

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

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

PROJECT NAME:	DIXON RD - PRE-APPLICATION	PROJ #: 24-80000026
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/27/24	
RELATED NAMES:	EP BRENDA PEARCE	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	26-20-29-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A NEW WATER METER SYSTEM ON 10.98 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF DIXON RD, EAST OF SUNSHINE TREE BLVD	
NO OF ACRES	10.98	
BCC DISTRICT	5: Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF DIXON RD, EAST OF SUNSHINE TREE BLVD	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
BRENDA PEARCE BLACK & VEATCH/SUNSHINE WATER 200 WEATHERSFIELD AVE ALTAMONTE SPRINGS FL 32714 (678) 656-5179 PEARCEB@BV.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 parcel located within unincorporated Seminole County has a zoning classification of A-1 (Agriculture).

The installation of a pole with an antenna for a new water metering system will require a Special Exception to allow the use in the applicable zoning district. A variance to the building/structure height of 35 feet may also be required.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review or review of a special exception.	Info Only
2.	Comprehensive Planning	The future land use is Suburban Estates (SE) which allows for public utilities.	Info Only
3.	Environmental Services	We have no objection to the proposed construction. This construction is located within Sunshine Water Services utility service area.	Info Only
4.	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. No action required at this time.	Info Only
5.	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	Info Only

		<p>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/</p>	
6.	Planning and Development	<p>Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Community Meeting Procedures Section 30.49.</p> <p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 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 meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Please see attached Community Meeting Procedure document.</p>	Info Only
7.	Planning and Development	<p>Special Exception Approval Process:</p> <p>1st step is approval of Special Exception involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</p> <p>2nd step is approval of a Site Plan.</p>	Info Only
8.	Public Safety - Fire Marshal	<p>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</p>	Info Only
9.	Public Safety - Fire Marshal	<p>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..</p>	Info Only
10.	Public Works - Engineering	<p>Based on the FEMA FIRM Map portion of the site is located in the floodplain. The entire south side of the parcel is in the wetland area; however, the proposed location of the antenna is outside of the wetlands and the floodplain.</p>	Info Only
11.	Public Works - Engineering	<p>The proposed Base Station Antenna technical specifications do not identify the antenna's height. The total height of the proposed structure (the antenna's height plus the pole's height) must be clearly indicated. From available online literature on PCTEL Non Cellular Omnidirectional Base Station Antennas, it appears that these antennas have a height of 4.25 feet and, most likely, do not exceed the height of 5 feet. Per the provided technical specifications for the Round Tapered Direct Burial Aluminum Light Pole, the mounting height of this pole is 40 feet. Therefore, the reviewer anticipates the total height of the proposed structure not to exceed 45 feet above grade. It is not clear if the proposed location of the new structure is within the public "right-of-way" or within the State of Florida DOT property. The location of the new</p>	Info Only

	structure is in close proximity to a residential development to the west, while to the north and south there is an open public "right-of-way" and a FDOT retention pond. The FDOT retention pond is also to the east of the proposed location. The distance between the proposed location of the new structure and the eastern boundary line of the properties to the west is approximately 55 feet. This should provide sufficient clearance within the subject parcel and not adversely affect these residential properties. The proposed Base Station Antenna technical specifications identify the antenna's survival for a maximum wind speed of 100 (mph). The proposed Round Tapered Direct Burial Aluminum Light Pole technical specifications do not identify the maximum wind speed rating. Please note that the proposed aluminum light poles must meet the Florida Building Code - Building (8th Edition, 2023) requirements for Wind Loads (Section 1609) for Wind Zone 1 (130 mph).	
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

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
Comprehensive Planning	Tyler Reed treed@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.shtml>

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.shtml>

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	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	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