

Who to call:

Wekiva River Protection Area (WRPA) permitting is through St Johns River Water Management District. All other wetland permits are through the Florida Department of Environmental Protection (FDEP).

FDEP PARCELS (Outside of WRPA) and not within District authorized Subdivisions

WWW.DEP.STATE.FL.US

SJRWMD (Within WRPA) and within District authorized Subdivisions

WWW.SJRWMD.COM

Verification of Wetland Boundaries and Environmental Permitting

ALTAMONTE SPRINGS OFFICE (407) 659-4800

PLEASE NOTE:

The wetland information provided in this brochure has no bearing on the conformity of a parcel and our information and maps are for basic reference only. The exact wetland limits within the parcel can only be determined by delineation.

See the Seminole County Land Development Code for complete requirements.



SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

DEVELOPMENT SERVICES
Planning and Development Division
(407)665-7371
www.seminolecountyfl.gov

Wetlands and Surface Waters Single Family Residential Review



SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE
Revised September 2015

The Requirements for Wetlands on a Single Family Residential Lot

Wetland and Surface Waters impacts

require a state permit from Florida Department of Environmental Protection (FDEP) or, if the parcel is within the Wekiva River Protection Area (WRPA) it is permitted through St. John's River Water Management District (SJRWMD). **County permits are also required. Please note:**

- ✎ A lot may be built on (if a legal/official parcel) even if the entire lot is a wetland.
- ✎ Avoid impacting wetlands if possible — if not minimize impacts as much as possible.
- ✎ Wetlands less than 1/2 acre total size and isolated from other wetland systems may not require mitigation but still need permitting through FDEP or SJRWMD. (This does not apply to wetlands located within the Econ River Basin Zone (ERPA) or WRPA.)
- ✎ The remaining wetland area may be required to have a conservation easement placed over it dedicated to either FDEP or SJRWMD.
- ✎ Look at placement of structures in relation to the wetland area and try to maintain as much integrity of the wetland system as possible. (i.e. move to the location that least impedes/interrupts the wholeness or flow of the wetland system.)
- ✎ When you apply for permitting to FDEP or SJRWMD request as much area anticipated for all potential structures (even future out buildings) including any walkways that might be needed for access to other parts of the property.
- ✎ Docks require a building permit and approval from the County, but may also require permits from FDEP or SJRWMD.
- ✎ Must have FDEP or SJRWMD permit prior to County issuing a building permit.
- ✎ General setbacks of all structures from wetlands are 15-foot minimum, 25-foot average, unless located in the WRPA, Econ River Basin or outside of the Urban Service Area. Outside of the Urban Service Area set-

A DEFINITION OF WETLANDS:

Areas which are identified by being inundated or saturated by surface or ground water with a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

- backs of all structures from wetlands are 25-foot minimum, 50-foot average.
- ✎ Building setbacks from water bodies are measured from the ordinary high water elevation.
- ✎ Setback of pools from water (this includes wet retention ponds): 30 feet from ordinary high water to pool's water edge or 25 ft. to screen enclosure. If you think that the pool will be enclosed in the future, be aware of the setback requirement for the screen enclosure. This requirement is to preserve the neighbor's view of the water.
- ✎ Please be advised inter-agency coordination is necessary for projects located in the WRPA. See the District Web site, www.sjrwmd.com.
- ✎ No loss of wetlands are appropriate in the Econ and Lake Jesup basins and the Wekiva River Protection Area.

Building within the Wekiva River Protection Area Overlay (WRPA) - LDC Chapter 30 Part 58

- ✎ There is a 200 ft. County no clearing zone from the stream's edge of the Wekiva River (CP FLU 1.9).
- ✎ There is a Riparian Habitat Protection Zone mandated by SJRWMD. Building within this zone may require mitigation and will require permitting through the SJRWMD.
- ✎ There is a 50 ft. average, 25 ft. minimum undisturbed setback from all wetlands and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100 year flood plain.
- ✎ A minimum of 50 percent of trees must be preserved.*
- ✎ Protection of listed species shall be accomplished through on site preservation or through relocation within the Wekiva River Protection Area.

* *Applies to all properties located within the WRPA and outside of the East Lake Sylvan Transitional Area.*

Building within the Econ River Basin Zone (ERPA) - LDC Chapter 30 Part 57

The Econlockhatchee River Corridor Protection Zone includes all property within 1,100 feet landward of stream's edge of Econlockhatchee and Little Econlockhatchee, and within 550 feet landward of stream's edge of tributaries.

- ✎ There is a Riparian Habitat Protection Zone mandated by FDEP. Building within this zone may require mitigation and will require permitting through FDEP.
- ✎ There is a 50 ft. setback from all wetlands connected to the Big Econlockhatchee River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin.
- ✎ Proposed development within 2000 ft. of the stream's edge must submit a letter from the Florida Division of Historical Resources or qualified archaeologist describing the potential for any archaeological or historical resources to occur on the project site.
- ✎ Rare upland habitats (scrub, longleaf pine – xeric oak, sand pine scrub, xeric oak, and live oak hammock) shall be preserved.

Maps of the special basins and areas referred to in this brochure can be found on the Web at:

www.scpafll.org

AND

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

