

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

PROJECT NAME:	INTERLACHEN COUNTRY CLUB RENOVATION – PRE-APPLICATION	PROJ #: 24-80000095
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/19/24	
RELATED NAMES:	EP CHRIS WARSHAW	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	33-21-30-300-0250-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR RENOVATING AN EXISTING GOLF COURSE SITE AND CONSTRUCTING OF A NEW CLUBHOUSE ON 155.85 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF INTERLACHEN CT, EAST OF LAKE HOWELL RD	
NO OF ACRES	155.85	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF INTERLACHEN CT, EAST OF LAKE HOWELL RD	
FUTURE LAND USE-	REC	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
BARRY HERMAN INTERLACHEN COUNTRY CLUB, INC 2245 INTERLACHEN CT WINTER PARK FL 32792 (407) 657-0850 BHERMAN@INTERLACHENCCFL.COM	CHRIS WARSHAW ENGLAND, THIMS, & MILLER INC 1411 EDGEWATER DR STE 200 ORLANDO FL 32804 (407) 536-5379 WARSHAWC@ETMINC.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

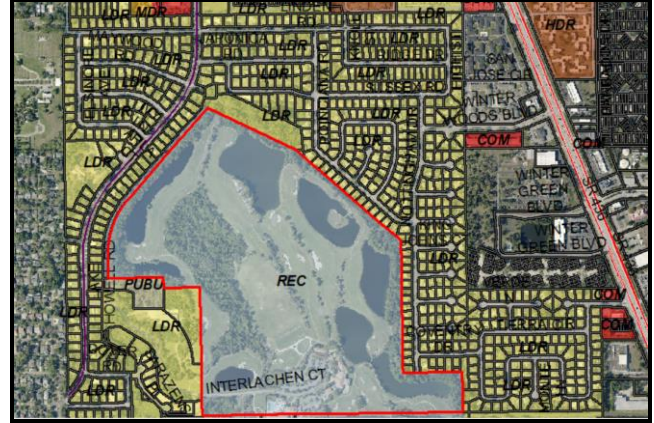
- The subject site has a Recreational Future Land Use with A-1 (Agriculture) zoning. The Recreational Future Land Use allows a maximum Floor Area Ratio of 0.50.
- A Special Exception was approved in 1984 for the Interlachen Country Club, and was amended in 2015. Per the 2015 amended Special Exception, the total square footage of the buildings associated with the previously approved special exception shall not be increased more than 10% in size from that which is shown on the Special Exception Site Plan without approval from the Board of County Commissioners.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Buffers and CPTED	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
5.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
6.	Building Division	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
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Comprehensive Plan	The subject property had a future land use designation of Recreation (REC). The purposed and intent of this land use is to identify locations for Countywide public or private recreational facilities, park lands and open space preservation areas. Recreational areas are designated to ensure their protection, proper development, and future public uses. The maximum intensity permitted in this designation is 0.50 floor area ratio.	Info Only
11.	Environmental Services	This project is within Seminole County's sanitary sewer service area. However, we have no sanitary sewer facilities within your area. There is a 6" diameter sanitary sewer pressurized force main pipe owned by the South Seminole North Orange County Wastewater Transmission Authority (SSNOCWTA) that runs through the property. Our records show that this property may already be connected to the SSNOCWTA sanitary sewer transmission system. If you are already connected to SSNOCWTA's sanitary sewer pipe or are planning to connect, please contact Ed Gil de Rubio (director@ssnocwta.com) to discuss your options.	Info Only
12.	Natural	Specimen tree: Live oak, magnolia, bald cypress and	Info Only

	Resources	longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	
13.	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 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.	Info Only
14.	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
15.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
18.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
19.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
20.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the	Info Only

		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)	
21.	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
22.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
23.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
24.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
25.	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
26.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
27.	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
28.	Planning and Development	The proposed development requires submittal and approval of an Engineered Site Plan. The Site Plan must demonstrate that the 10% increase threshold has not been exceeded.	Info Only
29.	Planning and Development	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	Info Only

		<p>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/</p>	
30.	Planning and Development	<p>In 1983 a Special Exception was approved for the Interlachen Country Club, and in 2015 the Special Exception was amended to include additions to the clubhouse and other additional structures. Per the Development Order approved on January 26, 2015, the total square footage of the buildings associated with the special exception shall not be increased more than 10% in size from that which is shown on the Special Exception Site Plan without approval from the Board of County Commissioners.</p>	Info Only
31.	Planning and Development	<p>The setbacks for the A-1 (Agriculture) zoning district are: Fifty (50) foot Front Yard, thirty (30) foot Rear yard, Ten (10) foot Side Yard, Fifty (50) foot Side Street.</p>	Info Only
32.	Planning and Development	<p>Based on the plans provided by the Applicant, there is a portion of the golf course that is within the jurisdiction of the City of Winter Park. Seminole County and the City of Winter Park are not aware of an interlocal agreement between the County and the City for the golf course. Based on a conversation with Jeffrey Briggs, there is an interlocal agreement for irrigation and water with the City of Winter Park. If the Applicant is proposing to redesign the golf course, plans must be submitted to the City of Winter park for review. Please contact Jeffrey Briggs at either jbriggs@cityofwinterpark.org or 407-599-3440.</p>	Info Only
33.	Planning and Development	<p>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.stml</p>	Info Only
34.	Planning and Development	<p>Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Chapter 30, part 15. Outdoor Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOLARE_S30.1234OULIRE</p>	Info Only
35.	Planning and Development	<p>The subject site has a Recreational Future Land Use designation which allows a maximum Floor Area Ratio</p>	Info Only

		(F.A.R.) of 0.50.	
36.	Planning and Development	F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands.	Info Only
37.	Planning and Development	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
38.	Planning and Development	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. - Miscellaneous design standards. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOLARE_S30.1233MIDEST	Info Only
39.	Planning and Development	During site construction a screen barrier will be required between the single family homes and the area where construction is occurring.	Info Only
40.	Planning and Development	The Applicant will be held to the Performance Standards within Chapter 30, Part 16 of the Seminole County Land Development Code.	Info Only
41.	Planning and Development	If wetlands are to be mitigated, a copy of the SJRWMD permit shall be provided to the County.	Info Only
42.	Planning and Development	<u>Community Meeting Procedures Section 30.3.5.3</u> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – 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. 30.3.5.3 - 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). 	Info Only
43.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
44.	Public Safety -	Adequate water supply with fire flow calculations for fire	Info Only

	Fire Marshal	protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	
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 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
47.	Public Works - Engineering	A residential driveway located off Lake Howell Road (across Maywood Road) has been proposed for the Construction Site Access. Please note that this driveway serves one private residence. Seminole County would not support the use of this driveway as a primary access point to the construction site due to concerns with the required crossing of Tanglewood Canal and utilizing Lake Howell Road as a major hauling route for the proposed fill dirt that may be in excess of 3,000 truckloads. Lake Howell Road is functionally classified as Urban Major Collector, it was last resurfaced in 2010, and has PCI of 77; however, the Pavement Structural Number is unknown. Lake Howell Road is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only
48.	Public Works -	A FEMA LOMR (Letter Of Map Revision) may be required.	Info Only

	Engineering	For more information, contact FEMA at www.fema.gov .	
49.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	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 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
51.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Basinger, Samsula, and Hontoon Soils, Depressional (96%), Map Unit Symbol 10. Basinger, Depressional soils (58%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Samsula, Depressional soils (15%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Hontoon, Depressional soils (15%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are Felda (3%), EauGallie (3%), Smyrna (2%), Myakka (2%), and St. Johns (2%).	Info Only
52.	Public Works - Engineering	The proposed project is located within the Little Econlockhatchee Drainage Basin.	Info Only
53.	Public Works - Engineering	Based on FEMA FIRM Map significant portion of the site appears to be within the floodplain (Zone A). Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available County data, significant portion of the site appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	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	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 bwharton@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Engineering		Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	Paul Zimmerman 407-665-2040 pzimmerman@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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