

SEMINOLE COUNTY DEVELOPMENT ORDER

On August 11, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See attached "Exhibit A"

FINDINGS OF FACT

Property Owner: Johnnie M. Shaw and Ronald J. Shaw

Project Name: Kentucky Street

Special Exception and Variance Approvals: Request for a Special Exception for a proposed 143-foot communication tower and four (4) variances to the required separation distance from properties with existing single family use located on the north side of Kentucky Street, approximately 1,700 feet east of Skyway Drive.

Owner	Setback Required	Setback Provided	Relief Requested
Baker Financial Solutions	429'	308.8'	120.2'
Steven Fehr	429'	111.1'	317.9'
GEB Properties	429'	307.6'	121.4'
Ronald Shaw & Johnnie Mae Shaw	429'	141.7'	287.3'

B. CONCLUSIONS OF LAW

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

Prepared by: Anne (Annie) Marie Sillaway, AICP, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances, to the extent that such requirements are not inconsistent with the Development Order.
- (3) The conditions upon this development approval are as follows:
 - A. The variance granted applies only to the separation distance required from the communication tower and properties with a residential use.
 - B. The proposed communication tower is to be designed as a monopole and will not exceed 143 feet, including antennas.
 - C. Any improvements and/or additions to the proposed tower shall be submitted for approval to the County.
 - D. No signage or advertising shall be permitted on the proposed tower unless otherwise required by law.
 - E. The proposed tower is required to place a light on top of the tower.
 - F. The communication tower fall zone will be within the compound.
 - G. Prior to the issuance of building permits, the Applicant shall obtain approval of a Site Plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code, from the Development Review Committee (DRC).
 - H. The base of the proposed tower shall have a minimum eight (8) foot high PVC fence that is either tan, green, or a color that matches the surrounding vegetation.
 - I. The proposed communication tower shall be constructed in accordance with the most current edition of the EIA/TIA 222-E Standards, as published by the Electronic Industries Association, any and all Seminole County construction/building codes, all applicable land development regulations, and federal and state laws.
 - J. Any Special Exception granted shall expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and

binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A
Legal Description

PT OF LOT 67 DESC AS BEG NE COR RUN W 134.14 FT S 99.02 FT W 15.86 FT S
TO A PT 180 FT N OF S LI E 30 FT S 180 FT E 20 FT N 175 FT E 100 FT N TO BEG
SANFORD CELERY DELTA PB 1 PGS 75 & 76