

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

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

PROJECT NAME:	TREEHOUSE SOLARIUM ADDITION - PRE-APPLICATION	PROJ #: 24-80000016
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/20/24	
RELATED NAMES:	EP ALYKHAN DHANANI	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	07-21-29-300-016C-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD A SUNROOM TO THE EXISTING BUILDING ON 1 ACRE IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF S HUNT CLUB BLVD, SOUTH OF SAND LAKE RD	
NO OF ACRES	1.00	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF S HUNT CLUB BLVD, SOUTH OF SAND LAKE RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ALYKHAN DHANANI NISHI INVESTMENTS INC 211 S HUNT CLUB BLVD ALTAMONTE SPRINGS FL 32701 (407) 718-1604 ALI@RENDERINGS.COM	N/A	

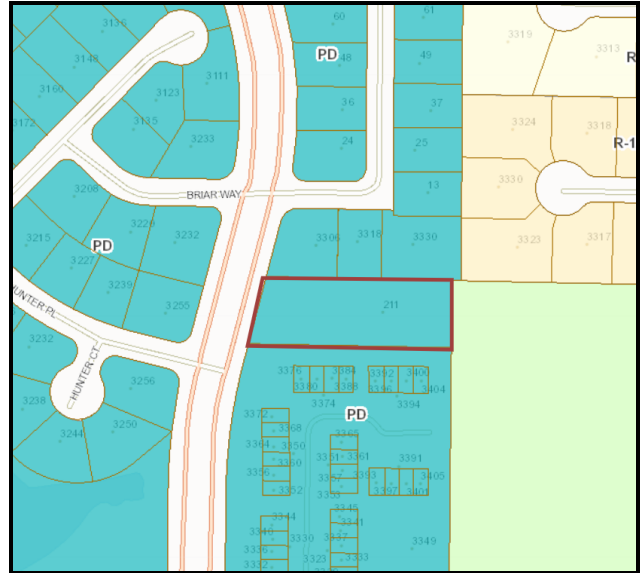
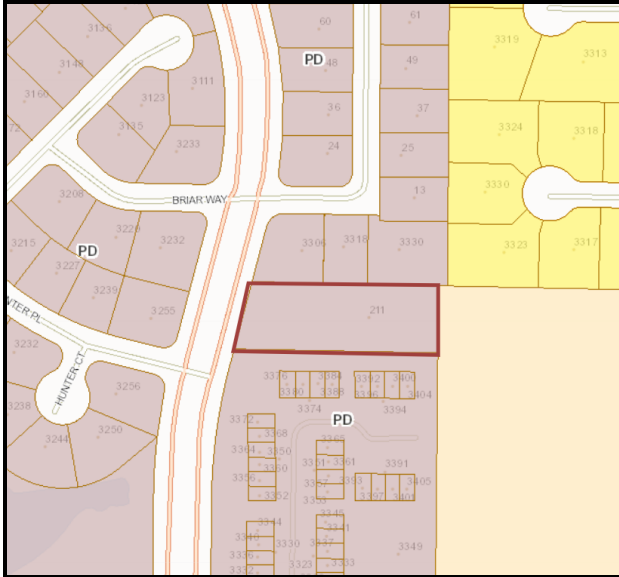
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Planned Development Future Land Use Designation with a PD (Planned Development) Zoning classification known as the Foxwood PD.
- Proposing an addition to the existing daycare facility for a solarium sunroom.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30. 1292. to bring the site up to the code standard.	Info Only
4.	Buffers and CPTED	If a site plan review is triggered, a full buffer analysis will be done to determine if additional landscaping will be required to bring the site up to the code standard.	Info Only
5.	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
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	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Building Division	Added square footage may be required to be sprinkled and require the existing structure to be sprinkled. The added occupant load may require additional bathroom fixtures to be added.	Info Only
10.	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.	Info Only
11.	Planning and Development	The subject property has a Planned Development Future Land Use Designation with a PD (Planned Development) Zoning classification known as the Foxwood PD. The site is identified as Tract 3 of the Foxwood PD which permits the use of a daycare.	Info Only

12.	Planning and Development	The site must provide a minimum of 20% open space. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Info Only
13.	Planning and Development	The building setbacks for the subject site are as follows: Front Yard – 25 feet; Rear yard – 10 feet; Side yard setbacks will be no less than 10 feet but may increase based on the required buffers due to residential properties being adjacent to north and south perimeter.	Info Only
14.	Planning and Development	The proposed addition will require approval of an Engineered Site Plan. 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	Info Only
15.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
16.	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
17.	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
18.	Public Safety - Fire Marshal	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)	Info Only
19.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain.	Info Only
20.	Public Works - Engineering	The proposed project is located within the Little Wekiva Drainage Basin.	Info Only
21.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Urban Land, 0% to 2% Slope (100%), Map Unit Symbol 34. Urban Lands are not classified by the USDA. The USDA Web Soil Survey does not estimate the Depth to Water Table and does not designate the Hydrologic Soil Group.	Info Only
22.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope, both, east and west from the existing building. The existing building is at elevation 92.0 feet. The east side difference in elevation is approximately 10 feet, while the west side difference in elevation is approximately 9 feet. The addition of the new building (solarium) is proposed on the east side of the existing building.	Info Only
23.	Public Works - Engineering	Based on the preliminary review, the east portion of the site appears to outfall to a Highland Memory Gardens Cemetery wetland, located	Info Only

		east from the site. It appears that there is no stormwater retention system or stormwater management system on the site. The property was originally developed in 1980, before St. Johns River Water Management District (SJRWMD) drainage requirements. Considering that the west portion of the site has no viable stormwater conveyance system, an onsite stormwater retention system will be required only for the new building. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a site with no viable outfall and/or defined conveyance system or with a restricted outfall system requires a 25-Year, 24-Hour Total Retention. Taking into consideration that the west portion of the site is currently being used and is planned to be used in the future as a children playground area, the stormwater retention system can consist of a property perimeter swale with minimal depth or a Low Impact Design (LID) using green infrastructure techniques to managing stormwater runoff at the source can be applied.	
24.	Public Works - Engineering	A detailed Grading Plan will be required at permitting. It is important to demonstrate that any changes in grade will not adversely affect the surrounding properties.	Info Only
25.	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, please visit www.sjrwmd.com .	Info Only
26.	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

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed treed@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Building Division	Tony Coleman acoleman@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) 571-8000	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