

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, July 11, 2025, in order to place you on the Wednesday, July 16, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	KENTUCKY STREET CELL TOWER - PRE-APPLICATION	PROJ #: 25-80000076
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/26/25	
RELATED NAMES:	EP JIM O'SHAUGHNESSY	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	03-20-31-5AY-0000-067F	
PROJECT DESCRIPTION:	PROPOSED SPECIAL EXCEPTION FOR A 150' MONOPOLE TELECOMMUNICATIONS TOWER	
NO OF ACRES:	1.88	
BCC DISTRICT:	2-ZEMBOWER	
CURRENT ZONING:	A-1	
LOCATION:	NORTH SIDE OF KENTUCKY STREET, EAST OF JESSUP AVENUE	
FUTURE LAND USE:	HIPAP	
APPLICANT:		CONSULTANT:
JIM O'SHAUGHNESSY 1123 SOLANA AVENUE WINTER PARK FL 32789 (407) 435-0423 TOSHAUGHNESSY@COMSOEAST.COM		MARY SOLIK 121 S ORANGE AVENUE ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.COM

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 subject property has a Higher Intensity Planned Development Airport (HIPAP) Future Land Use designation and an A-1 (Agriculture) zoning district.
- The communication tower will require a Special Exception. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings.
- The subject site is located within the City of Sanford's utility service area. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	The buffering and landscaping requirements shall be in compliance with SCLDC Section 30.6.7.4(d).
2	Buffers and CPTED	A full buffer review will be done at time of rezone review.
3	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. Please note that fencing will be a standalone permit.
4	Comprehensive Planning	Site is located in the Airport Accident Potential Hazard Area and the Airport Avigation Easement area.
5	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Agreement) Sub Area 4. City of Sanford will be included in the comment and review process.
6	Comprehensive Planning	Future Land Use of HIPAP (High Intensity Planned Development - Airport). Please note Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) HIPAP has a maximum FAR of 1.0
7	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.
8	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
9	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.
10	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)
11	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
12	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
13	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)

14	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
15	Natural Resources	If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)
16	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) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
17	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)
18	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)
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	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.
21	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
22	Planning and Development	In the narrative for the Special Exception, please advise if there are any opportunities to co-locate on an existing tower and if there are coverage and/or capacity issues that warrant public safety concerns.
23	Planning and Development	The compound may require additional upgrades and/or landscaping based upon the visibility from adjacent properties.
24	Planning and Development	The subject property has a Higher Intensity Planned Development Airport (HIPAP) Future Land Use designation and an A-1 (Agriculture) zoning district.

25	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Section 30.3.5 Community Meeting Procedure. 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. 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 Section 30.3.5.3, before mailing out the surrounding neighbors. After the Community Meeting has commenced, the Applicant will be required to submit the community meeting minutes, sign-in sheet, and addresses.
26	Planning and Development	A minimum of 25% open space shall be required per SCLDC Section 30.14.2.
27	Planning and Development	The subject site is located within the City of Sanford's utility service area. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.
28	Planning and Development	Your project is within 20,000 feet of a runway and you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1).
29	Planning and Development	The communication tower will require a Special Exception. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings.
30	Planning and Development	Variance(s) may be required if the property cannot meet the separation requirements from the surrounding residential properties in compliance with SCLDC Section 30.6.7.3(b).
31	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the adjacent city.
32	Planning and Development	Per Policy FLU 4.6.2 (E) Staff has notified the Orlando Sanford International Airport of the proposed development.
33	Planning and Development	Structures or objects of growth that would exceed 200 feet above ground level for any property within the bounds of the ten (10) mile radius and any Federal obstruction standards or the 14 CFR Part 77C (primary, horizontal, conical approach and transitional) airspace surfaces are required to submit an airport height permit (7460-1 Notice of Construction form). This form is required to be submitted to the County.
34	Planning and Development	At the time of Site Plan review, the Applicant will be required to provide the form from the FAA (Federal Aviation Administration) 7460-1 Notice of Proposed Construction. https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273
35	Planning and Development	The proposed site will be required to comply with the 14 CFR Part 77.9 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9 .
36	Planning and Development	This property was legally created by plat waiver in 1984.

37	Planning and Development	With the Special Exception submittal, please submit a map showing the separations from off-site uses with a list of any variances required for residential properties within 300% of the height of the communication tower in compliance with SCLDC Section 30.6.7.3(b).
38	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
39	Public Safety - Fire Marshal	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.
40	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the 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
41	Public Works - Engineering	No specific issues with drainage and traffic. Note that the compound will have to have gravel or provide retentions in the form of swales around the compound. the access to the cell tower should be stabilized for emergency vehicles but not impervious.

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu