffers and CPTED	<p>A full buffer review will be done at time of PD Major Amendment rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6.</p> <p>Upon submittal of plans, please provide</p> <ol style="list-style-type: none"> 1. Net buildable Area. 2. Density. 3. Impervious Surface Ratio. 4. Building Height in feet in order to calculate required buffers. 	Info Only

5.	Buffers and CPTED	<p>All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design.</p> <p>Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</p>	Info Only
6.	Buffers and CPTED	<p>Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1.</p> <p>The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.</p>	Info Only
7.	Buffers and CPTED	<p>Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.</p>	Info Only
8.	Building Division	<ul style="list-style-type: none"> - Standard building permit will apply - Each separate building and structure requires a separate permit. <p>Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...</p>	Info Only
9.	Building Division	<ul style="list-style-type: none"> - Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review. 	Info Only
10.	Building Division	<ul style="list-style-type: none"> - All site alterations and upgrades must comply with the Florida Accessibility Code. 	Info Only

11.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
12.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
13.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle access for each individual use. Please note this if there is proposed infill development.	Info Only
14.	Comprehensive Planning	Based on the permitted uses in the PD of Continuum Care and the proposed use of single-family dwelling unit, a Land Use Amendment will be required along with the rezone.	
15.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
16.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
17.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only

18.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
19.	Environmental Services	Be advised that E SR 436/E Semoran Blvd is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
20.	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information.</p> <p>Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.</p>	Info Only
21.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is an 8" VCP gravity main southwest of parcel 07-21-29-524-0B00-0000. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
22.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" DIP potable water main north of parcel 07-21-29-524-0000-0040 running along E SR 436/E Semoran Blvd.	Info Only
23.	Natural Resources	A wetlands evaluation will be required at final engineering. An appropriate undisturbed wetlands buffer of 15' minimum and 25' average are required.	Info Only
24.	Natural Resources	A threatened and endangered species report will be required as part of the final engineering review.	Info Only

25.	Planning and Development	<p>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 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. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> (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. <p>Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals:</p> <ul style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. 	Info Only
26.	Planning and Development	<p>Site is located adjacent to the boundary of Orange County and the City of Apopka. An intergovernmental notice will be sent to both, and the applicant should reach out to the City and the County to discuss any potential development impacts.</p>	Info Only

27.	Planning and Development	<p>Steps for PD Rezone and Land Use Amendment:</p> <p>1st step is approval of the PD Rezone which includes the Master Development Plan (MDP) and Land Use Amendment. This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC).</p> <p>2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level.</p> <p>3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item.</p> <p>Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, Staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC.</p> <p>The 4th step is approval of the Final Engineering Plans; Staff recommends Final Engineering not be submitted until step one has been approved by BCC and steps 2&3 are under review.</p> <p>The 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.</p>	Info Only
28.	Planning and Development	<p>Sec. 30.8.5.8. - PD revisions.</p> <p>(a)Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing a substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners. A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly.</p>	Info Only

29.	Planning and Development	<p>Parking requirements per LDC Table 11.3-A: Minimum Parking Required: Residential Unit</p> <ul style="list-style-type: none"> - 1,000 SF or greater is 2 spaces / dwelling unit - Less than 1,000 SF is 1.5 spaces / dwelling unit - Studio Apartment / Efficiency is 1 space / dwelling unit 	Info Only
30.	Planning and Development	Balmy Beach Marketplace Final Development Plan requires a 25% Open Space. The total land area is calculated at 20.91 acres in the FDP for a required minimum of 5.23 acres of Open Space.	Info Only
31.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
32.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
33.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only

34.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
35.	Planning and Development	Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
36.	Planning and Development	<p>The proposed site is within "Lot 4" of the Balmy Beach Marketplace FDP.</p> <p>Per the FDP, the PD currently requires an Assisted Living Facility on approximately 5.75 acres and 27.5% of the total site area. It appears the proposed development of townhomes is not consistent with the current PD requirement of Assisted Living Facility, Memory Care and Independent Living Facilities. Per section VIII.</p> <p>- Permitted Uses: "Continuum Care Facility on Lot 4 and C-1 (retail commercial) for Lots 1, 2, 3 and 5."</p> <p>Based on this, the proposed townhomes would require a PD Major Amendment.</p>	Info Only
37.	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	Info Only

		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/	
38.	Planning and Development	SETBACKS: The setbacks in the Balmy Beach PD are: 25ft from the North property line, 25ft from the east property line, 50ft from the normal high water line on the west property line, and 100ft from the South property line.	Info Only
39.	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.shtml	Info Only
40.	Planning and Development	Proposed site is within the Balmy Beach Marketplace PD DCA 19-20500039. The residential density for the PD is 19.52 du/ac (72 units). The residential density for the PD is 19.52 du/ac (72 units). Based on the proposed plan, it appears there are approximately 32 units being proposed on a 5.75+/- development site. Based on the calculation the proposed residential density appears consistent and within the PD density requirement.	Info Only
41.	Planning and Development	As noted on the 2019 FDP (Final Development Plan): "PROPOSED LOT 4 ACCESS DRIVE - SUBJECT TO DUKE ENERGY AND OTHER AGENCY APPROVAL." Duke Energy has an easement on the site. Please contact Duke Energy to discuss any potential development plans.	Info Only

42.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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
43.	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
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	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
46.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.	Info Only

47.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
49.	Public Works - Engineering	Proposed buildings may encroach upon existing drainage easements and structures.	Info Only
50.	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
51.	Public Works - Engineering	FDOT permit will be required for discharges to Border Lake.	Info Only
52.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Retention will be required.	Info Only
53.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. Forty-six feet of dedicated right of way is required for access to urban developments fewer than 50 units.	Info Only
54.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only

55.	Public Works - Engineering	Proposed development may encroach upon a power easement held by Duke Energy. Developer must obtain a letter of consent from the easement holder.	Info Only
56.	Public Works - Engineering	Based on preliminary review, the site has known drainage issues and is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
57.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Info Only
58.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this 36 Multi Family unit development with new external trip generation less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines.	Info Only
59.	Public Works - Water Quality	Please be advised that this project is located within the Wekiva Springs Priority Focus Area and the Wekiva Springs Basin Management Action Plan area and a portion of the project is directly adjacent to Border Lake. The County would encourage the incorporation of nutrient reduction best management practices as well as the protection of the lake and any associated wetlands during the site design process through the incorporation of buffers, berms and swales or other appropriate design elements.	Info Only

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	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works - Water Quality	Shannon Wetzels	swetzels@seminolecountyfl.gov	407-665-2455

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, May 22, 2026, in order to place you on the Wednesday, May 27, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

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