

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, 05/10/2024, in order to place you on the Wednesday, 05/15/2023 meeting agenda.

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

PROJECT NAME:	MECCA HAMMOCK - PRE-APPLICATION	PROJ #: 24-80000046
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/19/24	
RELATED NAMES:	EP MIKE BURKHEAD	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	23-20-30-5AQ-0000-131A	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO INSTALL A 160' MONOPOLE TOWER AND COMMUNICATIONS FACILITY ON 29.98 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF S SANFORD AVE, SOUTH OF MYRTLE ST	
NO OF ACRES	29.98	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF S SANFORD AVE, SOUTH OF MYRTLE ST	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MIKE BURKHEAD GULFSTREAM TOWERS, LLC 127 W FAIRBANKS AVE #469 WINTER PARK FL 32789 (407) 617-0167 MIKE@GULFSTREAMTOWERS.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

A Special Exception was approved for a 160' Communication Tower. The approval has expired because a site plan was not approved within a year of the approval date therefore a new Special Exception is required.

AGENCY/DEPARTMENT COMMENTS

Item	REVIEWED BY	TYPE
1	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
2	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
3	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
4	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
5	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
6	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)
7	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)
8	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)

9	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)
10	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)
11	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)
12	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)
13	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)
14	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)
15	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)
16	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
17	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)
18	Natural Resources	Please provide a tree mitigation table with site plan submission. SCLDC 60.10 (b)(2f)
19	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
20	Natural Resources	If wetland mitigation is proposed, please provide documentation from St. Johns River Water Management District.

21	Natural Resources	According to the county wetland maps, wetlands are possibly located ____ (location: ex: throughout, center, NW corner) the property. ***Please be advised 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. **
22	Natural Resources	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.
23	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.
24	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.
25	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials
26	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)
27	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.
28	Comprehensive Planning	Future Land Use Element Page FLU-125 The subject property has a future land use designation of Suburban Estates (SE). Suburban Estates - Purpose and Intent: The purpose and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the Rural Area; and to allow existing agricultural operations to continue until developed for other uses. Communications Towers are not included in the list of uses in the FLU Element.

29	Comprehensive Planning	Future Land Use Element, Policy FLU 1.2 Floodplain Protection - The County shall continue to implement the Environmentally Sensitive Lands Overlay Area through the regulation that supports the National Flood Insurance Program by: A. Restricting uses that are dangerous to health, safety and property, and minimize public and private losses due to flood conditions; B. Prohibiting land filling and grade changes where such activity will cause erosion or inhibit flood waters; C. Requiring development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health; and D Requiring all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development floodprone and wetland areas to the County as a conservation easement.
30	Comprehensive Planning	Comment Future Land Use Element, FLU-117 - Environmentally Sensitive Lands Overlay This overlay consists of wetland areas (as delineated on the St. Johns River Water Management District Wetlands Map) and 100 year floodplain areas (as delineated on the United States Geological Survey or Flood Insurance Rate Maps). Purpose and Intent A. Implementing public policies to protect the public health, safety and welfare by conserving and protecting natural resources needed to ensure availability of groundwater and limiting flood damage; B. Implementing the County's non-structural approach to water management. Uses that involve a minimum land alteration are permitted in order to maintain the natural flood storage and nutrient assimilation capability of wetland and floodprone areas; and C. Preserving the status quo of significant environmental importance and associated wildlife habitat (see also Policy FLU 11.15 Code Enforcement and Implementation).
31	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
32	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
33	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.
34	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)
35	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU
36	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
37	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.

38	Buffers and CPTED	Any proposed buffering must be indicated on the conceptual site plan at time of special exception request.
39	Public Works - Engineering	Based on the FEMA FIRM Map the site is located entirely in the floodplain and wetland area. Floodplain volumetric compensation and wetland mitigation will be required.
40	Public Works - Engineering	The proposed project is located within the Lake Jesup Drainage Basin.
41	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Nittaw Muck, occasionally flooded, Map Unit Symbol 22. Nittaw Muck, occasionally flooded, are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as C/D.
42	Public Works - Engineering	Comment Based on the available one (1) foot contours, the topography of the site appears to slope from north to south.
43	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the wetlands north of Lake Jesup. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.
44	Public Works - Engineering	Comment A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
45	Public Works - Engineering	Comment A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
46	Public Works - Engineering	The access to the site is through East Myrtle Street and Tortuga Trail. East Myrtle Street is functionally classified as a Local Road; however, the section east of South Sanford Avenue is unpaved and unmaintained. East Myrtle Street is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Tortuga Trail is a private road. A 16 feet wide access road with 20 feet unobstructed width is required to accommodate the Fire Department emergency vehicles.

47	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
48	Planning and Development	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
1	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
1	Planning and Development	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

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	Doug Robinson drobinson@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) 571-8000	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