

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	KENTUCKY ST (3900) - SPECIAL EXCEPTION	PROJ #: 25-32000015
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	11/24/25	
RELATED NAMES:	BS2025-15	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	03-20-31-5AY-0000-067F	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR COMMUNICATION TOWER ON 1.69 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF KENTUCKY ST, EAST OF JESSUP AVE	
BCC DISTRICT	2: ZEMBOWER	
LOCATION	ON THE NORTH SIDE OF KENTUCKY ST, EAST OF JESSUP AVE	
APPLICANT:	CONSULTANT:	
JOHNNIE SHAW 5431 TURKEY CREEK CT JACKSONVILLE FL 32244 (407) 314-0997	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.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Per Sec. 30.6.7.4 (d)(1)- The visual impacts of each communication tower shall be mitigated through landscaping or other screening materials at the base of the communication tower and ancillary structures in order to maintain visual aesthetics for those who must view the site on a regular basis including, but not limited to, proximate residents and the traveling public.	Info Only
2.	Building Division Phil Kersey	- Standard building permitting will apply for the construction of this tower and site. -Separate permits are required for each building, and/ or structure. Example: each building, stand-alone structure, fence/ gate systems, fuel tanks, access control, generators, etc.....	Info Only
3.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
4.	Orlando Sanford Airport Comment	<p>Comment from George Speake at the Orlando Sanford Airport: It appears that this company has received their Determination of No Hazard from the FAA. The Determination that has been finalized, the FAA determined that lighting of the Tower is not required by the FAA. However, it can be voluntarily accomplished (which they will not agree to) or as is always allowed, required by the local governing jurisdiction. With that said, I would request that the County require it to be lit in accordance with FAA standards for lighting of this type of structure.</p> <p>This tower is in very close proximity of the airport and is in the immediate vicinity of the primary flight training runway and flight training pattern at the airport. Flight training involves aircraft remaining in a pattern around a runway at low altitude. At any given time, there could be as many as 10 aircraft in a pattern of this runway performing landings and takeoffs repeatedly. These are primarily student pilots and therefore, ensuring that all potential obstacles are clearly marked is important.</p> <p>Further, with the Sheriff helicopter operating from the Airport, again at low altitude, it is important to light this obstacle for their safety and other potential helicopters in the area, as well.</p> <p>Based on the communication with the airport. Staff would like the Applicant to revise the communication tower</p>	Unresolved

		elevation plans to show lighting on top of the tower for public safety of low altitude flying.	
5.	Planning and Development Annie Sillaway	Approval contingent on the applicant conducting a community meeting. Any changes to the request or site plan based upon the community meeting may require an additional review.	Info Only
6.	Planning and Development Annie Sillaway	This property was legally created by plat waiver in 1984.	Info Only
7.	Planning and Development Annie Sillaway	Please revise the radius rings to indicate their purpose and include information identifying the locations of any existing towers within the radius. If there are no cell towers in the area, please note that on the plan.	Unresolved
8.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
9.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures per Section 30.3.5.3 is required for a Special Exception.</p> <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. 30.3.4.2(e) - 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). 	Unresolved

10.	Planning and Development Annie Sillaway	Per Policy FLU 4.6.2 (E) Staff did notify the Orlando Sanford International Airport of the proposed communication tower.	Info Only
11.	Planning and Development Annie Sillaway	The subject property has a Higher Intensity Planned Development Airport (HIPAP) Future Land Use designation and an A-1 (Agriculture) zoning district.	Info Only
12.	Planning and Development Annie Sillaway	Please provide the separate non-exclusive access and utility easement agreement.	Unresolved
13.	Planning and Development Annie Sillaway	Per Sec. 30.6.7.4 (b) - Finished Color. Communication towers not requiring FAA painting/markings shall have either a galvanized finish, shall be painted a non-contrasting gray finish, or shall be painted in a finish to enhance camouflaging as determined by the Planning Manager. The elevation plan states that the tower shall have either a galvanized finish or painted dull blue, gray, or black. Please revise to state what color the tower will be on the elevation plan.	Unresolved
14.	Planning and Development Annie Sillaway	The proposed cell tower encroaches into the required 429-foot separation from adjacent residential properties. While the applicant could apply for a variance from the residential setback requirement, staff does not support allowing a cell tower encroachment adjacent to residential properties.	Unresolved
15.	Planning and Development Annie Sillaway	Please provide photo sims from the road to the tower and from all adjacent properties within the 429' feet from the cell tower.	Unresolved
16.	Planning and Development Annie Sillaway	On the gate and fence details, please revise to show a 100% Opaque no climb fence and remove the barbwire.	Unresolved
17.	Planning and Development Annie Sillaway	Per Sec. 30.6.7.8 Certification of compliance with FCC NIER Standards. Prior to receiving final inspection by the County the applicant shall provide certification to the FCC, with copy to the current planning office, verifying that the communications facility complies with all current FCC regulations for NIER.	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	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
19.	Public Safety - Fire Marshal Matthew Maywald	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
20.	Public Works - Engineering	No specific issues with drainage or traffic. At final engineering review a small water quality swale and or	Info Only

	Jim Potter	other drainage improvements may be needed for the entrance road and compound. If 6"-8" of #57 stone are used this may be waived. The entrance drive will have to be able to support a fire truck.	
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	No review required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Approved	Phil Kersey 407-665-7460 pkersey@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:
1/15/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie
<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