

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, March 28, 2025, in order to place you on the Wednesday, April 2, 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 Agenda can be found [HERE](#).

PROJECT NAME:	GULFSTREAM TOWERS - PRE-APPLICATION	PROJ #: 25-80000029
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/12/25	
RELATED NAMES:	EP MARY SOLIK	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	11-21-31-300-0460-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A MONOPOLE TELECOMMUNICATIONS ON 13.65 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF 6TH ST, SOUTH OF N CR 426	
NO OF ACRES	13.65	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	M-1	
LOCATION	ON THE EAST SIDE OF 6TH ST, SOUTH OF N CR 426	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
GULFSTREAM TOWERS LLC 127 W FAIRBANKS AVE BOX 469 WINTER PARK FL 32789 (407) 617-0167 MIKE@GULFSTREAMTOWERS.COM	MARY SOLIK DOTY SOLIK LAW 121 S ORANGE AVE STE 1500 ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.COM	

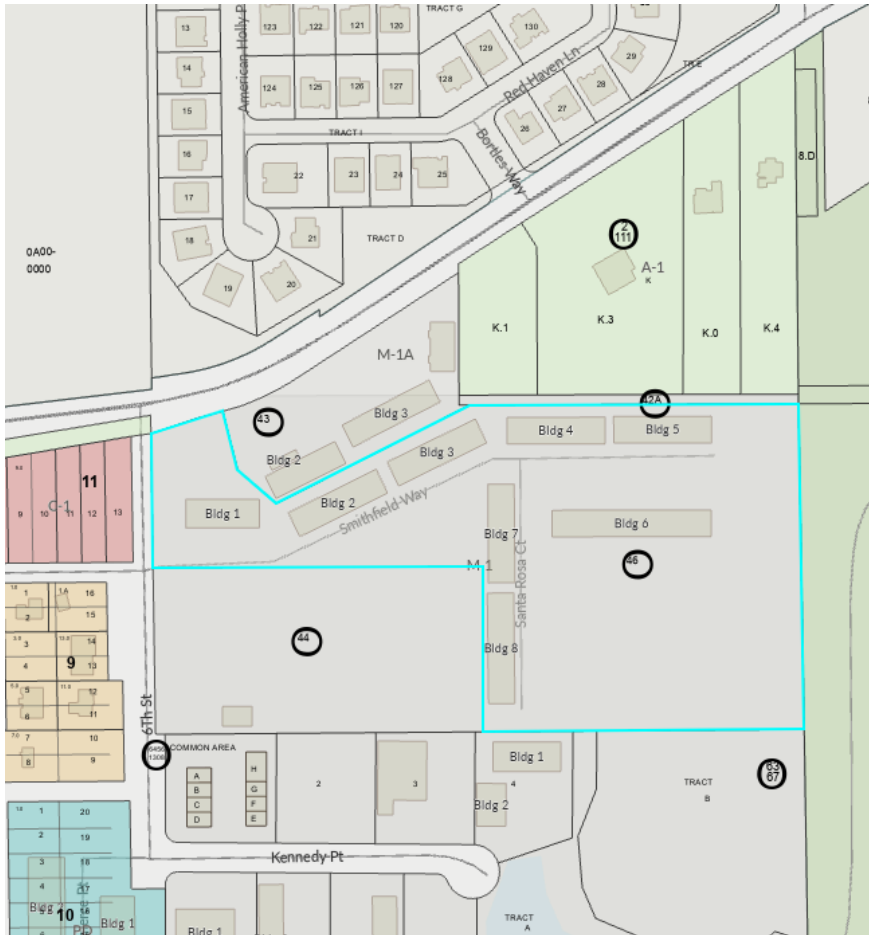
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 M-1 zoning

PROJECT AREA ZONING AND AERIAL MAPS





AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1	Environmental Services James Van Alstine	Comment No water/sewer utility work proposed. No review required.
2	Building Division Jay Hamm	Library Comment Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
3	Public Safety - Fire Marshal Matthew Maywald	Comment 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.
4	Public Works - Engineering Vladimir Simonovski	Comment Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, the entire west section and most of the south section 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. It appears, however, that the proposed tower is just outside of the wetland area and conservation easement, within already established impervious parking/storage area.
5	Public Works - Engineering Vladimir Simonovski	Comment The proposed project is located within the Big Econlockhatchee Drainage Basin. This drainage basin is not modeled.
6	Public Works - Engineering Vladimir Simonovski	Comment A SJRWMD Environmental Resource Permit (ERP) has been issued for Winter Miles Industrial on 12/7/2004 (Permit Number: 91979-1). The subject parcel is included in the Master Stormwater Management System. Any proposed increase in the impervious area from the already approved development will require modification of the existing SJRWMD Environmental Resource Permit (ERP).
7	Public Works - Engineering Vladimir Simonovski	Comment The primary access to the subject property is through Smithfield Way and Santa Rosa Court, via 6th Street. Both, Smithfield Way and Santa Rosa Court, are functionally classified as private easements. A 20-foot wide Access Easement has been proposed, which satisfies the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). 6th Street is operated and maintained by Seminole County, is functionally classified as Local Road and in this section represents an urban section roadway (24-foot wide pavement, curb and gutter, and pedestrian concrete sidewalk along the east side). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections); however, considering the original surface was placed in 1960, the roadway structure, most likely, does not meet the SC standards. This section of 6th Street was last inspected in 2021, it has Pavement Condition Index (PCI) value of 76, and is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).
8	Public Works - Engineering Vladimir Simonovski	Comment The total height of the proposed structure (the pole's height plus the lightning rod's height) appears to be 180 feet and a note is included in the preliminary plans stating that the tower will be designed to have zero fall zone. Please note that the distance between the proposed location of the new structure and the southern boundary line of the property where the designated 30-ft by 60-ft lease parcel is located is approximately only 50 feet, and the distance between the new structure and the commercial building (Building 1) located on the southern adjacent property is approximately 70 feet. Also note that the distance between the proposed location of the new structure and the commercial building (Building 8) located on the subject property along Santa Rosa Court, to the west of the designated 30-ft by 60-ft lease parcel, is approximately 100 feet.
9	Natural Resources Sarah Harttung	Comment If the proposed tower compound's footprint remains in the previously developed area (i.e. not encroaching into the grassed area to the east), no additional wetland buffers are required.
10	Planning and Development Kathy Hammel	Library Comment 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. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
11	Planning and Development Kathy Hammel	Library Comment The property is zoned M-1 (Industrial) in which communication towers up to 140 feet is allowed by a limited use. The proposed 180' communication tower requires a Special Exception. It appears the propose location is over 300% of the height of the tower from any residential uses.
12	Planning and Development Kathy Hammel	Library Comment 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
14	Planning and Development Kathy Hammel	Library Comment 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. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
15	Planning and Development Kathy Hammel	Library Comment 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: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
16	Comprehensive Planning Maya Athanas	Comment The proposed use is consistent with the Industrial (IND) Future Land Use (FLU) designation.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER
Planning and Development	Kathy Hammel khammel@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov

Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Building Division	Jay Hamm 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