

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

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

<b>PROJECT NAME:</b>	<b>MIAMI SPRINGS DR - PRE-APPLICATION</b>	<b>PROJ #: 24-80000029</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/28/24	
RELATED NAMES:	EP BRENDA PEARCE	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	31-20-29-300-0050-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A NEW WATER METER SYSTEM ON 0.64 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MIAMI SPRINGS DR, NORTH OF WEKIVA SPRINGS RD	
NO OF ACRES	0.64	
BCC DISTRICT	3-LEE CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MIAMI SPRINGS DR, NORTH OF WEKIVA SPRINGS RD	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
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 is located within unincorporated Seminole County and 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 Low Density Residential (LDR) which allows for public utilities.	Info Only
3.	Environmental Services	We have no objection to the proposed construction. The construction is located within the Sunshine 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	Info Only

		<p>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. Seminole County Land Development Code:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></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 &amp; Zoning (P&amp;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 the site is not located in 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).	
12.	Public Works - Engineering	Miami Springs Drive is owned and maintained by Seminole County and is functionally classified as a Local Road. Any new utility structures within the County "right-of-way" shall meet the minimum roadside offset requirements per the latest edition of the State of Florida DOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways ("Florida Greenbook").	Info Only

### 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 <a href="mailto:khammel@seminolecountyfl.gov">khammel@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Comprehensive Planning	Tyler Reed <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>

Building Division

Jay Hamm [jhamm@seminolecountyfl.gov](mailto: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](http://www.fema.gov)

#### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

#### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>