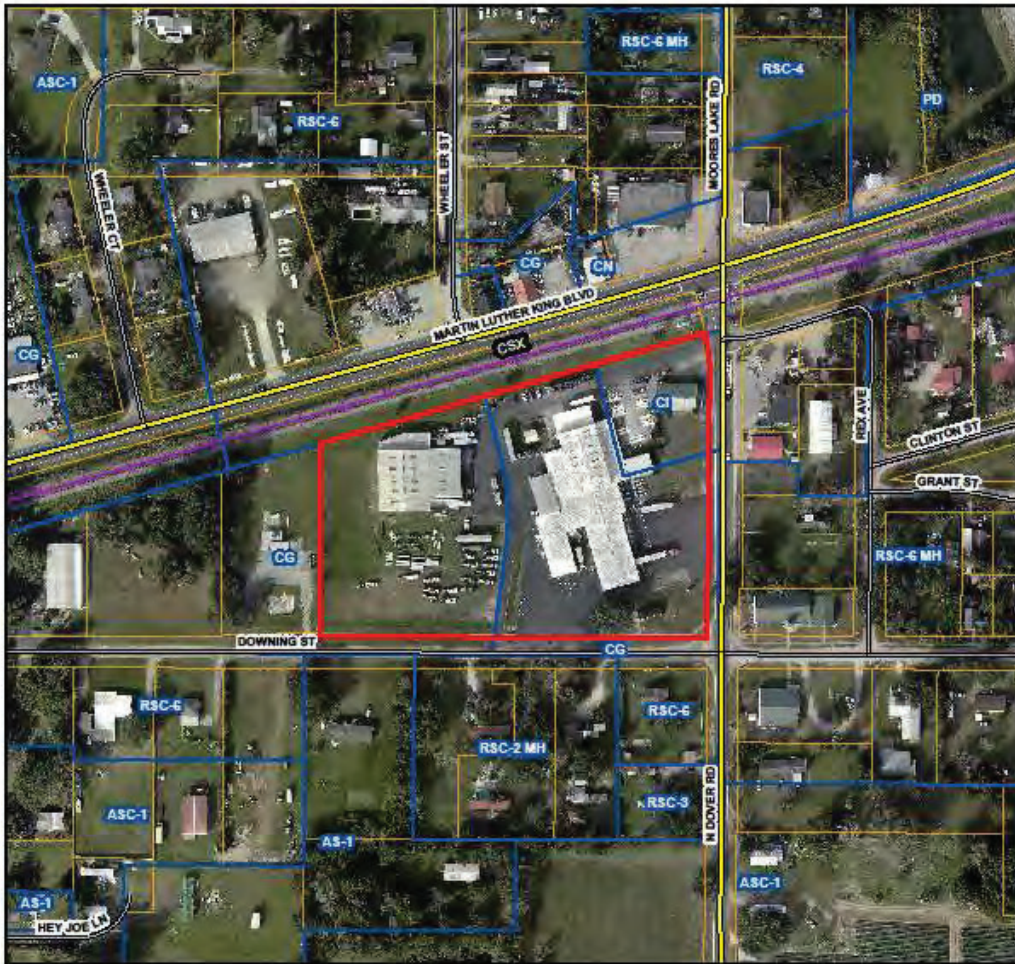




Land Use Application Summary Report

Application Number:	SU 22-1019	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a Wireless Communication Facility	North:	CN, Auto Repair, Irrigation Contractor
		East:	RSC-6 (MH), CN, Single Family Residential, Church, and Retail
Comp Plan:	OC-20	South:	AS-1, RSC-2 (MH), Single Family Residential
Service Area:	Rural	West:	CG, Contractor's Office



ZONING MAP
SU-CFW 22-1019
Foto: 84686.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

STR: 5-29-21

Date: 07/06/2022 File: G:\23\Hillsborough\Zoning_Maps\ Produced By: Development Services Department

Request Details:

Pursuant to Land Development Code Section 6.11.29, the request is for a Special Use Permit for a proposed Wireless Communications Facility with 199-foot-high antenna tower with tree type camouflage that will be located on commercially zoned property at the northwest corner of Downing Street and Dover Road.

Staff Findings:

- The host parcel is 5.68 acres in size and zoned CG (Commercial General) and CI (Commercial Intensive). The project is located at the northwest corner of Downing Street and Dover Road. The host parcel is currently developed with a vegetable packing plant. The surrounding area is developed with a mixture of commercial and residential uses,
- Per LDC Section 6.11.29.D.3.b.2, new wireless communication support structures shall be reviewed as a Special Use if the proposed tower is 100 to 200 feet in height and located within 250 feet of property zoned ASC-1, AS-1, RSC, RMC, RDC and residential PD and IPD zoning districts. The proposed tower is 199 feet in height and will be located approximately 196 feet from property zoned AS-1 and RSC-2 (MH) to the south and therefore requires a Special Use review for the proposed tower.
- The subject wireless communication facility exceeds the minimum setback requirements found in LDC Section 6.11.29.D.2, which require proposed antenna towers to meet the setbacks for principal structures required by the property's zoning, except where the facility will be located on property that is adjacent to residentially zoned or developed property in which case a minimum setback of 100 percent of tower height is required from those abutting property lines. The proposed facility is separated from residentially developed properties to the south and east by Downing Street (55-foot-wide right-of-way) and N. Dover Road (60-foot-wide right of way) and therefore is not adjacent to those properties. Consequently, the required setbacks for the proposed antenna tower are those of the CG district, rather than 100 percent of tower height.
- The proposed antenna tower's setbacks are 189.3 feet to the northern property boundary, 141.2 feet to the southern property boundary, 455 feet to the eastern property boundary and 161.8 feet to the western property boundary, all of which greatly exceed the minimum principal building setbacks required in the CG zoning district. Additionally, while the host site for the proposed facility is not located adjacent to residentially developed or residentially zoned property, the proposed tower is located 196.2 feet from the closest property line of residentially zoned or developed property, or nearly 100 percent of the tower height, and the closest dwellings are located more than 280 feet south of the proposed tower.
- The table contained in Section 6.11.29.D.3.b.4 identifies the zoning districts in which specific camouflage structure types are presumed compatible. Within the CG zoning district, tree-type camouflage is presumed a compatible camouflage structure type. The proposed tower is camouflaged with tree-type camouflaging in accordance with this requirement.



- The proposed communications facility meets all Land Development Code requirements, and the applicant has not sought any waivers to the regulations contained in LDC Section 6.11.29, nor any variances to LDC requirements. Additionally, the applicant has agreed to provide a minimum 6-foot-tall opaque fence to visually screen the tower compound from the residential development located to the south across Downing Street, which has been reflected in the proposed conditions of approval.
- The applicant has submitted documentation indicating the need for the facility at a height of 199 feet for the desired coverage area and capacity needs, and that no other existing facilities are available for co-location. Pursuant to LDC Section 6.11.29.E, an outside expert has reviewed the support material submitted by the applicant. The consultant indicated in their report that there are no viable tower structures, public structures or other appropriate support structures in the area that would allow TMobile to collocate and meet the needs of its network in this area. The consultant also reviewed and analyzed the report and coverage maps provided by TMobile and is in agreement with the applicant's findings.
- Per LDC Section 6.11.29.G, a letter of intent committing the antenna tower to shared use for co-location has been submitted. Notice to other potential users was sent on April 6th and 7th, 2022.
- No transportation impacts are anticipated as the communications facility will be unmanned and very few trips per peak hour is expected.
- Staff has received no objections from reviewing agencies.
- Based on the above, staff finds the proposed communication facility compatible with the mixture of commercial and residential uses in the area and approvable, subject to conditions.

Exhibits:

Exhibit 1: Vicinity Map

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

Exhibit 4: Proposed Site Plan (22-1019)

Recommended Conditions:

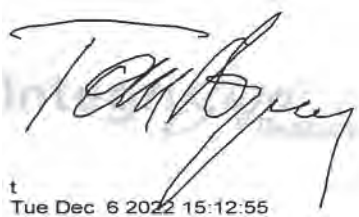
Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on October 27, 2022.

1. The permitted Special Use Permit shall be limited to a wireless communication facility with a 199-foot-tall tower with tree-type camouflage.
2. The facility shall be developed in accordance with the site plan submitted on October 27, 2022, the conditions contained herein and all applicable rules, regulations, and ordinances of Hillsborough County.
3. The facility compound shall be located as shown on the site plan. The antenna tower shall have minimum setbacks of 184 feet from the north parcel boundary, 156 feet from the west parcel boundary, 450 feet from the east parcel boundary and 136 feet from the south parcel boundary.
4. A solid opaque fence shall be provided on all sides of the tower compound. The fence shall have a minimum height of 6 feet and maximum height of 8 feet.

5. Prior to the issuance of development permits, the permit holder shall file a letter of intent with the Office of the County Clerk and Administrator committing the owner of the subject facility and successors to allow shared use of the antennae support structure subject to the collocation criteria found in the Land Development Code, or to allow a replacement antennae support structure to be erected provided the replacement is physically and contractually feasible and the cost of modifying or replacing the structure is borne by the collocating company as provided by the Land Development Code.
6. Prior to the issuance of development permits, the permit holder shall provide proof that necessary permits from other regulatory agencies, including but not limited to the Hillsborough County Aviation Authority, Federal Aviation Administration, and the Federal Communications Commission, have been secured.
7. The subject facility and antennae tower shall be demolished and removed at no expense to Hillsborough County if the facility is not commercially operated for any one-year period.
8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Staff's Recommendation: **Approvable, subject to conditions**

Zoning
Administrator
Sign-off:



t
Tue Dec 6 2022 15:12:55

VICINITY MAP

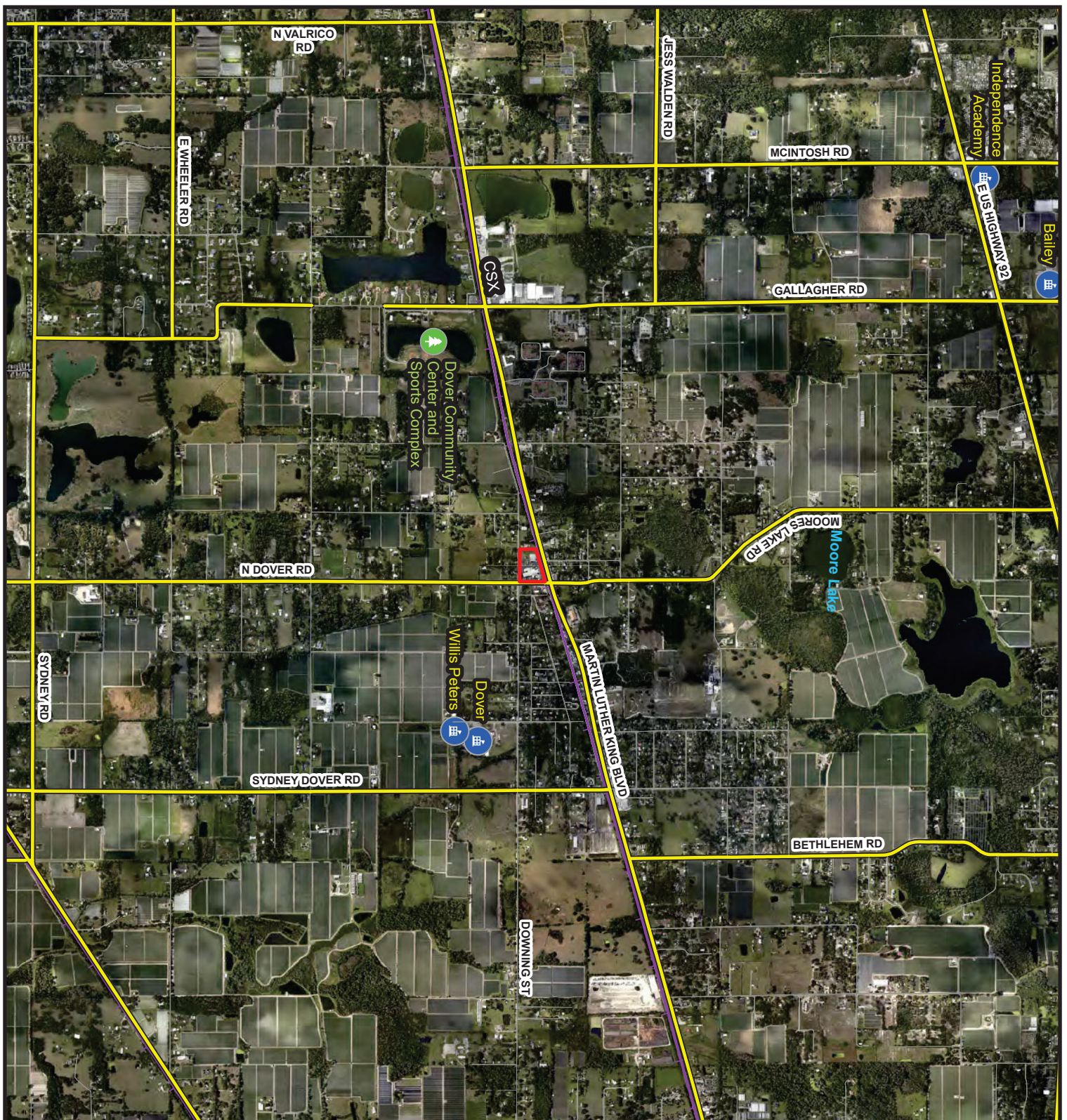
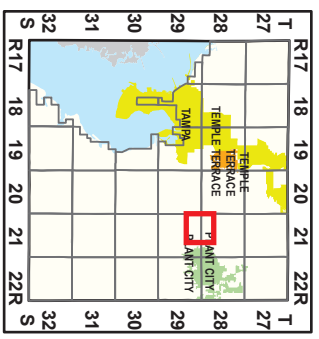
SU-CFW 22-1019

Folio: 84686.0000

- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS



STR: 5-29-21



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County makes no warranty, expressed or implied, as to the accuracy of any data used in this map. Hillsborough County makes no representation or warranty of any kind for the information provided herein. The reader should not rely on the data herein, including without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused, or
2. Any reliance on the information provided by any person in reliance upon any information or data furnished or received.

This document is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data. The data is provided by the Hillsborough County and is compiled from various sources, including but not limited to public records. It has been based on BEST AVAILABLE data.

Date: 07/08/2022 Path: G:\DOWNS\GISData\City_Maps.aprx
Produced By: Development Services Department

MARTIN LUTHER KING

SITE NAME:
 SITE NUMBER:
FL-1045
 3120 N DOVER RD
 DOVER, FL 33527

PROPOSED 195' MONOPINE TOWER
ZONING DRAWINGS



PROJECT SUMMARY

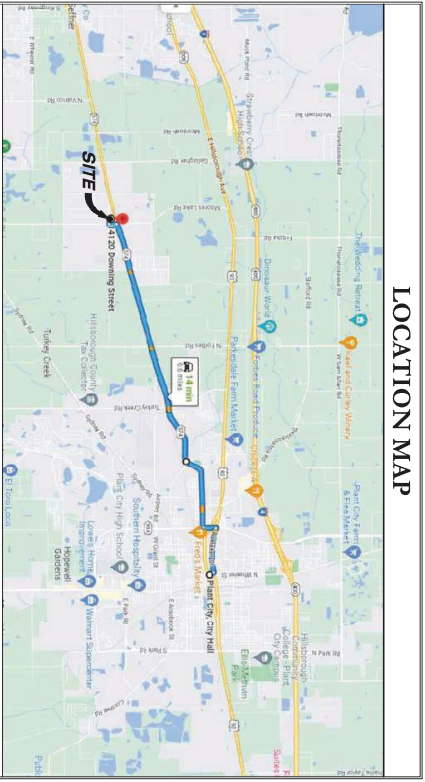
SITE NAME: MARTIN LUTHER KING
SITE NUMBER: FL-1045
TAX MAP PROPERTY ID: 11-30-15-70524-400-0105
SITE ADDRESS: 3120 N DOVER RD
 DOVER, FL 33527
911 ADDRESS: -
JURISDICTION: HILLSBOROUGH COUNTY
TOWER OWNER: APC TOWERS III, LLC,
 8601 SIX FORKS ROAD
 RALEIGH, NC 27615
APPLICANT: APC TOWERS III, LLC
 8601 SIX FORKS ROAD
 SUITE 250
 RALEIGH, NC 27615
CO-APPLICANT: N/A
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DESIGN INFORMATION

AAE FRM: B+T GROUP
 1775 S. BOULDER,
 SUITE 300
 BOULDER, CO 80501
 MICK A. SIEBEGE PE
 (918) 587-4630
SURVEYOR: STONEISLAND SURVEYING, INC.
 1225 NW 16TH AVENUE
 GAINESVILLE, FL 32601
 PH. (352) 379-0948
TELECO: AT&T
PROVIDER: XXX-XXX-XXXX

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE JURISDICTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION TO PERMIT WORK NOT CONFORMING TO THESE CODES:
CODE TYPE **CODE**
 BUILDING/SWELLING IBC 2020 7TH ADDITION
 ELECTRICAL NEC 2020
 MECHANICAL MEC 2020
 METEOROLOGICAL MET 2020
 TELECOMMUNICATIONS TIA-222-H
 WIND SPEED 120 MPH (HILLSBOROUGH CONST. CODE)



DRIVING DIRECTIONS

DEPART PLANT CITY, CITY HALL, PROCEED NORTH ON N THOMAS ST (0.1MI)
 TURN LEFT (WEST) ON BAKER BLVD (0.2MI)
 TURN LEFT (WEST) ON N WALKER BLVD (0.7MI)
 TURN RIGHT (WEST) ONTO E-574 W/W RENOLDS ST/MARTIN LUTHER KING BLVD (5.3MI)
 TURN LEFT (SOUTH) ONTO DOWNING ST (0.2MI)
 TURN RIGHT (WEST) ONTO DOWNING ST (358FT)
 PROCEED TO DESTINATION ON THE RIGHT (NORTH)
 ARRIVE 27° 59' 35.02" N -82° 13' 16.20" W

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES:
 • CONSTRUCT (1) NEW 195' MONOPINE TOWER
 • CONSTRUCT (1) NEW GRAVEL ACCESS ROAD WITH LOOKING ACCESS GATE, 45' X 90' WITHIN 50' X 60' LEASE AREA.
 • INSTALL (1) H-FRAME W/ UTILITY EQUIPMENT.
 • INSTALL NEW POWER & TELECO UTILITY SERVICES.
 • CONSTRUCT 12' WIDE GRAVEL ACCESS ROAD

DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRAWING INDEX

SHEET #	TITLE SHEET	SHEET DESCRIPTION
1-1	SURVEY	
1-2	OVERALL AERIAL PLAN	
C-1	OVERALL SITE LAYOUT	
C-2	ENLARGED COMPOUND LAYOUT	
C-3	TOWER ELEVATION	
C-4	CONSTRUCTION DETAILS	

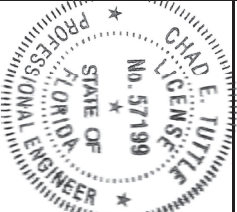
CALL FLORIDA ONE CALL
 (800) 432-4770
 CALL 3 WORKING DAYS BEFORE YOU DIG!



APC TOWERS
MARTIN LUTHER KING
 3120 N DOVER RD
 DOVER, FL 33527

PROJECT NO: CHS2912.002.01
 CHECKED BY: MAS
ISSUED FOR:
 DATE: 02/28/22
 DRAWN: MAS
 REVIEW: MAS
 DATE: 04/14/22
 DATE: 04/14/22
 DATE: 08/08/22

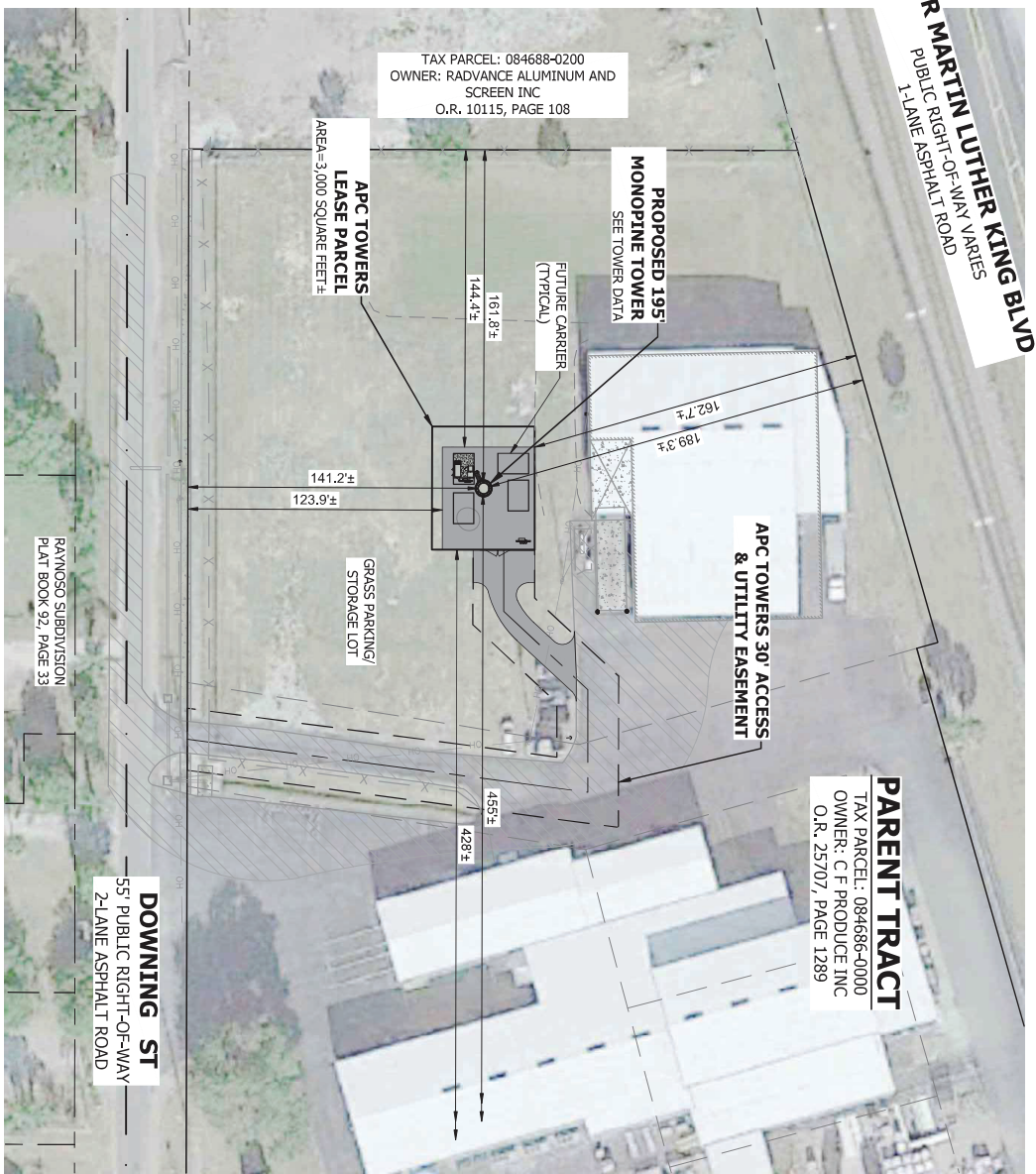
PROPOSED 195' MONOPINE TOWER
 HILLSBOROUGH COUNTY
 B+T ENGINEERING, INC.
 1775 S. BOULDER AVENUE
 BOULDER, CO 80501
 TEL: 303.440.2748



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER, TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION FOR CONSTRUCTION OF ANY STRUCTURE OR OTHER WORK OF CONSTRUCTION, OR TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION FOR CONSTRUCTION OF ANY STRUCTURE OR OTHER WORK OF CONSTRUCTION, OR TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION FOR CONSTRUCTION OF ANY STRUCTURE OR OTHER WORK OF CONSTRUCTION, OR TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION FOR CONSTRUCTION OF ANY STRUCTURE OR OTHER WORK OF CONSTRUCTION.

TITLE SHEET
 SHEET NUMBER:
T-1

NOTE:
 1. THIS MAP IS FOR GENERAL INFORMATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY.
 2. NOT FOR RECORDING OR PROPERTY TRANSFER.



1 OVERALL AERIAL PLAN
 SCALE: 1" = 30'
 0' 30' 60' 90' 120' (24" x 36")



CALL FLORIDA ONE CALL
 (800) 432-4770
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!



OVERALL AERIAL PLAN
 SHEET NUMBER: C-1

PARENT TRACT
 TAX PARCEL: 084686-0000
 OWNER: C F PRODUCE INC
 O.R. 25707, PAGE 1289

TAX PARCEL: 084688-0200
 OWNER: RADVANCE ALUMINUM AND SCREEN INC
 O.R. 10115, PAGE 108

EDR MARTIN LUTHER KING BLVD
 PUBLIC RIGHT-OF-WAY VARIES
 1-LANE ASPHALT ROAD

DOWNING ST
 55' PUBLIC RIGHT-OF-WAY
 2-LANE ASPHALT ROAD

NOTES:
 1. TOWER LATITUDE, LONGITUDE & ELEVATION MEET FAA "1-A" ACCURACY REQUIREMENTS.
 2. EXISTING FEATURES SHOWN HEREON ARE BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS PERFORMED BY STONECIPHER SURVEYING INC., DATED JANUARY 31, 2022.
 3. THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND IMPROVEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR OF EXISTING IMPROVEMENTS DUE TO DAMAGE CAUSED DURING CONSTRUCTION.
 5. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE CONTRACTOR WITH LOCAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS PROJECT.
 6. CONTRACTOR TO VERIFY POWER & TELCO DEMARCS WITH UTILITY PROVIDERS PRIOR TO BIDDING PROJECT.
 7. ANY WESS WHICH IS ABANDONED SHALL BE REMOVED OR DEMOLISHED EITHER BY THE OWNER OF THE TOWER, OR BY THE PROPERTY OWNER, BUT NOT AT HILLSBOROUGH COUNTY'S EXPENSE. FOR THE PURPOSES OF THIS SECTION, ABANDONED SHALL MEAN THAT NO COMMERCIAL OPERATION HAS OCCURRED FOR A ONE-YEAR PERIOD. ANTENNA ON THE WESS HAS

FLOOD ZONE NOTE
 THE HERON DESCRIBED LEASE PARCEL AND EASEMENTS APPEARS TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12057C0405H DATED AUGUST 28, 2008.

TOWER DATA	
PROPOSED 195' MONOPINE	
MAD 83	
LATITUDE: 27° 59' 35.02" NORTH	
LONGITUDE: -82° 13' 16.20" WEST	
GROUND ELEVATION: 95.4' NAD 1988 (AVERAGE)	
TOWER SETBACKS	
PARENT TRACK	REQUIRED
NORTH	30'
SOUTH	30'
EAST	30'
WEST	30'
COMPOUND SETBACKS	
PARENT TRACK	REQUIRED
NORTH	50'
SOUTH	50'
EAST	50'
WEST	50'

6601 SIX POKES RD., SUITE 250
 RALEIGH, NC 27815
 (919) 248-7132

MARTIN LUTHER KING
 3120 N DOVER RD
 DOVER, FL 33527

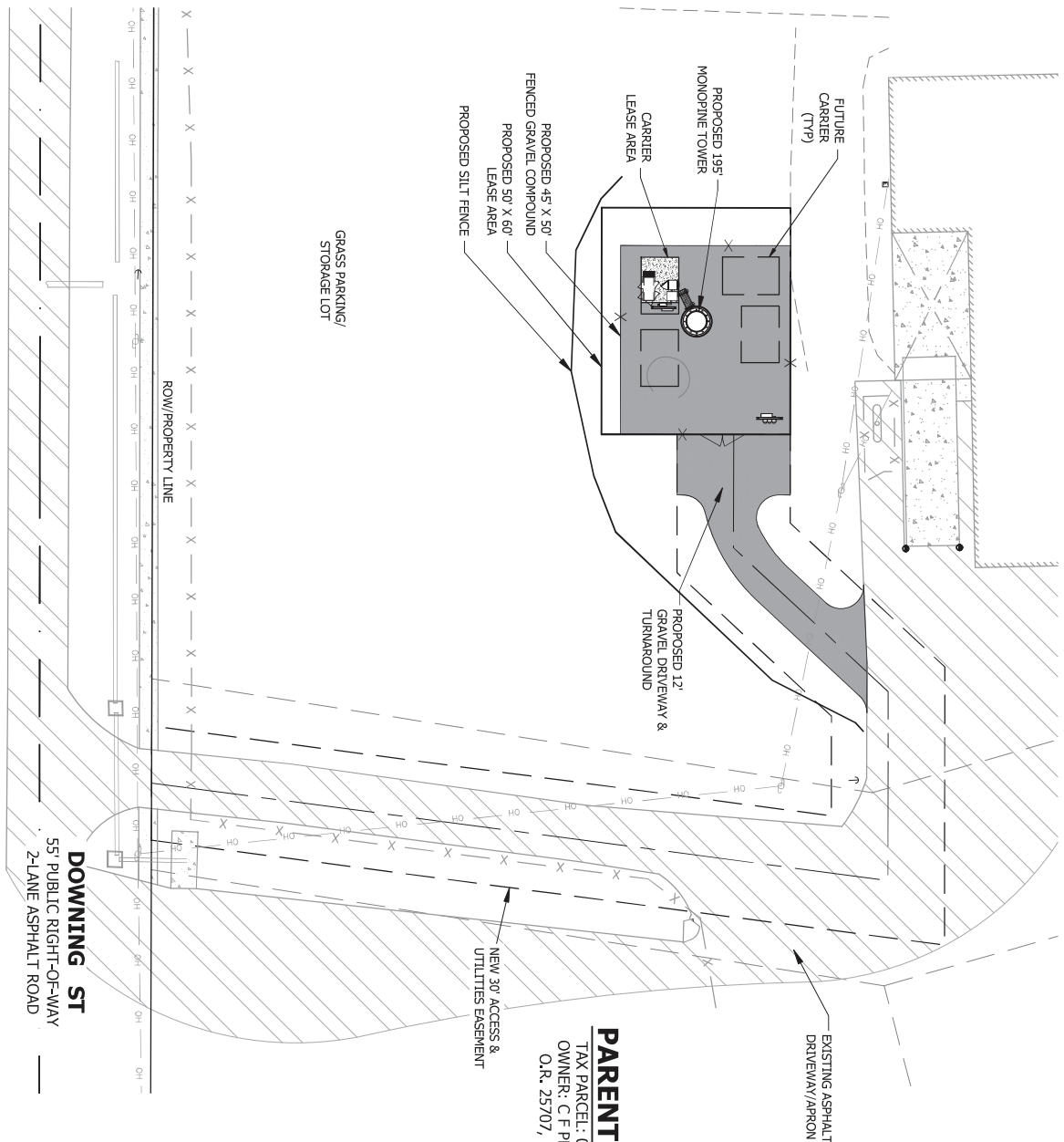
HILLSBOROUGH COUNTY
 PROPOSED 195' MONOPINE TOWER
 PROJECT NO: CH152912.002.01
 CHECKED BY: MMS

ISSUED FOR:

REV	DATE	ISSN	DESCRIPTION
B	02/28/22	DMS	REVIEW
C	03/14/22	JMS	REVIEW
0	04/14/22	MMS	FINAL
1	08/08/22	D.S.	FINAL

BMT ENGINEERING, INC.
 1772 S. BOULDER AVENUE
 TULSA, OK 74119
 TEL: 918.468.1919
 FAX: 918.468.1919

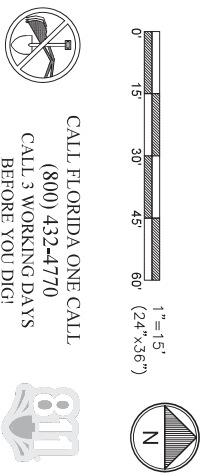
THIS IS A VOUCHER OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO SIGN ANY INSTRUMENTS, CONTRACTS, AGREEMENTS, OR OTHER LEGAL DOCUMENTS.



PARENT TRACT
 TAX PARCEL: 084686-0000
 OWNER: C F PRODUCE INC
 O.R. 25707, PAGE 1289

NOTES:

1. TOWER LATITUDE, LONGITUDE & ELEVATION MEET FAA "1-A" ACCURACY REQUIREMENTS.
2. CENTER OF TOWER:
 LATITUDE: NORTH 27° 59' 35.02" NAD 83
 LONGITUDE: WEST -82° 13' 16.20" NAD 83
 GROUND ELEVATION @ 95.4' A.M.S.L. NAVD 88



CALL FLORIDA ONE CALL
 (800) 432-4770
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!



APCTowers
 8601 SIX FORDS RD, SUITE 250
 RALEIGH, NC 27815
 (919) 248-7152

APC TOWERS
MARTIN LUTHER KING
 3120 N DOVER RD
 DOVER, FL 33527
 HILLSBOROUGH COUNTY
 PROPOSED 195' MONOPINE TOWER

PROJECT NO: CHS2912.002.01
 CHECKED BY: MAS

ISSUED FOR:

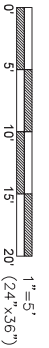
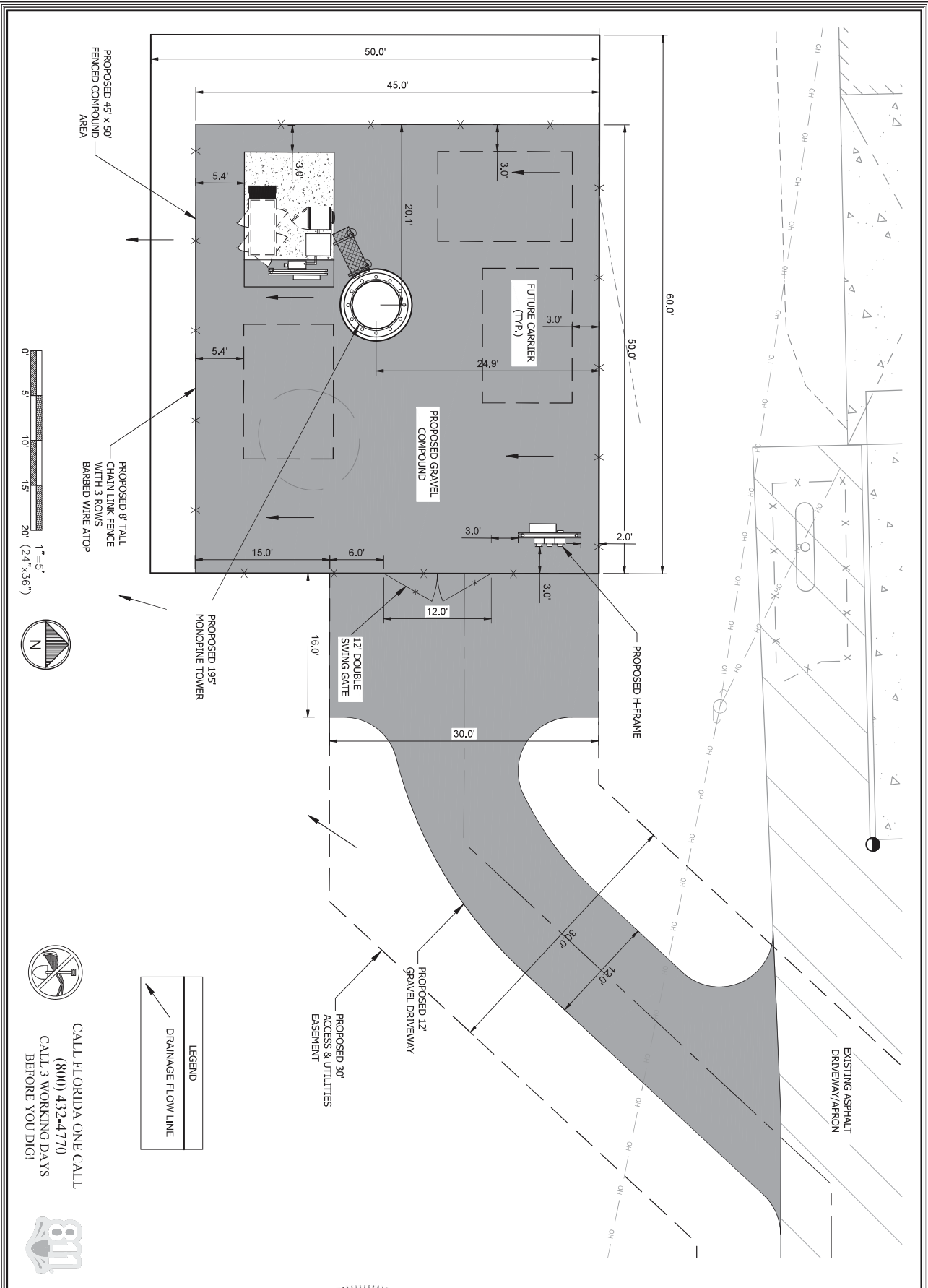
REV	DATE	BY	DESCRIPTION
B	02/28/22	MAS	REVIEW
C	03/14/22	JLN	REVIEW
0	04/14/22	MAS	FINAL
1	08/08/22	DLS	FINAL

B+T ENGINEERING, INC.
 1775 S. BOULDER AVENUE
 TULSA, OK 74119
 (918) 439-1119



CONSTITUTE THE SEAL AND SIGNATURE OF THE ENGINEER AND SEALER BY CHAD E. TUTTLE, REGISTERED PROFESSIONAL ENGINEER, IN CONNECTION WITH THE DESIGN, PREPARATION, OR ANY DOCUMENT OR ANY OTHER WORK OF THE ENGINEER. ANY OTHER USE OF THIS SEAL OR SIGNATURE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS STRICTLY PROHIBITED.

OVERALL SITE LAYOUT
 SHEET NUMBER: **C-2**



CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!

LEGEND	
	DRAINAGE FLOW LINE

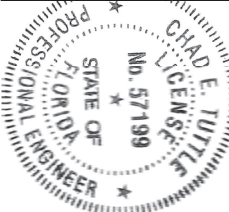


APC Towers
6601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 248-7125

APC TOWERS
MARTIN
LUTHER KING
3120 N DOVER RD
DOVER, FL 33527
HILLSBOROUGH COUNTY
TOWER
PROPOSED 195' MONOPINE
TOWER

PROJECT NO:	GH52912.002.01		
CHECKED BY:	MAS		
ISSUED FOR:	MAS		
REV	DATE	BY	DESCRIPTION
B	02/28/22	MAS	REVIEW
C	03/14/22	JLR	REVIEW
0	04/14/22	MAS	FINAL
1	08/08/22	DJS	FINAL

B&T ENGINEERING, INC.
1777 S. BOULDER AVENUE
TULSA, OK 74109
TEL: 918.468.1199

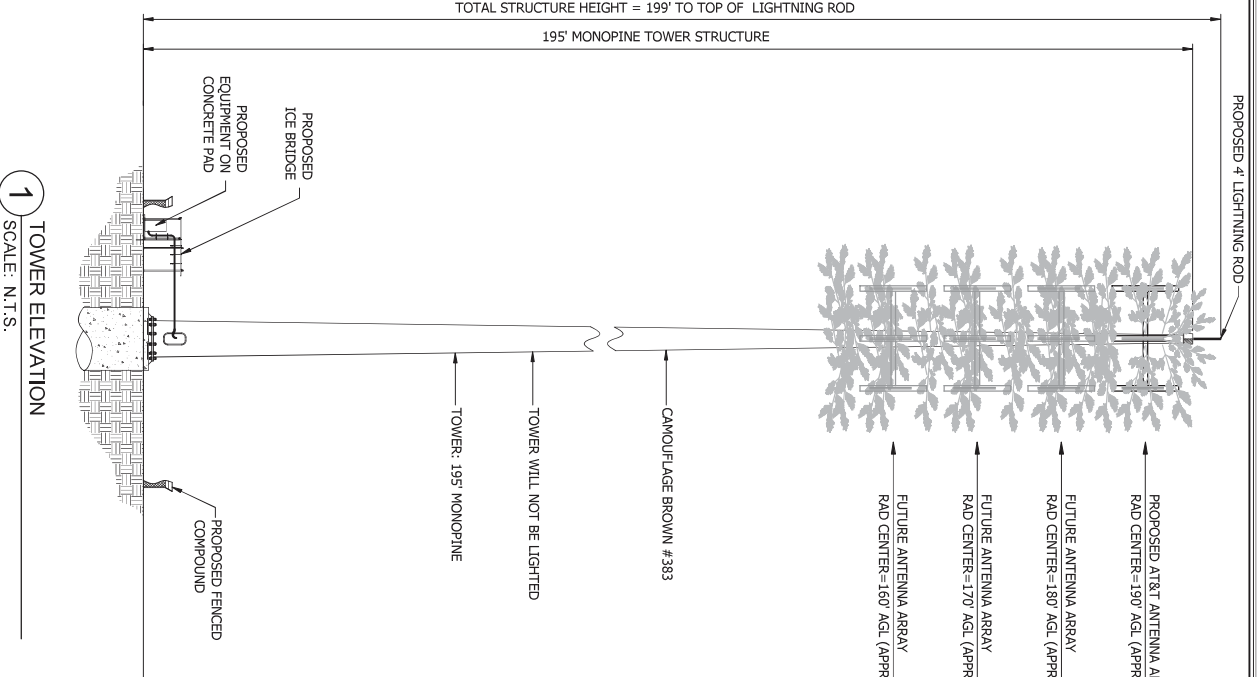


THIS SEAL HAS BEEN ELECTRONICALLY SIGNED AND SHOULD BE CHECKED WITH THE SIGNING AGENCY. SIGNED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRICAL PANEL.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO SIGN THIS DOCUMENT.

ENLARGED
COMPOUND
LAYOUT

SHEET NUMBER:
C-3



1 TOWER ELEVATION
SCALE: N.T.S.

NOTES: THERE IS A 2' ALLOWANCE FOR FOUNDATION, CONTRACTOR TO REFER TO THE TOWER STRUCTURAL PLAN PREPARED FOR THE TOWERS FROM TO CONSTRUCTION.



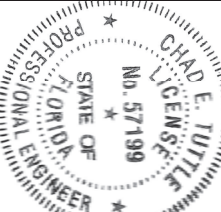
APC Towers
6601 SIX FORDS RD., SUITE 250
RALEIGH, NC 27615
(919) 248-7752

APC TOWERS
MARTIN LUTHER KING
3120 N DOVER RD
DOVER, FL 33527
HILLSBOROUGH COUNTY
PROPOSED 195' MONOPINE TOWER

PROJECT NO: CHS2012.002.01
ISSUED FOR: MAS
CHECKED BY: MAS

REV	DATE	BY	DESCRIPTION
B	02/28/22	MAS	REVIEW
C	03/14/22	JLN	REVIEW
0	04/14/22	MAS	FINAL
1	08/08/22	D.S.	FINAL

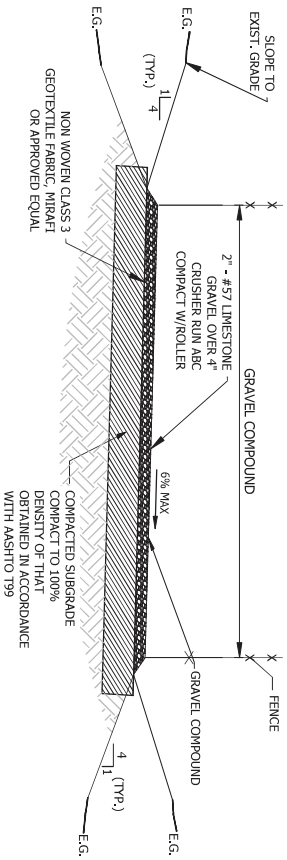
B+T ENGINEERING, INC.
1777 S. BOULDER AVENUE
DENVER, CO 80202
TEL: 303.733.1199
TOLL FREE: 877.468.1199



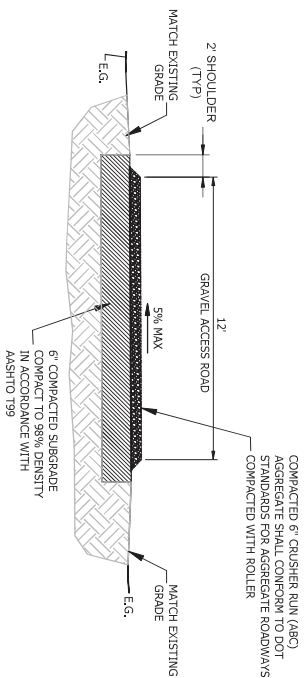
THIS SEAL IS THE PROPERTY OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF FLORIDA. IT IS TO BE USED ONLY BY THE LICENSEE IN CONNECTION WITH HIS OR HER PROFESSIONAL SERVICES. ANY OTHER USE OF THIS SEAL IS UNLAWFUL AND SUBJECT TO PENALTY. THE LICENSEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS SEAL AND FOR THE PROTECTION OF HIS OR HER REPUTATION. ANY VIOLATION OF THIS SEAL IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THE VIOLATION IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR. THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS SHALL NOT BE RESPONSIBLE FOR ANY VIOLATION OF THIS SEAL.

TOWER ELEVATION

SHEET NUMBER:
C-4

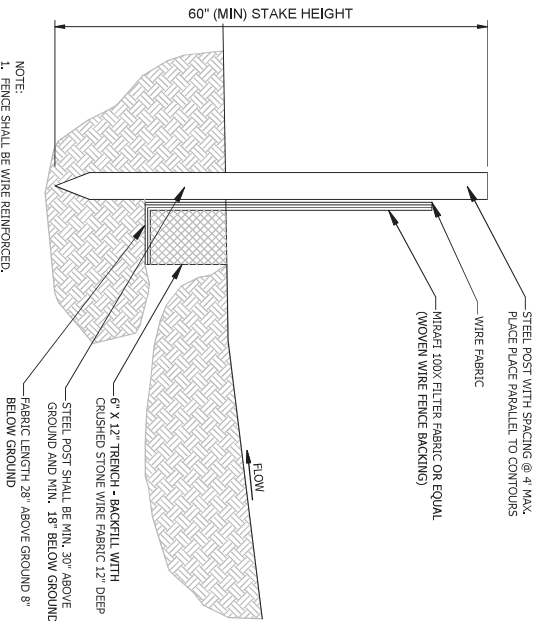


1 ON GRADE GRAVEL COMPOUND SECTION
SCALE: N.T.S.



2 ON GRADE GRAVEL ROAD SECTION
SCALE: N.T.S.

- NOTES:**
1. THE CONTRACTOR MUST EITHER SUPER-ELEVATE OR CROWN ALL ROAD SECTIONS.
 2. THE MAXIMUM SUPER-ELEVATION SHALL NOT EXCEED 5% CROSS SLOPE.



- NOTE:**
1. FENCE SHALL BE WIRE REINFORCED.

3 SILT FENCE DETAIL - TYPE A
SCALE: N.T.S.



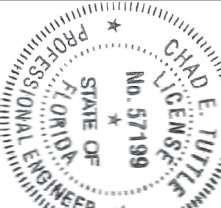
APCTowers
6601 SIX FOLDS RD., SUITE 250
RALEIGH, NC 27615
(919) 245-7722

APC TOWERS
MARTIN LUTHER KING
3120 N DOVER RD
DOVER, FL 33527
HILLSBOROUGH COUNTY
TOWER
PROPOSED 195' MONOPINE

PROJECT NO: CHS2912.002.01
CHECKED BY: MMS
ISSUED FOR:

REV	DATE	BY	DESCRIPTION
B	02/28/22	MMS	REVIEW
C	03/14/22	JMS	REVIEW
0	04/14/22	MMS	FINAL
1	08/08/22	D.S.	FINAL

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
DALLAS, TX 75249
TEL: (972) 259-9119
FAX: (972) 259-9119



THIS SEAL HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHAD TUTTLE, PE, USING A DIGITAL SIGNATURE. THE DOCUMENT HAS NOT BEEN CHANGED SINCE AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY REPRODUCTION.
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THE SEALING JURISDICTION OF A LICENSED PROFESSIONAL ENGINEER, TO REPRODUCE THIS SEALING INFORMATION WITHOUT THE PERMISSION OF THE ENGINEER.

CONSTRUCTION DETAILS
SHEET NUMBER
C-5

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 19, 2022	Petition: SU 22-1019
Report Prepared: December 7, 2022	3120 North Dover Road <i>South of Dr Martin Luther King Junior Blvd, west side of Dover Road, north of Downing Street</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Office-Commercial 20 (20 du/ga; 0.75 FAR)
Service Area:	Rural
Community Plan:	None
Requested Zoning:	Special Use to permit a 199 foot tall monopine Wireless Communication Tower with a 2,250 sq. ft. equipment compound
Parcel Size (Approx.):	5.68 +/- acres (247,420.8 square feet)
Street Functional Classification:	Dr Martin Luther King Jr Drive – Principal Arterial Dover Road - Collector Downing Street - Local
Locational Criteria:	N/A
Evacuation Zone:	None



Context

- The 5.68 +/- acre subject site is located on the south side of Dr Martin Luther Jr. King Boulevard, west of Dover Road and north of Downing Street. The subject site is in the Rural Area and is not located within the limits of a Community Plan.
- The subject site is designated as Office Commercial-20 (OC-20) on the Future Land Use Map. Typical allowable uses within this designation include community commercial type uses, office uses, mixed use developments and compatible residential uses. OC-20 surrounds the site on all sides of the subject site. Residential-4 (RES-4) is located further south, east and north of the site. Residential-1 (RES-1) is located further to the south of the site.
- The subject site is currently developed with agricultural uses. Single-family residential dwellings are located to the south and north of the subject site. Light and Heavy Commercial uses are located along Dr Martin Luther King Jr Drive to the north. Single-Family residential is located to the south. To the west are heavy industrial, light industrial uses interspersed with vacant parcels.
- The subject property is currently zoned Commercial Intensive (CI) and Commercial General (CG). Commercial Neighborhood (CN) is located to the north and east of the site. Residential Single Family Conventional-6 (RSC-6) is located to the east. Residential Single Family Conventional-2 (RSC-2), Agricultural Single-Family-1 (AS-1), Residential Single-Family-3 (RSC-3) and RSC-6 is located to the south. Agricultural Single Family Conventional-1 (ASC-1) is located to the further south. CN, CI, and RSC-6 are located to the northwest of the site.
- The applicant is requesting a Special Use to permit a 199 foot tall monopine wireless communication tower on site.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this special use request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: *Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Relationship To Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Telecommunications Facilities

Objective 46: To ensure that telecommunications facilities are located in a manner that is compatible (as defined in Policy 1.4) with surrounding land uses and compliant with State and Federal law.

Policy 46.1: Telecommunications facilities and towers should comply with applicable Land Development Code regulations including but not limited to setbacks, buffering, screening and camouflaging.

Policy 46.2: Hillsborough County shall comply with State and Federal laws relating to the location of telecommunications facilities.

Staff Analysis of Goals, Objectives and Policies:

The applicant has requested a Special Use to permit the placement of a 199 foot tall monopine Wireless Communication Tower on approximately 5.68 acres with 2,250 square feet of equipment. The subject site is located in the Rural Area and is not within the limits of a Community Plan. It is currently developed with agricultural uses. OC-20 surrounds the site on all sides of the subject site. Residential-4 (RES-4) is located further south, east and north of the site. Residential-1(RES-1) is located further to the south of the site. Single-family residential dwellings are located to the south and north of the subject site. Light and heavy commercial uses are located along Dr. Martin Luther King Jr. Boulevard to the north. Single-family residential is located to the south. To the west are heavy industrial and light industrial uses interspersed with vacant parcels.

The proposed Special Use is a compatible with the development pattern of the surrounding area and meets the intent of Objective 4 and Policy 4.1 of the Future Land Use Element (FLUE) regarding the Rural Area. The proposed 199 foot tall monopole wireless communication tower will be located in an area that already has existing agricultural uses (a produce packing plant) on site and will not significantly change the existing character of the area. The subject site is not encroaching onto residential uses that are located to the south, thereby meeting the intent of the Neighborhood Protection policy direction under FLUE Objective 16 and FLUE Policies 16.1, 16.2 and 16.3.

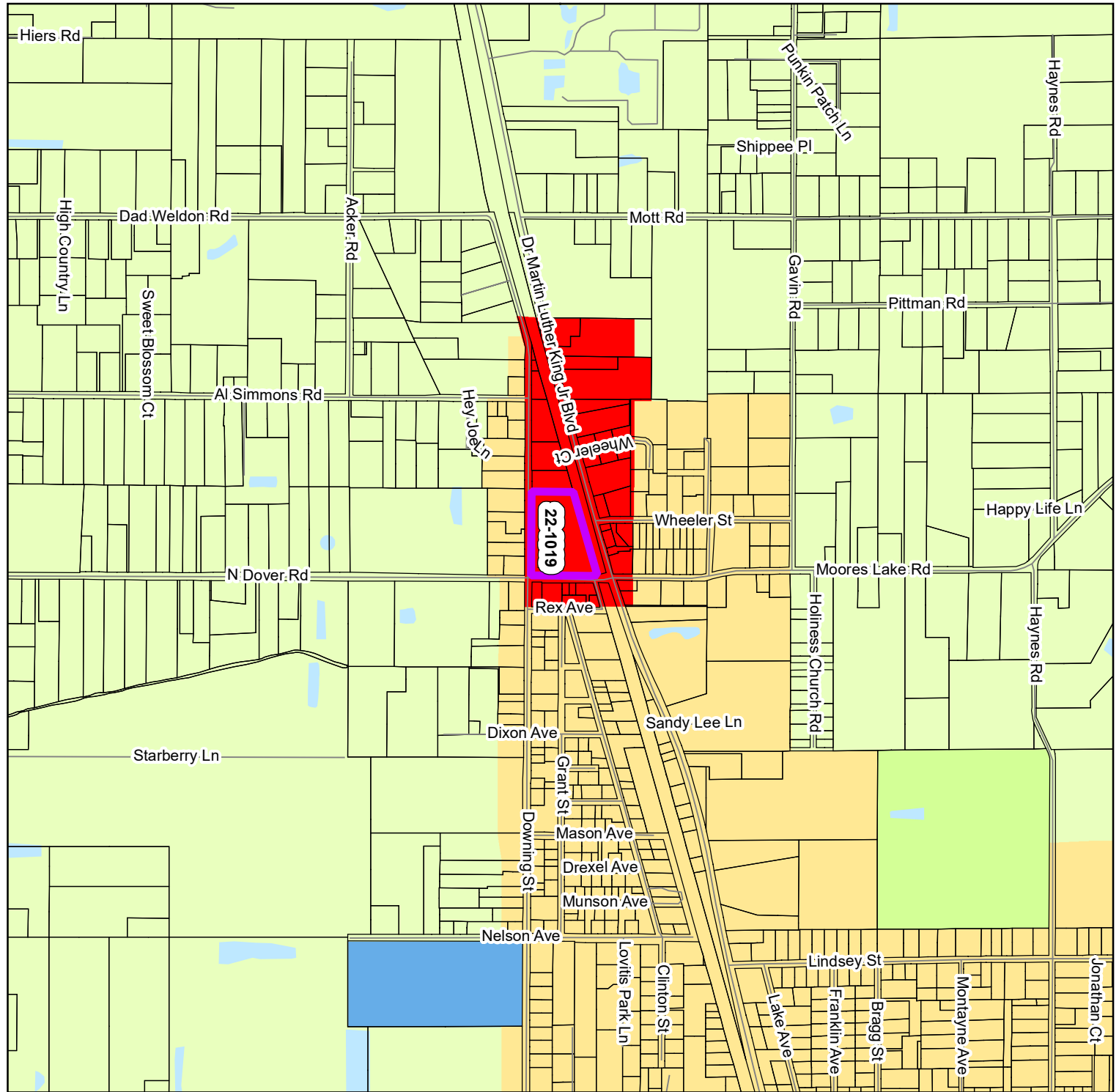
The proposed Special Use also meets the intent of FLUE Objective 9 and Policy 9.2 and FLUE Objective 46 and Policies 46.1 and 46.2 that require telecommunication towers and facilities to be in areas with compatible land uses and adhere to all local, state and federal laws. The proposal meets all setback requirements, and the applicant is not requesting any waivers to requirements. In addition, although not required, the applicant has agreed to make the southern portion of the fenced compound an opaque fence to better screen the compound from the residential to the south.

Overall, the proposed Special Use would allow for a development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, and that is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RS SU 22-1019



Rezoning Status

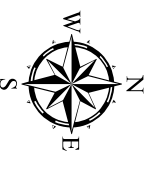
<All other values>

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

WMA NATURAL LULC - Wet Pdy
AGRICULTURAL/PLANNING-1(20) (25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1(2) (25 FAR)
AGRICULTURAL-1(10) (25 FAR)
AGRICULTURAL-1(15) (25 FAR)
AGRICULTURAL/ESTATE-1(2) 5 (25 FAR)
AGRICULTURAL-1 (25 FAR)
RESIDENTIAL-1 (25 FAR)
RESIDENTIAL-2 (25 FAR)
RESIDENTIAL PLANNED-2 (35 FAR)
RESIDENTIAL-4 (25 FAR)
RESIDENTIAL-6 (25 FAR)
RESIDENTIAL-9 (35 FAR)
RESIDENTIAL-12 (35 FAR)
RESIDENTIAL-16 (35 FAR)
RESIDENTIAL-20 (35 FAR)
RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)
SUBURBAN MIXED USE-6 (35 FAR)
COMMUNITY MIXED USE-12 (50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (20 FAR)
OC-20
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (50 FAR)
LIGHT INDUSTRIAL (50 FAR)
HEAVY INDUSTRIAL (50 FAR)
PUBLIC/QUASI-PUBLIC
NATURAL PRESERVATION
WIMA/UM VILLAGE RESIDENTIAL-2 (25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezone boundaries from This Planning Commission and an unofficial fiscal lines and street from Hillsborough County Property Appraiser. Parcel boundaries from the Hillsborough County GIS Department. Parcel ID for City/County Planning Commission. A/C/D/E/C/F: This indicates the rezoning status of the parcel. W: Withdrawn, A: Approved, C: Continued, D: Denied, E: Environmental, F: Final. The map is for illustrative purposes only. For the most current data and information, visit the appropriate source.





**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: SU22-1019	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU22-1019 Applicant's Name: APC Towers III LLC c/o Mattaniah S. Jahn, P.A.

Reviewing Planner's Name: Colleen Marshall Date: 10/20/2022

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other _____

Current Hearing Date (if applicable): TBD

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mattaniah S. Jahn
Signature

10/20/22
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

SU22-1019

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input checked="" type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; min-height: 80px;"> FAA, Photo Simulations </div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

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935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT VIA ELECTRONIC UPLOAD

October 20, 2022

Joseph Reinbold
Hillsborough County Planning and Growth Management
601 East Kennedy Boulevard
20th Floor
Tampa, Florida 33601

RE: APC Towers III, LLC
Site Name: FL 1045 – Martin Luther King
Application Number: SU22-1019
Special Use Permit Application for 199' Monopine and Support Facility

Dear Mr. Reinbold:

On behalf of my client, APC Towers III, LLC (APC), please find the included Special Use with Application and supporting documentation:

- FAA No Hazard Letter
- Photo-Simulations – 1 PDF
- Site Plans
 - 1 PDF at 24x36

Summary of Request

APC respectfully amends Special Use Application SU22-1019 to construct a 199' AGL Monopine WCSS (Monopine) with a 2,250 sq. ft. equipment compound at 3120 N. Dover Rd, Dover FL 33587, Parcel Identification Number U-05-29-21-31B-000000-00012.0 – Folio: 084686-0000. The parent parcel is zoned Commercial General with a future land use of Office Commercial and consists of appx. 5.68 acres. The parent parcel is currently developed as a vegetable packing plant. The Monopine is proposed to be located on the western side of the parent parcel and will support antennas for T-Mobile.

...

D. Wireless Communication Support Structures (WCSS) General Criteria.

1. The WCSS may be located on a zoning lot containing other principal uses. The facility may be located within an area smaller than the minimum lot size of the applicable zoning district provided the zoning lot on which it is located complies with the applicable minimum lot size or, in non-residential and non-agricultural districts, is a legal nonconforming lot. Required yards and setbacks shall be measured from the boundary of the zoning lot. The area within which the WCSS is located (WCSS Area) shall be the area subject to all other the requirements of this section, unless otherwise provided herein.

The parent parcel sits on 5.68 Acres and exceeds the 0.23Acre minimum lot size for CG zoning.

2. WCSS facilities shall at a minimum, meet the same required yards as those for principal structures in the various districts as set forth in 6.01.01. However, if a greater separation is achieved through a setback, where the zoning lot on which the WCSS is:

The required setbacks for CG zoning are:

Tower:

	Required:	Provided:
North:	30'	189.3'
South:	30'	141.2'
East:	30'	455'
West:	30'	161.8'

Compound:

	Required:	Provided:
North:	30'	162.7'
South:	30'	123.9'
East:	30'	428'
West:	30'	144'

Therefore, the Monopine and its compound exceed the required yard setbacks for CG zoning. Please see Sheet C-1.

- a. Adjacent to residentially developed property or residentially zoned property that is developable for residential use, the minimum setback from the property line abutting said residential property shall be 100 percent of structure height.

The Monopine will exceed all Land Development Code (LDC) setback requirements. Please see Sheet C-1.

Notwithstanding these requirements, where the applicant can demonstrate, to the satisfaction of the reviewing entity, that one or more of the following mitigating factors justifies a reduction in the setback, a lesser setback may be approved but in no case shall the setback be less than the required yards for principal structures in the applicable zoning district.

- a. The locating of the WCSS area in compliance with the setbacks would result in the removal of significant trees which could be saved by reducing the setback;
- b. The WCSS is substantially obscured from view on affected adjacent properties by intervening buildings, trees, landscaping, or other such screen;
- c. An intervening use or activity, such as a wetland, retention area, etc., exists on the adjacent property;
- d. Compliance with the additional setback would prevent the collocation of additional WCA on the WCSS; or,
- e. Other such mitigating factor.

N/A. APC is not requesting any setback reductions.

3. WCSS Design Requirements and Permitting Procedures

The following design criteria and permitting procedures shall apply to all WCSS as defined by this Code.

a. Design Criteria

All new WCSS, with the exception of those proposed to be located in the AM, AI, CI and M zoning districts, and PD and IPD districts which generally permit the AM, AI, CI or M use categories, shall be camouflaged as defined by this Code. WCSS located in the AM, AI, CI and M zoning districts, or PD and IPD districts which generally permit the AM, AI, CI or M use categories, may be of a monopole, lattice or camouflage design.

APC is proposing to construct a WCSS that is camouflaged as a “Monopine” tree type Communication Tower. Therefore, the Monopine will meet this requirement under the LDC. Please see Sheet C-4.

b. Review Process

1. Completeness Review

All applications for WCSS are deemed submitted or resubmitted on the date the application is received by the Administrator. If the application is not completed in compliance with the submittal requirements of this Code, the Administrator shall so notify the applicant in writing, indicating, with specificity, any deficiencies in the required documents or deficiencies in the content of the required documents which,

if cured, would make the application properly completed. If the Administrator fails to notify the applicant in writing that the application is not completed in compliance with the submittal requirements of this Code within 20 business days after the date the application is initially submitted or additional information resubmitted, the application is deemed complete, properly submitted and review shall move forward.

- Once an application is corrected either by submission of the additional information, or it is considered complete by the lack of comments from local government agencies that it is incomplete within the 20 business day time frame, then the review moves forward and a decision must be rendered within the normal timeframes of review, as outlined in Sec. 10.02.02.C of this Code.
- Failure to grant or deny a properly completed application within the timeframes designated for review renders the application automatically approved and the applicant may proceed with placement of the new tower without interference or penalty.

Noted.

2. New WCSS shall be reviewed as a Special Use pursuant to Section 10.02.00:
 - Any WCSS proposed to be located on property owned by any municipality, county, school or state entity;
 - All WCSS proposed to be located in RSC, RDC, RMC and residential PD and IPD zoning districts; and,
 - All WCSS proposed to be located in CPV, BMS, UAC and TND districts permitting residential uses, excluding parcels developed with office or commercial uses; and,
 - WCSS 100 to 200 feet in height proposed to be located in the ASC-1 and AS-1 districts; and,
 - WCSS 100 to 200 feet in height proposed to be located within 250 feet of the ASC-1, AS-1, RSC, RMC, RDC and residential PD and IPD zoning districts; and,
 - WCSS 100 to 200 feet in height proposed to be located within 250 feet of CPV, BMS, UAC and TND districts permitting residential uses, excluding parcels developed with office or commercial uses.

APC respectfully requests a special use permit to allow the proposed 199' Monopine as it will be located within 250' of AS-1 zoning to the South. APC is not requesting relief from any design standards set forth in the LDC.

3. All other proposed WCSS shall be reviewed pursuant to Section 10.01.00.

N/A

4. The table below identifies the zoning districts in which specific camouflage structure types are presumed compatible. If an alternative design to those identified below is desired, the request shall be reviewed pursuant to Section 10.02.00 as a Special Use.

Camouflage Structure Type	Location
Flagpoles	BPO, OR, R-BPO, CN & CG districts. PD and IPD districts which generally permit the BPO, OR, CN or CG use categories*. CPV, BMS, UAC and TND districts developed with, or restricted to, non-residential uses. Also A, AR, AS-0.4, AS-1 and ASC-1 zoned properties developed with sports/recreation facilities.
Bell towers, clock towers	A, AR, AS-0.4, AS-1, ASC-1, BPO, OR, R- BPO, CN & CG districts. PD and IPD districts which generally permit the A, AR, AS-0.4, AS-1, ASC-1, BPO, OR, CN and CG use categories*. CPV, BMS, UAC and TND districts developed with, or restricted to, nonresidential uses.
Parking lot lights with internal antennas and close mounts, provided the WCSS does not exceed the height of existing light structures by more than 20 feet	BPO, OR, CN & CG districts. PD and IPD districts which generally permit the BPO, OR, CN and CG use categories*. CPV, BMS, UAC and TND districts developed with nonresidential uses.
Tree-type camouflaged	A, AR AS-0.4, AS-1, ASC-1, BPO, OR, CN & CG districts. PD and IPD districts which generally permit the A, AR, AS-0.4, AS-1, ASC-1, BPO, OR, CN and CG use categories*. CPV, BMS, UAC and TND districts developed with, or restricted to, non-residential uses.

(emphasis provided)

APC respectfully proposes to construct a Monopine style communication tower. A Monopine style communication tower is a tower that implements tree type camouflage that helps better achieve compatibility. As stated in the table above, tree type towers are presumed compatible in CG zoning.

- E. A new WCSS shall not be approved unless it can be documented by the applicant, to the satisfaction of the Administrator, that the proposed WCA cannot be placed on an existing or approved WCSS, on a public structure, or on some other appropriate structure. Factors that must be considered in this determination will include one or more of the following:

1. New WCA(s) would exceed the structural capacity of existing and approved WCSS/ other appropriate structures, considering existing and planned use of those WCSS/ structures, and existing and approved towers/structures cannot be reinforced to accommodate new WCA(s) at a reasonable cost.
2. New WCA(s) would cause Radio Frequency (RF) interference which cannot be prevented at a reasonable cost.
3. Existing or approved WCSS's do not have sufficient space on which new WCA's can be placed or are not located so as to allow new WCA's to function effectively and reasonably in parity with other similar equipment in place or approved.
4. There are no existing structures of sufficient height in the area on which to locate a WCA.
5. Other reasons that make it impracticable to place the equipment planned by the applicant on existing and approved towers or other appropriate structures or the leased property.

There are no available towers or tall structures of sufficient height within the search ring that would meet T-Mobile's RF objectives. Please see the RF package on file.

Reasonable cost shall be defined as the point up to which the cost, including any leasing agreement, of collocation exceeds what would be the cost for the applicant to construct a new WCSS. Construction costs shall not only include costs associated with the actual construction of a new WCSS (including building permits), but also those costs that would be incurred by the applicant in order to secure either a permit, if required for the construction of a new WCSS.

Documentation shall be submitted to the Administrator at the time of the permit application and shall contain, at a minimum, a signed statement from appropriate accredited engineer, which may include, but is not limited to a radio frequency engineer and/or a structural engineer, outlining the reasons as to why the proposed WCA cannot be located on an existing or approved structure. Appropriate support material for verification shall be included. Hillsborough County shall obtain the services of an outside expert to review the submitted support material for compliance with paragraphs 1-5 above and other reviews as necessary to verify compliance with this Code. The costs for this review shall be borne by the application.

Noted.

F. The applicant for a new WCSS shall submit a letter of intent committing the WCSS owner and its successors to allow shared use of the WCSS as per the criteria established above or to allow a replacement tower to be erected within the WCSS Area provided that the replacement is physically and contractually feasible and that the cost of modifying or replacing the WCSS to accommodate the collocated WCA is borne by the collocating company. Said letter of intent shall be filed in the Office of the County Clerk and the Administrator prior to any building permit being issued. Reasonable charges (costs) shall be as outlined in E. above.

Please see the Collocation Affidavit on file.

- G. In order to provide the opportunity for other telecommunication users to collocate on the WCSS, the applicant shall notice other potential users of the new WCSS offering an opportunity for collocation. If during the permit review period, another potential user requests collocation in writing to the Administrator, the request shall be accommodated, unless it can be documented as outlined in E. above, that collocation is not possible.

Collocation offer letters were mailed to Verizon, Dish, and AT&T. Please see the Colocation Offer Letters on file.

...

- J. All applications for a new or replacement WCSS, or requesting an increase in the height of an existing WCSS to accommodate collocation of antennas (WCA) or other purposes shall include documentation showing the Hillsborough County Aviation Authority has reviewed the proposal as required by Airport Zoning Regulations (HCAA Resolution 2010-54, April 1, 2010, as revised) to determine if there is any potential impact on public airports in Hillsborough County. No WCSS shall be located in a manner or built to a height which constitutes a hazard to aviation or creates hazards to persons or property by reason of unusual exposure to aviation hazards.

The HCAA zoning permit application was submitted on 10/20/22. APC will submit the HCAA approval once received.

- K. Any WCSS which is abandoned shall be removed or demolished either by the owner of the tower, or by the property owner, but not at Hillsborough County's expense. For the purposes of this section, abandoned shall mean that no commercial operation of any WCA or other commercial antenna on the WCSS has occurred for a one-year period.

Please see Sheet C-1, Abandonment Note.

Sec. 10.02.03. - Hearing Before the Land Use Hearing Officer

...

- E. Matters To Be Considered by the Land Use Hearing Officer in Making Decision

The Land Use Hearing Officer shall consider, in addition to all evidence presented at the hearing, the following as are relevant in making his decision on an application, which are not listed in any particular order:

1. The history of the subject parcel.

The parent parcel has historically been intensely developed as a vegetable packing plant.

2. Applicable regulations and development standards promulgated.

The Monopine meets or exceeds the applicable LDC standards.

3. Applicable goals, objectives, and policies contained in the Comprehensive Plan.

Section 6.11.29, LDC, is the expression of the Comprehensive Plan regarding communication towers. The Monopine meets or exceeds all standards contained in the applicable LDC. Further, per section 6.11.28.D.4 tree type communication towers are presumed compatible in CG zoning. Therefore, the Monopine meets the applicable goals, objectives, and policies of the LDC.

4. Reports and recommendations filed by reviewing agencies.

Noted.

5. Physical characteristics of the subject parcel and surrounding lands.

The parent parcel is characterized by the intense commercial use of a vegetable packing plant. The neighboring lands around the parent parcel to the North are intensely developed as a CSX rail line and non-residential uses. A non-residential use exists to the West and East. The parcel is bordered to the South and East by Downing Street and North Dover Road, respectively. Finally, single-family residential exists to the South and East, on the opposite side of Downing Street and North Dover Road, and is partially buffered by mature existing vegetation. Please see the Aerial on file and the enclosed Photo-Simulations.

6. Impact on the surrounding transportation network.

The Monopine will be unstaffed and typically serviced by no more than one pickup truck sized vehicle per carrier per month. Therefore, the Monopine will make no meaningful impact to the surrounding transportation network. Please see the enclosed Site Plan set.

7. Availability and capacity of public services.

The Monopine will be unstaffed, requiring only power and telco connections. Therefore, it will not affect the availability or capacity of public services in the area. Please see the enclosed Site Plan set.

8. Nature of and impacts on surrounding land use.

The parent parcel is characterized by the intense commercial use of a vegetable packing plant. The neighboring lands around the parent parcel to the North are intensely developed as a CSX rail line and non-residential uses. A non-residential use exists to the West and East. The parcel is bordered to the South and East by Downing Street and North Dover Road, respectively. Finally, single-family residential exists to the South and East, on the opposite side of Downing Street and North Dover Road, and is partially buffered by mature existing vegetation. Finally, the Monopine will positively impact the surrounding land uses through providing reliable wireless service in the area. In 2018 84% of all 911 calls in Hillsborough County were made via wireless phones. This shows that reliable wireless coverage is no

longer a luxury, it is a necessity. Please see Sheet C-1, as well as the Aerial, RF Package, and 911 Call Statistics on file, and the enclosed Photo simulations.

9. Environmental impact of the proposed development activity.

N/A – The Monopine will be developed on a disturbed parcel, currently used as a vegetable packing plant center. Therefore, the Monopine will not create an environmental impact.

...

Thank you for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,

A handwritten signature in blue ink that reads "Mattaniah S. Jahn". The signature is written in a cursive style with a large, sweeping flourish at the end.

Mattaniah S. Jahn, Esq.
MSJ/ama
Enclosures

Prepared by:
Hillsborough Title, Inc.
Jennifer Straus
1605 S. Alexander St. , #102
Plant City, FL 33563
File No.: PC18-43083
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this April 13, 2018, A.D. by Dover Fresh Produce, LLC, a Florida limited liability company, whose address is: PO BOX 959, Dover, FL 33527 hereinafter called the grantor, to C F Produce, Inc., a Florida corporation, whose post office address is: PO BOX 3497, Apollo Beach, FL 33572, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Parcel 1:

Lots 10 and 11, MAP OF DOVER, according to the plat thereof, as recorded in Plat Book 1, Page 44, of the Public Records of Hillsborough County, Florida.

Parcel 2:

Lots 12, 13 and 14, MAP OF DOVER, according to the plat thereof, as recorded in Plat Book 1, Page 44, of the Public Records of Hillsborough County, Florida. LESS the right of way for Downing Street.

Parcel 3:

Part of Lot 15, MAP OF DOVER, according to the plat thereof, as recorded in Plat Book 1, Page 44, of the Public Records of Hillsborough County, Florida, bounded and described as follows:

Part of Lot 15 described as: From the Southwest corner of Lot 16, said point also being the Southwest corner of the NE 1/4 of the NE 1/4 of Section 5, Township 29 South, Range 21 East, Hillsborough County, Florida; thence East 681.94 feet to a point on the South line of Lot 15, said point being the Point of Beginning; thence North 327.04 feet to the Northerly line of Lot 15, said line being the Southerly right of way of the railroad; thence North 74'\b002' East 249.19 feet to the Northeast corner of Lot 15; thence South 15'\b057' East 182 feet; thence South 08'\b055' West 223.24 feet to the Southeast corner of Lot 15; thence West 255 feet to the Point of Beginning. LESS the right of way for Downing Street.

Parcel 4:

A portion of Bay Street and all of Maine Street, as shown on the plat entitled "MAP OF DOVER", as recorded in Plat Book 1, Page 44, of the Public Records of Hillsborough County, Florida, bounded and described as follows:

Begin at the Southwest corner of Lot 13, "MAP OF DOVER" and run from said Point of Beginning the following eight (8) courses:

1. S. 08'\b041'20" W. 207.83 feet to the North right of way line of Downing Street; thence along said right of way
2. S. 89'\b041'20" W. 50.61 feet; thence leaving said right of way line of Downing Street and run
3. N. 08'\b041'20" E. 204.65 feet; thence
4. N. 16'\b010'40" W. 170.98 feet to the South right of way line of the CSX RAILROAD; thence along said right of way
5. N. 73'\b049'20" E. 387.89 feet to the West right of way line of South Dover Road; thence along said right of way
6. S. 00'\b000'00" E. 52.06 feet; thence leaving said right of way line of South Dover Road
7. S. 73'\b049'20" W. 323.38 feet; thence
8. S. 16'\b010'40" E. 132.00 feet to the aforementioned Point of Beginning.

Prepared by:
Hillsborough Title, Inc.
Jennifer Straus
1605 S. Alexander St. , #102
Plant City, FL 33563
incidental to the issuance of a title insurance policy
File No.: PC18-43083

All of the above located in Section 5, Township 29 South, Range 21 East, Hillsborough County, Florida.

Parcel ID No.: 084686-0000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

[Signature]
Witness Printed Name: John Dwyer

[Signature]
Witness Printed Name: Lynn M. Labrenz-Darrow

Dover Fresh Produce, LLC, a Florida limited liability company

BY: [Signature]
Kimbra Stickles
Managing Member

BY: [Signature]
Samuel Williamson
Managing Member

BY: [Signature]
Marcus G Williamson
Managing Member

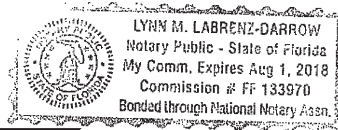
Address:
PO BOX 959
Dover, FL 33527

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 13th of April, 2018, by Kimbra Stickles, Samuel Williamson and Marcus G. Williamson, Managing Members of Dover Fresh Produce, LLC, a Florida limited liability company, who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]
Notary Public

My Commission Expires: 8-1-18



(SEAL)



Received
06/01/2022
Development Services

SPECIAL USE (GENERAL)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 3120 N Dover Rd City/State/Zip: Dover, FL 33527 TWN-RN-SEC: S-29-21
Folio(s): 084686-0000 Zoning: CG Future Land Use: OC-20 Property Size: 5.68 AC

Property Owner Information

Name: C F Produce, Inc. c/o Mattaniah S. Jahn, P.A. Daytime Phone: 727-773-2221
Address: 935 Main Street, Suite D1 City/State/Zip: Safety Harbor, FL 34695
Email: mjahn@thelawmpowered.com FAX Number: 727-773-2616

Applicant Information

Name: APC Towers III c/o Mattaniah S. Jahn, P.A. Daytime Phone: 727-773-2221
Address: 935 Main Street, Suite D1 City/State/Zip: Safety Harbor, FL 34695
Email: mjahn@thelawmpowered.com FAX Number: 727-773-2616

Applicant's Representative (if different than above)

Name: Mattaniah S. Jahn, P.A. Daytime Phone: 727-773-2221
Address: 935 Main Street, Suite D1 City / State/Zip: Safety Harbor, FL 34695
Email: mjahn@thelawmpowered.com FAX Number: 727-773-2616

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Mattaniah S. Jahn
Signature of Applicant
Mattaniah S. Jahn
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Mattaniah S. Jahn
Signature of Property Owner
Mattaniah S. Jahn
Type or Print Name

Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 06/01/2022
Case Number: 22-1019 Public Hearing Date: 09/26/2022 Receipt Number: 165324
Type of Application: SU-CFW

Development Services, 601 E Kennedy Blvd. 19th Floor

Revised 07/02/2014

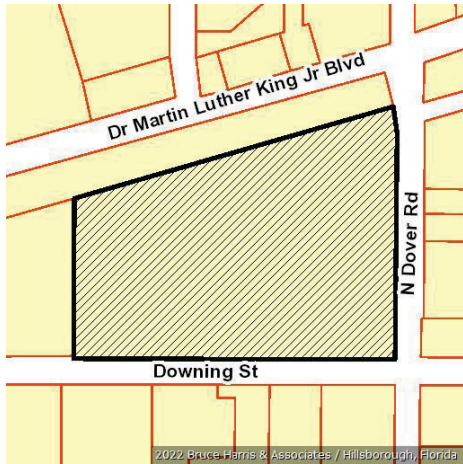
22-1019



Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 084686-0000



Owner Information

Owner Name	C F PRODUCE INC
Mailing Address	PO BOX 1499 DOVER, FL 33527-1499
Site Address	3120 N DOVER RD, DOVER
PIN	U-05-29-21-31B-000000-00012.0
Folio	084686-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	4400 PACKING PLANTS
Plat Book/Page	1/44
Neighborhood	220016.00 SE Area of I4 and Kingsway
Subdivision	31B DOVER MAP OF

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$2,395,031	\$2,185,533	\$0	\$2,185,533
Public Schools	\$2,395,031	\$2,395,031	\$0	\$2,395,031
Municipal	\$2,395,031	\$2,185,533	\$0	\$2,185,533
Other Districts	\$2,395,031	\$2,185,533	\$0	\$2,185,533

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
25707 / 1289	2018155915	04	2018	WD	Qualified	Improved	\$2,000,000
13985 / 1250	2004251487	06	2004	WD	Unqualified	Improved	\$1,450,000

22-1019

Building Information

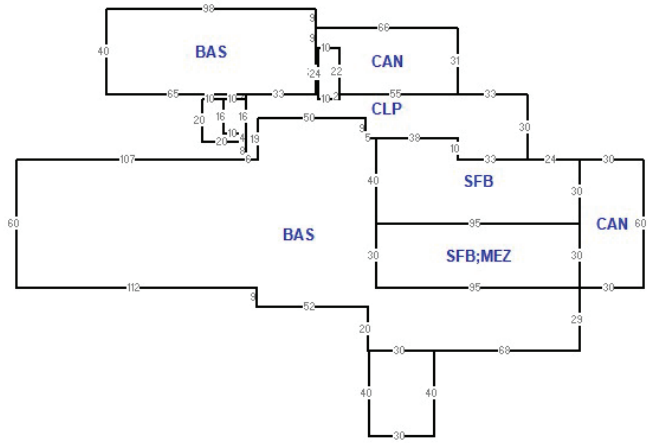
Building 1

Type 70 | COLD STRG/PCKG

Year Built 1976

Building 1 Construction Details

Element	Code	Construction Detail
Class	S	Metal Frame
Exterior Wall	12	Metal
Roof Structure	10	Steel Frame
Roof Cover	9	Metal
Interior Walls	1	Masonry or Minimum
Interior Flooring	3	Concrete Above Grade
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	14.00	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
CAN	1,800		\$10,083
SFB	3,230	3,230	\$51,275
CLP	2,582		\$28,924
CAN	1,804		\$10,102
BAS	3,920	3,920	\$73,196
BOF	240	240	\$7,170
BOF	160	160	\$4,780
DCK	240		\$672
BAS	14,419	14,419	\$269,239
BAS	1,200	1,200	\$22,407
SFB	2,850	2,850	\$45,225
MEZ	2,850		\$10,643
Totals	35,295	26,019	\$533,716

Building 2

Type 02 | MANUFACTURED HOME (AYB > 1976)

Year Built 2008

Building 2 Construction Details

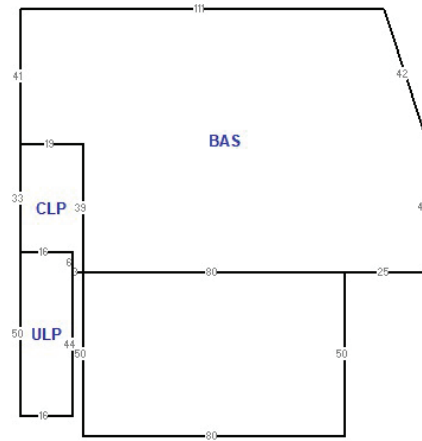
Element	Code	Construction Detail
Class	D	Wood Frame
Exterior Wall	12	Metal
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	9	Metal
Interior Walls	5	Drywall
Interior Flooring	4	Vinyl
Heat/AC	2	Central
Condition	3	Average
Architectural Style	19	Basic Mobile Home
Bedrooms	1.0	
Bathrooms	1.0	
Stories	1.0	
Units	1.0	



Building 2 subarea

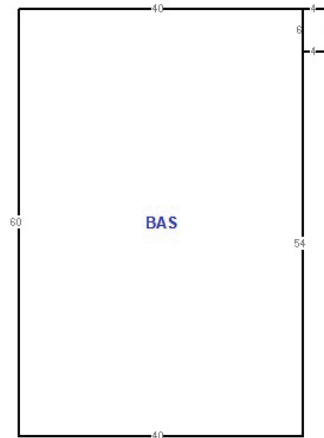
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	456	456	\$25,133
Totals	456	456	\$25,133

Building 3		
Type	87 PREFAB MTL BLD	
Year Built	1983	
Building 3 Construction Details		
Element	Code	Construction Detail
Class	S	Metal Frame
Exterior Wall	12	Metal
Roof Structure	10	Steel Frame
Roof Cover	9	Metal
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	20.00	



Building 3 subarea				
Area Type	Gross Area	Heated Area	Depreciated Value	
BAS	8,919	8,919	\$102,367	
CLP	645		\$4,442	
ULP	800		\$2,755	
CAN	4,000		\$13,773	
Totals	14,364	8,919	\$123,337	

Building 4		
Type	35 STORE RETAIL	
Year Built	1952	
Building 4 Construction Details		
Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	5	Concrete Block
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	9	Metal
Interior Walls	4	Plywood paneling
Interior Flooring	2	Concrete Finished
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	13.00	



Building 4 subarea				
Area Type	Gross Area	Heated Area	Depreciated Value	
UST	24		\$273	
BAS	2,400	2,400	\$65,419	
Totals	2,424	2,400	\$65,692	

Extra Features							
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	1976	0	0	31,235.00	\$32,797
0460	CARPORT	1	2012	20	18	360.00	\$4,193
0020	ASPHALT PAVING	3	1983	0	0	15,066.00	\$18,034
0260	FENCE CL6	3	2011	0	0	730.00	\$6,935
0260	FENCE CL6	4	2002	0	0	152.00	\$1,444
0060	CONCRETE PAVEMENT	4	2002	0	0	6,437.00	\$7,763

0020 ASPHALT PAVING 4 2007 0 0 2,140.00 \$4,913

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
TLF0	TL Class 5	CG	0.0	0.0	SF SQUARE FEET	21,364.00	\$149,548
TF51	MLK East	CG	0.0	0.0	SF SQUARE FEET	201,698.00	\$1,421,527

Legal Description

DOVER MAP OF LOTS 10 THRU 14 TOGETHER WITH PART OF TRACT 15 DESC AS FROM SW COR OF TRACT 16 SD PT ALSO BEING THE SW COR OF NE 1/4 OF NE 1/4 OF 5-29-21 THENCE E 681.94 FT TO A PT ON S LINE OF TRACT 15 SD PT BEING THE POB THENCE N 327.04 FT TO NLY LINE OF TRACT 15 SD LINE BEING SLY R/W OF R/R THENCE N 74 DEG 02 MIN E 249.19 FT TO NE COR OF TRACT 15 THENCE S 15 DEG 57 MIN E 182 FT THENCE S 08 DEG 55 MIN W 223.24 FT TO SE COR OF TRACT 15 THENCE W 255 FT TO POB LESS S 30 FT FOR R/W..... THAT PART OF BAY ST AND ALL OF MAINE STREET DESC AS BEG AT SW COR OF SD LOT 13 RUN S 08 DEG 41 MIN 20 SEC W 207.83 FT TO N R/W LINE OF DOWNING ST THN S89 DEG 46 MIN 20 SEC W 50.61 FT THN N 08 DEG 41 MIN 20 SEC E 204.65 FT THN N 16 DEG 10 MIN 40 SEC 170.98 FT TO S R/W LINE OF CSX RR R/W THN N 73 DEG 49 MIN 20 SEC E 387.89 FT TO W R/W LINE OF DOVER RD THN S 00 DEG E 52.06 FT THN S 73 DEG 49 MIN 20 SEC W 323.38 FT THN S 16 DEG 10 MIN 40 SEC E 132 FT TO POB