

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

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, June 13, 2025, in order to place you on the Wednesday, June 18, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	GULFSTREAM TOWERS - SPECIAL EXCEPTION	PROJ #: 25-32000005
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	4/15/25	
RELATED NAMES:	BS2025-05	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	11-21-31-300-0460-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A COMMUNICATION TOWER ON 13.65 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF 6 TH ST, SOUTH OF N CR 426	
BCC DISTRICT	2-ZEMBOWER	
CURRENT ZONING	M-1	
LOCATION	ON THE EAST SIDE OF 6TH ST, SOUTH OF N CR 426	
APPLICANT:	CONSULTANT:	
LEE SMITH WINTER MILES LLC 1616 SMITHFIELD WAY STE 1054 OVIEDO FL 32765	MARY SOLIK DOTY SOLIK LAW 121 S ORANGE AVE STE 1500 ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.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.

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	A full buffer review will be done at time of Site Plan review.	Info Only
2	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
3	Buffers and CPTED	Landscaping will be required pursuant to Section 30.6.7.4(d). Please demonstrate that on the conceptual site plan.	Unresolved
4	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
5	Natural Resources	008 EROSION CONTROL PLAN.pdf A double row of silt fence will be required along the conservation easement.	Info Only
6	Planning and Development	Please provide a conceptual site plan in compliance with SCLDC 30.3.1.5(c): The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.	Unresolved
7	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved

8	Planning and Development	Illumination. Communication towers shall not be artificially lighted except to assure human safety or as required by the Federal Aviation Administration (FAA). At time of construction of a communication tower in cases where there is property assigned a residential future land use designation, a residential zoning classification or has a valid residential use located within a distance from the tower which is equal to or less than three hundred (300) percent of the height of the communication tower, dual mode lighting shall be requested by the applicant from the FAA.	Info Only
9	Planning and Development	The following landscaping and buffering requirements shall apply to each communication tower around the perimeter of the tower and accessory structures; provided, however, that these standards may be determined by the Planning Manager, based upon the intent of this Section and sound and generally acceptable planning principles, to be unnecessary for those sides of the property on which a proposed tower will be located that are near to lands that are not likely to be developed or that are not likely to be adversely impacted by the communication tower or when the property on which the communication tower will be located is not in public view	Info Only
10	Planning and Development	To ensure that the least intrusive methods for communication service are implemented, please explain, among other things, the reasons that collocation, camouflaging, alternative site, or a less intrusive tower or antenna was not proposed.	Unresolved
11	Planning and Development	Demonstrate that the proposed tower meets the separation requirements from any residential zoning, land use or current use.	Unresolved
12	Public Safety - Fire Marshal	If any actual structure is required (other than the pole) the following shall be required: 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
13	Public Safety - Fire Marshal	If any actual structure is required (other than the pole) the following shall be required: 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
14	Public Works - Engineering	Provide additional details for the gravel yard. The area appears to have been improved without permit and does not meet requirements for pervious area. Please show removing existing material and placement of 6"-8" Minimum #57 stone or equivalent. Otherwise, additional retention will be required. Provide revised gravel or retention to the site plan and details.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm jhamm@seminolecountyfl.gov

Natural Resources	Review Complete Recommend Approval	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald sharttung@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter jpotter@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:
6/6/2025	<i>No resubmittal fee for special exceptions</i>	Buffers, P&D, Engineering
<p>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:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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