

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

PROJECT NAME:	FOREST LAKE - PRE-APPLICATION	PROJ #: 24-8000091
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/28/24	
RELATED NAMES:	EP SIMONE JOHNSON	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	08-21-29-300-0110-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR EXTENDING AN EXISTING COMMUNICATION TOWER BY 15' ON 196.43 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SAND LAKE RD, EAST OF HUNT CLUB BLVD	
NO OF ACRES	196.43	
BCC DISTRICT	Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF SAND LAKE RD, EAST OF HUNT CLUB BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
SIMONE JOHNSON AMERICAN TOWER CORPORATION 10 PRESIDENTIAL WAY WOBURN MA 01801 (407) 724-2626 SJOHNSON@TEPGROUP.NET	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

A Special Exception was approved in 1998 for a 115' foot communication tower. The existing tower is 135' because the Seminole County Land Development Code Sec 30.6.6.7 (d) allows for an increase of 20' when co-locating an additional antenna. The proposed increase of 15' will require an amendment to the Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Item	REVIEWED BY	TYPE
1	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.
2	Public Safety - Fire Marshal	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
3	Public Safety - Fire Marshal	Please verify the composition of the fire department access road (driveway) to the site/structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2
4	Public Safety - Fire	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.
5	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)
6	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.
7	Public Works - Engineering	Based on FEMA FIRM Map the entire tower site appears to be within the floodplain (Zone A). Seminole County does not allow fill in the floodplain without equal volumetric compensation. The applicant shall consider moving the proposed equipment outside of the floodplain or elevating the equipment at least one (1) foot above the the 100-yr flood line. Based on the available County data, the site appears to be near wetland area. 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.
8	Public Works - Engineering	Depending on the size and weight of the vehicles delivering the new tower equipment and the vehicles that will be accessing the site for regular maintenance of the tower, a stabilized access road to the tower site may be required at the Site Plan permitting.
9	Public Works - Engineering	The proposed project is located within the Little Wekiva Drainage Basin (Tributary C).
10	Planning and Development	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

- 11 Planning and Development 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>
- 12 Planning and Development 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>
- 13 Planning and Development 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>

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
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

COMMUNICATION TOWER GUIDELINES (Sec. 30.1362.-1371.)

Communication tower: A tower (including the antenna component) which supports communication (transmission and receiving) equipment. Amateur radio operators' equipment, as licensed by the FCC, shall not be deemed to be a communication tower. Examples of the methods which communication towers may be designed are: (a) self supporting lattice; (b) guyed; (c) monopole, and (d) camouflage.

Written Report (Sec. 30.1363.(i))

Explain and detail the reasons that collocation, camouflaging, alternative site, or a less intrusive tower or antenna was not proposed.

Master Plan (Sec. 30.1368.(f))

1. Setbacks (Sec. 30.1364.(a))
2. Minimum Separations from off-site uses (Sec. 30.1364.(b))
Consent letters are required if reduction is requested (Sec. 30.1364.(b)(3))
3. Location and separation distance between surrounding towers (Sec. 30.1364.(c))
4. Proposed Height (Sec. 30.1364.(d))
5. Structural Design Elements
 - a. Illumination (Sec. 30.1365.(a))
 - b. Finished Color (Sec. 30.1365.(b))
6. Fencing (Sec. 30.1365.(c))
7. Landscaping (Sec. 30.1365.(d))

Surety Bond (Sec. 30.1366.(e)).

Submittal as acceptable guarantee to remove tower in the event of abandonment.

Co-locations (Sec. 30.1368.(f))

Statement describing the anticipated communication tower needs over the next ten (10) years.

Permitting (Sec. 30.1365.(e))

Submittal for permitting as per Building Department requirements.

TELECOMMUNICATION TOWER CHECK LIST

SEMINOLE COUNTY, FLORIDA

Required submittal for use approval	Permitted Towers	Co-location on Existing Towers	Location of ancillary structures that may be approved by the granting of an Administrative Special Exception	Towers Requiring A Special Exception
◆ Application for Special Exception & fee				X
◆ Application for Concurrency Review & fee. <i>(If a Special Exception is required and the site is unmanned this process may be deferred until the site plan approval process. Please complete a Deferral Application.)</i>	X			X
◆ Site Plan detailing the location of all equipment, structures and tower.	X	X	X	X
◆ Provide the proposed coordinates (longitude & latitude).	X	X		X
◆ Legal Description of property. <i>(digital preferred.)</i>	X	X	X	X
◆ Detailed landscape plan & irrigation plan. <i>(Irrigation plan is required for use of medium and high water use plant materials.)</i>	X	X	X	X
◆ A diagram indicating the separation distance from other towers, property zoned residential, property with a residential land use designation or with an existing residence or mobile home.	X			X
◆ If a variance to the separation requirement is requested, provide competent substantial evidence demonstrating unique planning considerations and compatibility impacts.	X			X
◆ An elevation drawing of the tower indicating the type of tower, total height, location of antenna array and type of lighting if applicable. In the case of Camouflage towers photo sims will be required.	X	X	X	X
◆ Provide written reasons why co-location, camouflaging, alternative sites or a less intrusive tower or antenna was not proposed.				X
◆ Propagation maps supporting the need for the tower due to lack of coverage or capacity of the surrounding towers.	X	X	X	X
◆ Application for a setback variance and fee, if not submitted with an application for a Special Exception.	X			X