

Special Use Application: SU-CFW 25-0217

LUHO Meeting Date:

February 24, 2025

Case Reviewer:

Orlando Borrás

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Crown Cattle USA, LLC

Zoning: CN

FLU Category: RES-4

Service Area: Urban

Site Acreage: 1.15 acres

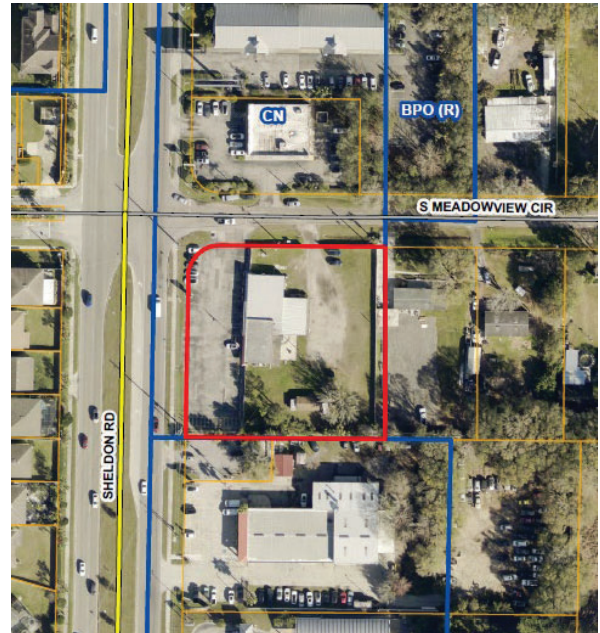
Community Plan Area: Northwest

Overlay: None

Special District: None

Request: Special Use Permit for a Wireless Communication Facility and Variance to Buffer and Screening Requirements.

Location: 11211 Sheldon Road, Tampa Florida 33625; Folio #3961.0000

**Request Details:**

Applicant is requesting a Special Use for a 160-foot tall Wireless Communication Support Structure as a traditional galvanized steel monopole and a variance to buffering and screening requirements on approximately 1.15 acres.

Tower Setbacks:	Required Setbacks	Proposed Tower Setbacks	100% Tower Height Setback Required
North	30'	182'-1"	No
South	None required	35'-11"	No
East	160'	123'-1"	Yes
West	30'	100'-6"	No

Proposed Tower Height and Camouflaging:

Applicant is proposing a 160-feet tall tower with a waiver to the required camouflaging.

Additional Information:

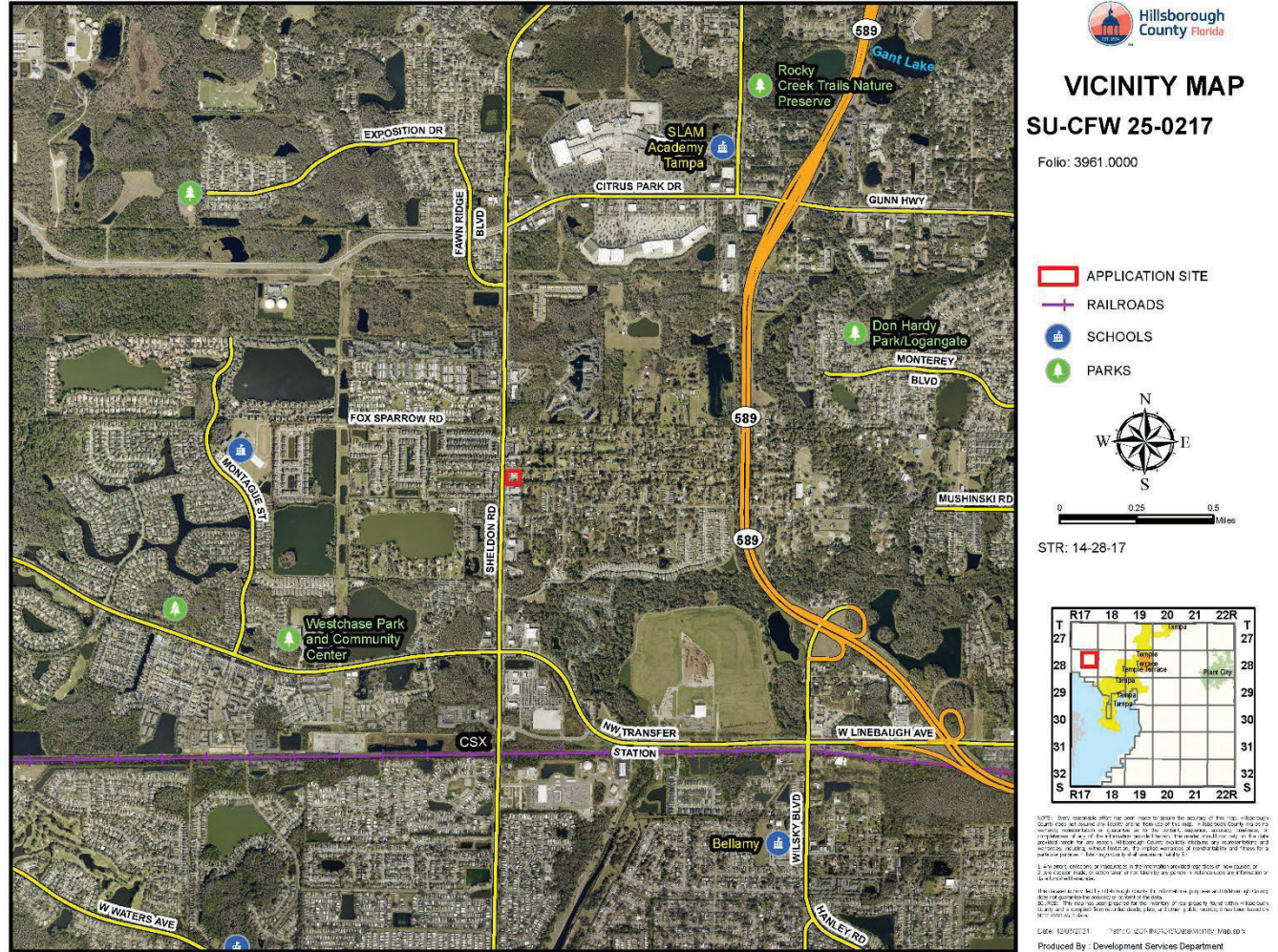
Waiver(s) to the Land Development Code	Yes Waiver to 100% tower height setback requirement, waiver to camouflaging requirement.
Variances(s) to the Land Development Code	Yes Variance to buffer and screening requirements.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

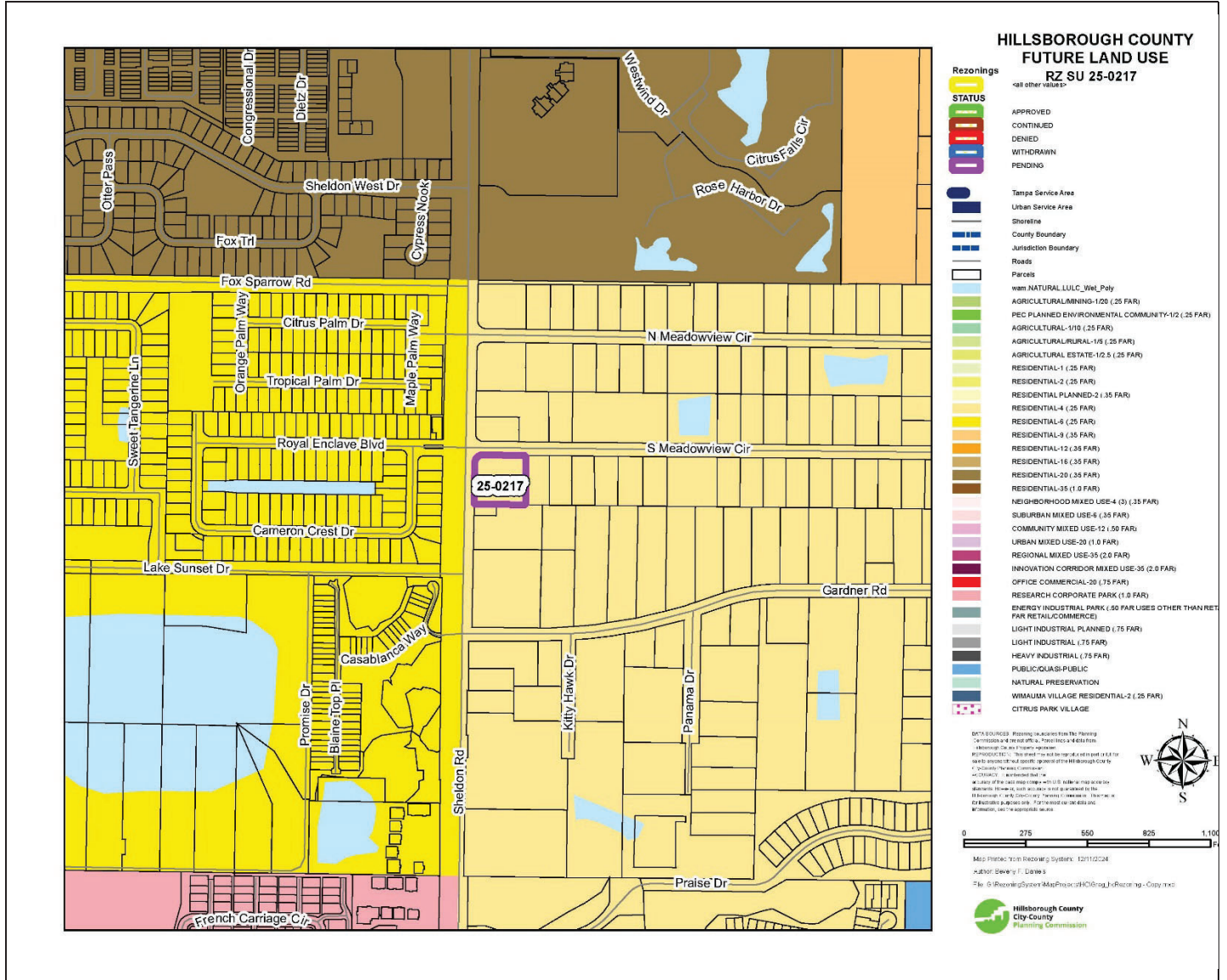


Context of Surrounding Area:

The property is surrounded by other nonresidential uses with medical offices to the north and a car dealership to the south and mobile home uses to the east and a subdivision to the west, separated from the subject property by a roadway.

2.0 LAND USE MAP SET AND SUMMARY DATA

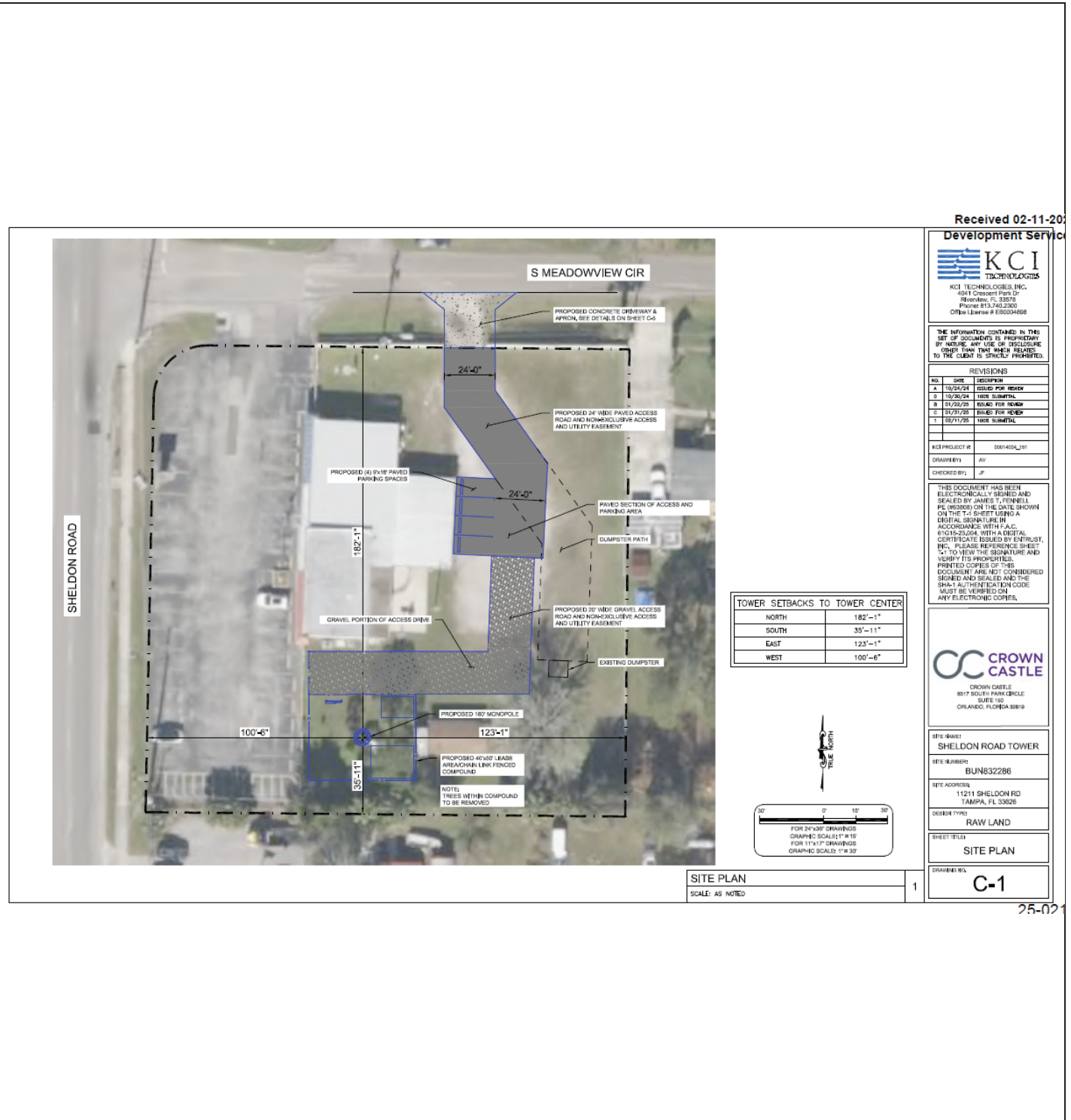
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	.20
Typical Uses:	This category allows for limited retail uses and personal services which can including freestanding and shopping centers with the idea of serving residential neighborhoods.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.29

Requested Waiver	Result
Setback waiver: 100% tower height setback-160-feet (east)	123 feet 1 inch

Justification:

Applicant is requesting a waiver to the required setbacks on the east side of the property. Per LDC Section 6.11.29, the applicant needs to provide 100% of the tower height of setbacks when there are residential uses next to the property. Applicant claims that the site presents placement challenges for the cell tower, more specifically due to the lot width. However, the applicant states that there is PVC fence alongside the east portion of the property and that the cell tower will also be fenced around the compound. While the 100% tower height setback is measured from the tower to the property line of the residential, staff has identified that the distance from the cell tower in question and the nearest residential structure itself is approximately 181-feet, which exceeds the 100% tower height distance. Therefore, staff does not have any objections to the requested waiver.

Requested Waiver	Result
Camouflage Requirement: Flagpole, bell tower, clock tower, or tree-type camouflage	Galvanize Steel Monopole

Justification:

Applicant claims that required camouflage for the cell tower will not blend with the aesthetics of the commercialized area of the eastern side of Sheldon Road as there is no tree coverage on that side of the road. Staff has identified that the area is heavily commercialized and per the LDC Section 6.06.06, same categories of type of uses shall not provide any buffering. Staff does not have any objections to the requested waiver.

4.0 REQUESTED VARIANCES (IF APPLICABLE)

LDC Section:	LDC Requirement:	Variance:	Result:
LDC 6.06.06	Per LDC Section 6.06.06, a cell tower in a Commercial Neighborhood (CN) district is classified as a Group 5 type of use. Residential uses in Agricultural, Single-Family (AS-1) are classified as Group 1 type of use and there shall be a Type B 20-foot buffer.	Eliminate the required Type B 20-foot buffer.	No buffer or screening provided between facility and single family residential to the east.

*The applicant has provided variance criteria responses with their application. The hearing officer will be required to make a separate decision on each variance in conjunction with the subject Special Use application.

5.0 OUTSIDE EXPERT REVIEW

The applicant has submitted documentation indicating the need for the facility at a height of 160 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 Verizon, T-Mobile and AT&T 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 Verizon, T-Mobile, and AT&T and is in agreement with the applicant's findings.

6.0 COLLOCATION LETTERS

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 August 22, 2024.

7.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S. Meadowview Cir.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for an Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	2	1	1
Difference (+/-)	(+) 2	(+) 1	(+) 1

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

8.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria N/A <input type="checkbox"/> Locational Criteria Waiver Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

9.0 IMPLEMENTATION RECOMMENDATIONS

9.1 Compatibility

The property zoned as CN allows for commercial uses and consist of 1.15 acres. The area is surrounded by a mixture of uses which includes single-family detached units, commercial and businesses offices. Upon review, staff has found that the proposed wireless communications facility is compatible within the area for the following reasons:

- The proposed wireless communications facility has a distance from the cell tower to the nearest residential structure that exceeds the 100% of the setback requirement.
- An existing 6-foot-tall PVC fence alongside the boundary of the property will be maintained adjacent to the residential property to the east.
- In addition to the previously mentioned fencing, the applicant has committed to provide fencing of the compound area of the wireless communication facility.
- Although the applicant is requesting a waiver to the camouflage for the wireless communication facility, staff has identified that the there are no mature trees in the surrounding area. If camouflage was to be proposed for this wireless communication facility, it would be creating an aesthetic discrepancy between the facility in question and the area.
- As required per the Land Development Code 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 August 22, 2024.
- In addition to staff's review, an outside expert consultant has determined that there are no viable existing towers, public structures and/or other appropriate support structures in the area that can allow the applicant to co-locate to meet the needs of the network in the area. Such report can be found herein attached in the following pages for reference.
- As of February 11, 2025, staff has not received any letter in opposition from the neighbors surrounding the property in which the wireless communication facility is being proposed.

9.2 Recommendation

Based on the above, staff finds the proposed communication facility compatible with the mixture of residential uses in the area and approvable, subject to conditions.

10.0 PROPOSED CONDITIONS

Recommended Conditions:

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on February 11, 2025.

1. The permitted Special Use Permit shall be limited to a wireless communication facility with a 160-foot-high tower as a traditional galvanized steel monopole, without camouflage.
2. The facility shall be developed in accordance with the site plan submitted on February 11, 2025, 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 182'-1" from the north parcel boundary, 35'-11" from the south parcel boundary, 123'-1" from the east parcel boundary and 100'-6" from the west parcel boundary.
4. If the requested buffer and screening variances are not approved by the Land Use Hearing Officer, buffering and screening shall be provided in accordance with LDC Section 6.06.06 along the east boundary. Additionally, if the requested buffer and screening variance is not approved, the compound location may shift up to 20 feet to allow for the buffer and screening to the east to be provided.
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. Notwithstanding anything shown on the SU site plan to the contrary, the developer shall be required to pave that portion of the shared access driveway serving parking space and/or dumpster uses. Such sidewalk shall be 24 feet in width. The remaining portion of the access driveway (i.e. serving only the cellular tower) may consist of a 20-foot-wide gravel driveway.
7. Notwithstanding anything shown on the PD site plan to the contrary, parking lot design shall comply with Transportation Technical Manual Typical Detail – 2 (TD-2) and other applicable standards, which will be reviewed at the time of site/construction plan approval.
8. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
9. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
10. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (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.

Zoning Administrator Sign Off:

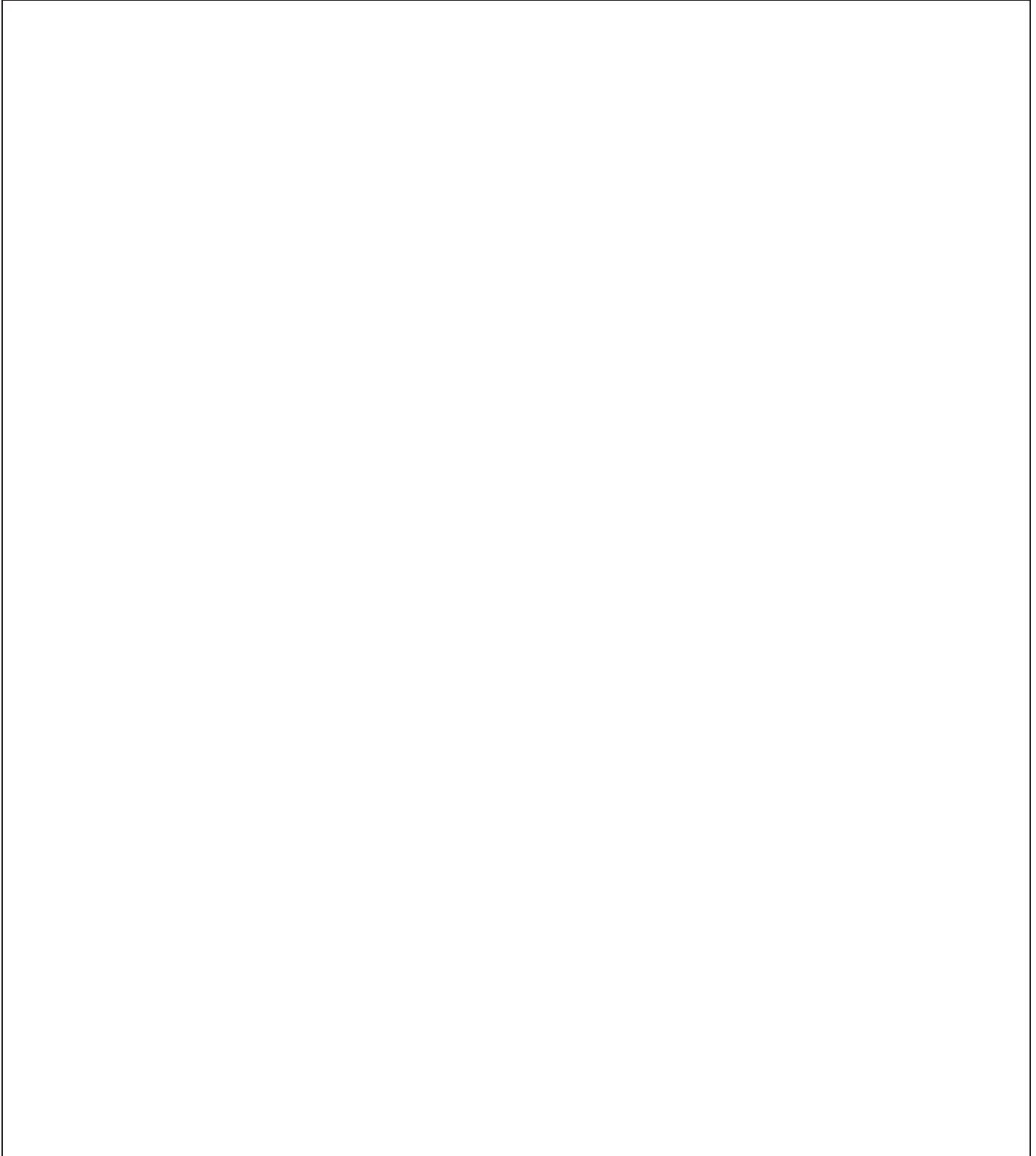

Colleen Marshall
Thu Feb 13 2025 08:12:56

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

11.0 PROPOSED SITE PLAN (FULL)

(see following pages)





SHELDON ROAD TOWER BUN832286

**STRUCTURE: 160' MONOPOLE
ZONING DRAWINGS
11211 SHELDON RD
TAMPA, FL 33626**

Received 02-11-2025
Development Services



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY. IF NEEDED, ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

NO.	DATE	DESCRIPTION
A	10/24/24	ISSUED FOR REVIEW
B	10/28/24	NOE SUBMITTAL
C	01/22/25	NOE FOR REVIEW
D	01/27/25	NOE FOR REVIEW
E	02/11/25	NOE SUBMITTAL

PROJECT # BUN832286
DRAWN BY AV
CHECKED BY JF



SITE NAME: SHELDON ROAD TOWER

SITE NUMBER: BUN832286

SITE ADDRESS: 11211 SHELDON RD TAMPA, FL 33626

SECTION TYPE: RAW LAND

SHEET TITLE: TITLE SHEET

DRAWING NO. T-1

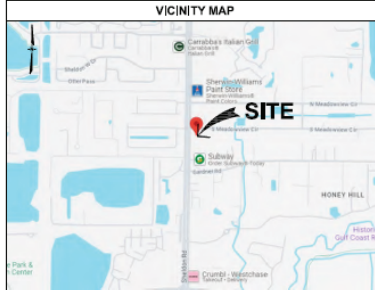
05 0217

SITE INFORMATION

SITE NAME: SHELDON ROAD TOWER
SITE NUMBER: BUN832286
SITE ADDRESS: 11211 SHELDON RD TAMPA, FL 33626
COUNTY: HILLSBOROUGH COUNTY
JURISDICTION: HILLSBOROUGH COUNTY
ZONING: NEIGHBORHOOD COMMERCIAL
PARCEL: 10-14-28-17-050-00000-00036.0
PROPERTY OWNER: AMERICAN LEGION DEPT OF FLORIDA INC
TOWER TYPE: MONOPOLE
TOWER HEIGHT: 160'
LATITUDE: (28.05262507° N 82°03'09.45" (NAD-83)
LONGITUDE: (-82.58216907° W -82°34'35.81" (NAD-83)
ELEVATION: 24.6' AMSL
POWER: TAMPA ELECTRIC

SCOPE OF WORK: INSTALL NEW 160' MONOPOLE TOWER AND 40'X50' FENCED COMPOUND

VICINITY MAP



SHEET INDEX

T-1 TITLE SHEET
N-1 GENERAL NOTES
S-1 SURVEY (1 OF 2)
S-2 SURVEY (2 OF 2)
C-1 SITE PLAN
C-2 SETBACK MAP
C-3 COMPOUND PLAN
C-4 TOWER ELEVATION
C-5 CONSTRUCTION DETAILS
C-6 FENCE DETAILS

CODE COMPLIANCE

* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2023 FLORIDA BUILDING CODE (FBC) EIGHTH EDITION
- 2023 FLORIDA FIRE PREVENTION CODE
- 2023 NATIONAL ELECTRIC CODE, 700-05
- 2023 FBC MECHANICAL CODE, EIGHTH EDITION
- 2017 LIGHTNING PROTECTION CODE NFPA 780

DESIGN WIND SPEED: 142 MPH
RISK CATEGORY: I
EXPOSURE CATEGORY: C

NOTE:
THE TOWER WILL COMPLY WITH THE CODE'S FINISHED COLOR REQUIREMENT, BEING PAINTED WITH A NON-REFLECTING, NON-CONTRASTING FINISH.

APPROVAL BLOCK

	DATE	APPROVED	APPROVED AS NOTED	REVIEW & RESUBMIT
OWNER REPRESENTATIVE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEER		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SITE DIRECTIONS



Know what's below.
Call before you dig.

HANDICAPPED REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO PLUMBING.

NOTE

THE CONTRACTOR MUST VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS PRIOR TO BID AND TO COMMENCEMENT OF CONSTRUCTION.

Received 02-11-2025

Development Services



KCI TECHNOLOGIES, INC.
4041 Crescent Park Dr
Riverview, FL 33570
Phone 813.740.2300
Office License # E80004088

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REVISIONS	
NO.	DATE
A	10/24/24
B	10/26/24
C	10/27/24
D	10/27/24
E	10/27/24
F	10/27/24
G	10/27/24
H	10/27/24
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J	10/27/24
K	10/27/24
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P	10/27/24
Q	10/27/24
R	10/27/24
S	10/27/24
T	10/27/24
U	10/27/24
V	10/27/24
W	10/27/24
X	10/27/24
Y	10/27/24
Z	10/27/24

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JAMES T. FENNEL, PE, 00000000 ON THE DATE SHOWN ON THE 1" X 1" SHEET USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61C15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET "A" TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



CROWN CASTLE
8017 SOUTH PARK CIRCLE
SUITE 100
ORLANDO, FLORIDA 32819

SITE NAME: SHELTON ROAD TOWER

SITE NUMBER: BUN832286

SITE ADDRESS: 11211 SHELTON RD TAMPA, FL 33626

DESIGN TYPE: RAW LAND

SHEET TITLE: GENERAL NOTES

DRAWING NO. N-1

25-0217

Received 02-11-2025

Development Services



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4041 Crescent Park Dr
Riverview, FL 33570
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CROWN CASTLE
8017 SOUTH PARK CIRCLE
SUITE 100
ORLANDO, FLORIDA 32819

SITE NAME: SHELTON ROAD TOWER

SITE NUMBER: BUN832286

SITE ADDRESS: 11211 SHELTON RD TAMPA, FL 33626

DESIGN TYPE: RAW LAND

SHEET TITLE: SURVEY (1 OF 2)

DRAWING NO. S-1

25-0217

Page 14 of 19

- GENERAL NOTES:**
- ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN CROWN CASTLE OR ITS DESIGNATED REPRESENTATIVE.
 - ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTED THAT HE HAS THE SUPPORT, EXPERIENCE AND ABILITY THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND QUALIFIED TO DO THE WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
 - UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS USED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
 - ALL HANDMADE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERVISE ANY CONFLICTING NOTES ENCLOSED HEREIN.
 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, DAYS OR BE GOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
 - ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
 - ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
 - ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
 - ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RELEVANT LEASING AND/OR APPROVAL.
 - RADIO EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - CONSTRUCTION SITE SHALL BE CLEANED OF DEBRIS AT THE END OF EACH WORK DAY.

FACILITY WILL BE UNSTAFFED AND WILL TYPICALLY REQUIRE ONE (1) TSP PER CARRIER PER MONTH.

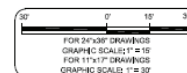
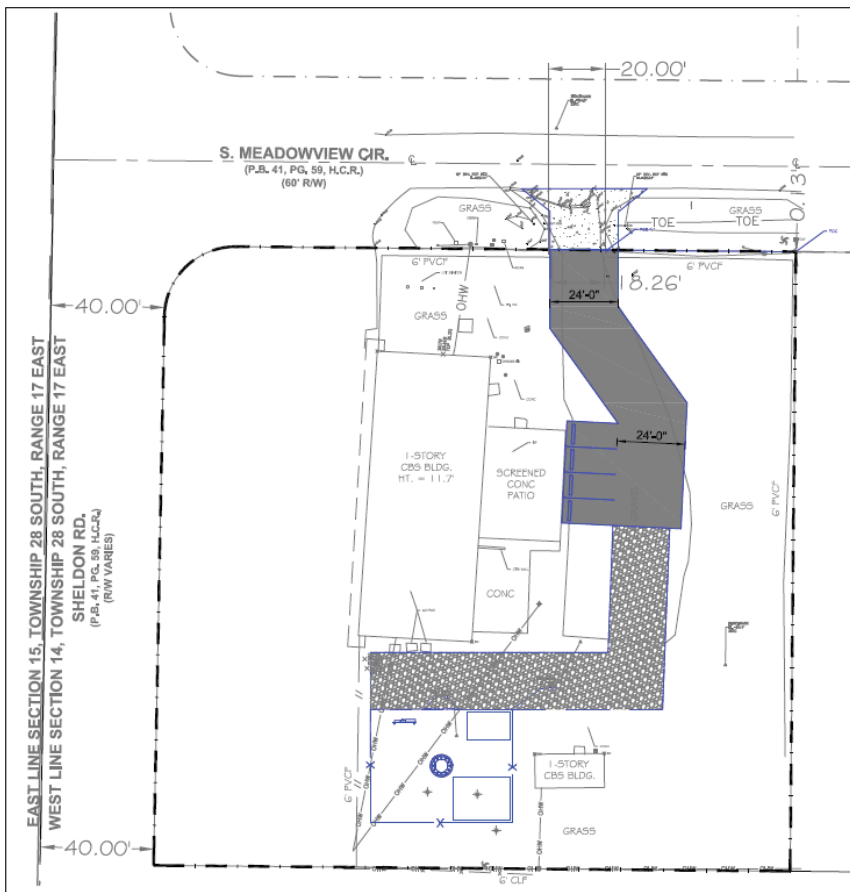
- STRUCTURAL NOTES:**
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC'S SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE AISC'S CODE OF STANDARD PRACTICE.
 - STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A572. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
 - WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D11.1/11.1 STRUCTURAL WELDING CODE. STEEL WELD ELECTRODES SHALL BE E70XX.
 - ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
 - NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM OWNER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
 - ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 308 AND ACI 309, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (27.6 MPa). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A630 GRADE 60, EPOXY INFILTRATED STEEL, BARS, WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
 - THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC'S SPECIFICATIONS AND SHALL BE GALVANIZED.
 - ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC'S SPECIFICATIONS.
 - HOT-DIP GALVANIZED ITEMS SPECIFIED TO BE ZINC-COATED, AND SHALL CONFORM TO ASTM A153, A155 AND A156 AS APPLICABLE.
 - REPAIR DAMAGED HOT-DIP GALVANIZED COATINGS AS A RESULT OF WELDING OR CUTTING (FLAME) OR EXCESSIVELY ROUGH HANDLING DURING ERECTION OF STRUCTURE SHALL CONFORM TO ASTM A153. IF APPLYING STICK OR OTHER FUSED MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZED, CLEAN AREAS TO BE REPAIRED AND REPAIR SHALL PROTECT WELLS, HEAT SURFACES TO WHICH STICK OR FUSED MATERIAL IS APPLIED WITH A BARRIER TO A TEMPERATURE SUFFICIENT TO MELT THE METALLIC, WITH STICK OR PASTE, SPREAD WELDED MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIRE OFF EXCESS MATERIAL.
 - CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/ SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.

FLOOD ZONE NOTE

FLOOD ZONE: X AREAS OF MINIMAL FLOODING

MAP PANEL: 12057C0187J

EFFECTIVE DATE: 10/7/2021



SURVEY

SCALE: AS NOTED

1

Received 02-11-2025
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1	02/11/25	ISSUED FOR REVIEW
2	02/11/25	ISSUED FOR REVIEW
3	02/11/25	ISSUED FOR REVIEW
4	02/11/25	ISSUED FOR REVIEW

KCI PROJECT ID: 0001400_001
DRAWN BY: AV
CHECKED BY: JF

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JAMES T. PENNELL, P.E., LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, NO. 12151. THE SIGNATURE AND SEAL ARE NOT REPRODUCED IN THIS DOCUMENT. THE SIGNATURE AND SEAL ARE NOT REPRODUCED IN THIS DOCUMENT. THE SIGNATURE AND SEAL ARE NOT REPRODUCED IN THIS DOCUMENT.



SITE NAME: SHELTON ROAD TOWER
SITE NUMBER: BUN632286
SITE ADDRESS: 11211 SHELTON RD, TAMPA, FL 33626
DESIGN TYPE: RAW LAND
SHEET TITLE: SURVEY (2 OF 2)
DRAWING NO: S-2

25-0217
Received 02-11-2025
Development Services

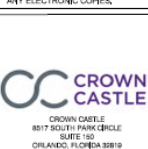


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KCI PROJECT ID: 0001400_001
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SITE NAME: SHELTON ROAD TOWER
SITE NUMBER: BUN632286
SITE ADDRESS: 11211 SHELTON RD, TAMPA, FL 33626
DESIGN TYPE: RAW LAND
SHEET TITLE: SITE PLAN
DRAWING NO: C-1

25-0217

- SURVEY NOTES:**
- PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND MAILED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY NEWTON A. HARRISON, P.E., AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 - THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO SHOW TOPOGRAPHY SURROUNDING A PROPOSED TOWER COMPOUND ALONG WITH A PROPOSED ACCESS DRIVEWAY AND LEASE AREAS.
 - ADDITIONAL ACCESS DRIVEWAYS TO THE SURVEY MAP, BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
 - UNDERGROUND FOUNDATIONS WERE NOT LOCATED OR SHOWN HEREON.
 - UNDERGROUND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON.
 - THIS SURVEY DOES NOT BOUNDARY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
 - THIS SKETCH IS NOT A BOUNDARY SURVEY.
 - DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF, UNLESS SHOWN OTHERWISE.
 - BOUNDARIES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH A DATUM ADJUSTMENT (NAD 83/2011), AND ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) - REAL TIME KINEMATIC (RTK) METHODS, USING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), HAVING A REFERENCE BEARING OF SOUTH 89°28'28" EAST ALONG THE NORTH LINE OF LOT 39, PAV. 41, P.O. 10, HAV. 2.
 - THE CORRECTED HORIZONTAL ACCURACY OF THE FEATURES SHOWN HEREON IS ± 0.02 FEET FOR THE LIMITS OF HARD SURFACES, SUCH AS ASPHALT, CONCRETE, CURBS, BUILDINGS, ETC., AND ± 0.25 FEET FOR GROUND SURFACE FEATURES, SUCH AS SURFACE FEATURES OF UTILITIES, ETC., AND ± 0.25 FEET FOR FEATURES PROTRUDING OUT OF THE GROUND, SUCH AS UTILITY POLES, FENCES, TREES, ETC.
 - PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD 83), ELEVATIONS HAVE BEEN ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) - REAL TIME KINEMATIC (RTK) METHODS USING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), AND THE GEODETIC MODEL, WITH AN ABSOLUTE ACCURACY OF ± 0.05 FEET.
 - THE EXPECTED VERTICAL ACCURACY OF THE FEATURES SHOWN HEREON IS ± 0.25 FEET FOR HARD SURFACES, SUCH AS ASPHALT, CONCRETE, ETC., AND ± 0.25 FEET FOR SOFT SURFACES, SUCH AS GRASS, DIRT, MUD, ETC.

LEGEND:	SYMBOLS:
AVC AIR CONDITIONING	MS METERED END SECTION
BUD BUILDING	P.B. PLAT BOOK
BP BRICK PAVEMENT	P.C. PAGE
PCB POINT OF BEGINNING	P.P.A. PROFESSIONAL SURVEYOR AND MAPPER
POS POINT OF COMMENCEMENT	P.P.A. PROFESSIONAL SURVEYOR AND MAPPER
CONC CONCRETE BLOCK STRUCTURE	RCP REINFORCED CONCRETE PIPE
CBS CABLE BINDER	R/W RIGHT-OF-WAY
CLF CHALK LINE FENCE	SET 18" FROM ROAD & CAP STAMPED "18889"
CONC CONCRETE	SEC SET 18" FROM ROAD & CAP STAMPED "18889"
EB ELECTRIC BOX	SEC SET 18" FROM ROAD & CAP STAMPED "18889"
SCAB ELECTRIC CABINET	SEC SET 18" FROM ROAD & CAP STAMPED "18889"
EM ELECTRIC METER	SEC SET 18" FROM ROAD & CAP STAMPED "18889"
FR FOUNDATION ROAD	SEC SET 18" FROM ROAD & CAP STAMPED "18889"
FOV FIBER OPTIC VAULT	SEC SET 18" FROM ROAD & CAP STAMPED "18889"
HAV HILLSBOROUGH COUNTY RECORDS	SEC SET 18" FROM ROAD & CAP STAMPED "18889"
HT HEIGHT	SEC SET 18" FROM ROAD & CAP STAMPED "18889"
INV INVERT	SEC SET 18" FROM ROAD & CAP STAMPED "18889"

PARENT PARCEL LEGAL DESCRIPTION BY SURVEYOR
LOT 39, GREEN GRASS ACRES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 59 OF THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT

A PORTION OF LOT 39, GREEN GRASS ACRES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 59 OF THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 39, THENCE NORTH 89°28'28" WEST, A DISTANCE OF 55.55 FEET ALONG THE NORTH LINE OF SAID LOT 39 TO THE POINT OF BEGINNING 1; THENCE DEPARTING SAID LINE SOUTH 00°01'00" WEST, A DISTANCE OF 22.34 FEET; THENCE SOUTH 29°33'43" EAST, A DISTANCE OF 39.60 FEET; THENCE SOUTH, A DISTANCE OF 104.85 FEET; THENCE WEST, A DISTANCE OF 52.85 FEET; THENCE WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH, A DISTANCE OF 20.00 FEET; THENCE EAST, A DISTANCE OF 82.85 FEET; THENCE NORTH, A DISTANCE OF 79.27 FEET; THENCE NORTH 29°33'43" WEST, A DISTANCE OF 39.60 FEET; THENCE NORTH 00°01'00" WEST, A DISTANCE OF 22.34 FEET TO THE NORTH LINE OF SAID LOT 39; THENCE SOUTH 89°28'28" EAST, A DISTANCE OF 20.00 FEET ALONG OF AFOREMENTIONED NORTH LINE TO THE POINT OF BEGINNING 1, SAID LAND LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 4.995 SQUARE FEET (0.1147 ACRES), MORE OR LESS.

PROPOSED CROWN CASTLE 40'x50' LEASE AREA

A PORTION OF LOT 39, GREEN GRASS ACRES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 59 OF THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 39, THENCE NORTH 89°28'28" WEST, A DISTANCE OF 55.55 FEET ALONG THE NORTH LINE OF SAID LOT 39; THENCE DEPARTING SAID LINE SOUTH 00°01'00" WEST, A DISTANCE OF 22.34 FEET; THENCE SOUTH 29°33'43" EAST, A DISTANCE OF 39.60 FEET; THENCE SOUTH, A DISTANCE OF 104.85 FEET; THENCE WEST, A DISTANCE OF 52.85 FEET TO THE POINT OF BEGINNING 2; THENCE SOUTH, A DISTANCE OF 40.00 FEET; THENCE WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH, A DISTANCE OF 40.00 FEET; THENCE EAST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING 2.
SAID LAND LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 2.000 SQUARE FEET (0.0459 ACRES), MORE OR LESS.

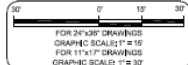
SURVEY
N.T.S.

SHELTON ROAD

S MEADOWVIEW CIR



TOWER SETBACKS TO TOWER CENTER	
NORTH	182'-1"
SOUTH	35'-11"
EAST	123'-1"
WEST	100'-6"



SITE PLAN
SCALE: AS NOTED

Received 02-11-2025

Development Services



KCI TECHNOLOGIES, INC.
4041 Crescent Park Dr.
Beverly, FL 33574
Phone 813.742.2300
Office License # ESD004868

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REVISIONS		
NO.	DATE	DESCRIPTION
1	10/24/24	ISSUED FOR REVIEW
2	10/26/24	100% SUBMITTAL
3	01/22/25	100% FOR REVIEW
4	01/27/25	100% FOR REVIEW
5	02/17/25	100% SUBMITTAL

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CROWN CASTLE
8017 SOUTH PARK CIRCLE
SUITE 150
ORLANDO, FLORIDA 32819

SITE NAME:
SHELDON ROAD TOWER

SITE NUMBER:
BUN832286

SITE ADDRESS:
11211 SHELDON RD
TAMPA, FL 33626

DESIGN TYPE:
RAW LAND

SHEET TITLE:
CONSTRUCTION
DETAILS (2 OF 2)

DRAWING NO.
C-5A

25-0217

Received 02-11-2025

Development Services



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4041 Crescent Park Dr.
Beverly, FL 33574
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CROWN CASTLE
8017 SOUTH PARK CIRCLE
SUITE 150
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SITE NAME:
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SITE NUMBER:
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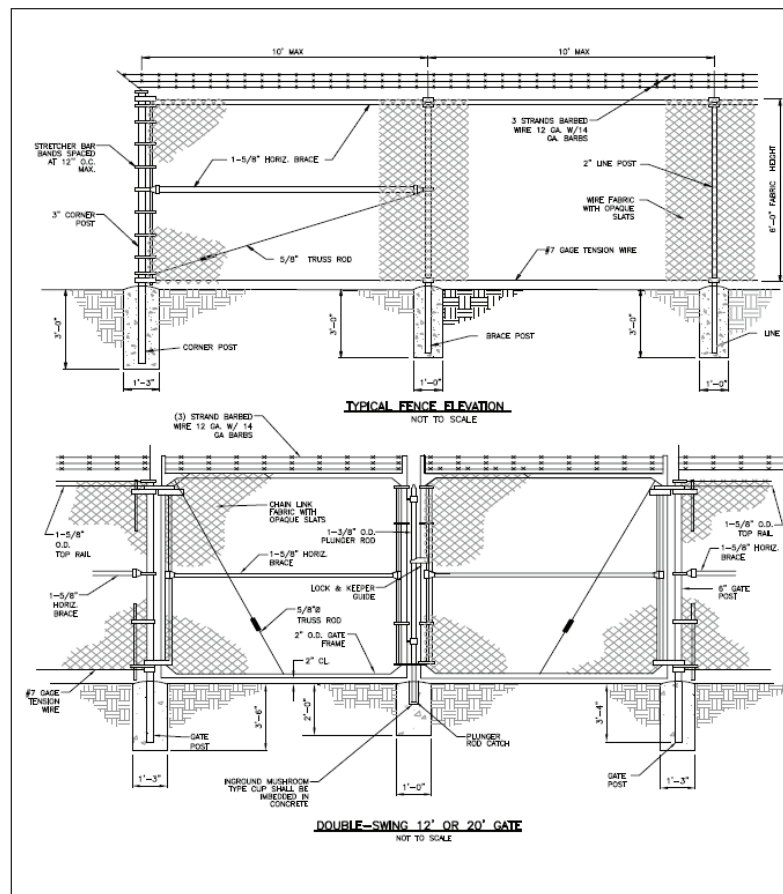
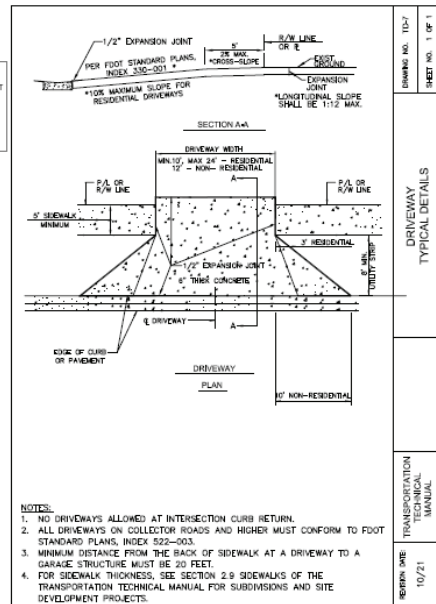
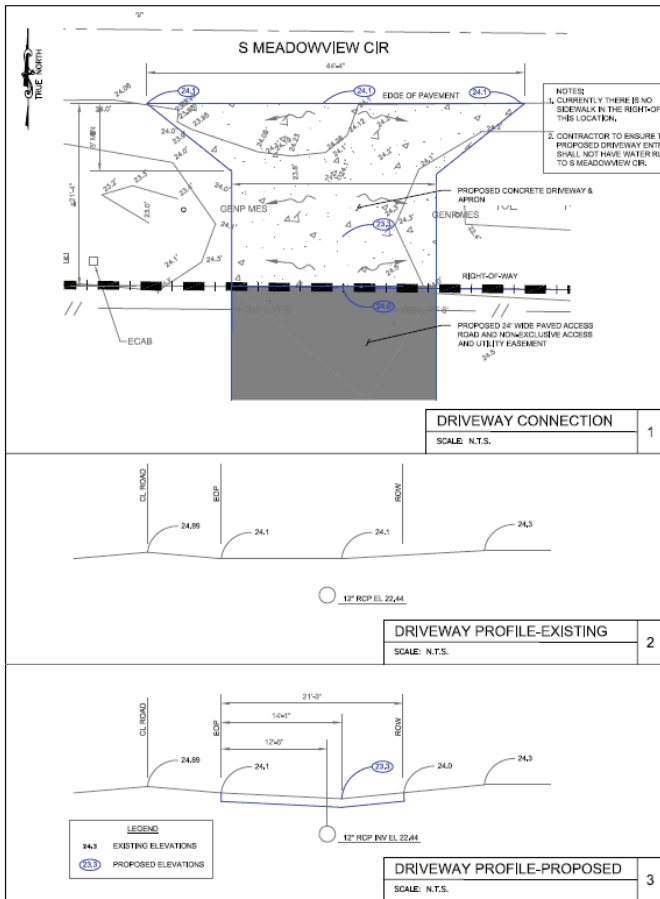
SITE ADDRESS:
11211 SHELDON RD
TAMPA, FL 33626

DESIGN TYPE:
RAW LAND

SHEET TITLE:
FENCE DETAILS

DRAWING NO.
C-6

25-0217



12.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/12/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NWH/ Northwest

PETITION NO: SU 25-0217

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects for the reasons outlined below.

PROPOSED CONDITIONS

1. Notwithstanding anything shown on the SU site plan to the contrary, the developer shall be required to pave that portion of the shared access driveway serving parking space and/or dumpster uses. Such sidewalk shall be 24 feet in width. The remaining portion of the access driveway (i.e. serving only the cellular tower) may consist of a 20-foot-wide gravel driveway.
2. Notwithstanding anything shown on the PD site plan to the contrary, parking lot design shall comply with Transportation Technical Manual Typical Detail – 2 (TD-2) and other applicable standards, which will be reviewed at the time of site/construction plan approval.

PROJECT SUMMARY, TRIP GENERATION AND CONCLUSIONS

The applicant is requesting Special Use approval for +/-1.14 ac. parcel currently zoned Commercial Neighborhood (CN). The applicant is seeking Special Use (SU) approval for a 160 ft. high monopole communications tower.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation and site access letter for the proposed project. Staff notes that although the existing site in total may generate more than 50 peak hour trips in any peak hour, the cellular tower portion of the site is currently proposed to utilize a separate access to S. Meadowview Cir. which is shared with only 4 parking spaces which serve the primary uses on the site.

Staff has prepared the below comparison of the trips potentially generated under the existing and proposed portion of the site to be used for the cellular tower (traffic from the primary use or four parking spaces were not included). The information below is based typical worst-case scenario assumptions given the limited maintenance and other traffic typical of cellular tower sites. Staff notes that there is no data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, otherwise available to estimate impacts from cellular towers.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Vacant Land Area	0	0	0

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
160 ft. monopole tower	2	1	1

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(+) 2	(+) 1	(+) 1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

S. Meadowview Cir. is a 2-lane, undivided, publicly maintained, substandard, rural local roadway. The roadway is characterized by +/- 9-foot-wide travel lanes in average condition. According to the County's GIS roadway inventory, the roadway lies within a +/- 60-foot-wide right-of-way. There are no sidewalks or bicycle facilities present on S. Meadowview Cir. in the vicinity of the proposed project.

Because the SU area generates fewer than 10 total peak hour trips and S. Meadowview Cir. meets certain minimum standards (i.e. 15 feet of pavement within a 20-foot-wide clear area), by policy of the County Engineer the project can be considered de minimis and no Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L. requirement was required to process this request.

SITE ACCESS

Access to the cellular tower site is proposed via one (1) access connection to S. Meadowview Cir.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for S. Meadowview Cir. was not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facility cannot be provided.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S. Meadowview Cir.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for an Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	2	1	1
Difference (+/-)	(+) 2	(+) 1	(+) 1

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



18 December 2024

OMNICOM CONSULTING GROUP, INC.
TECHNICAL REVIEW REPORT
SPECIAL USE APPLICATION (SU 25-0217 CFW) FOR
Wireless Communications Support Structure
for
HILLSBOROUGH COUNTY
for
Crown Castle, Inc.
160' Monopole Tower

This report is in response to the Hillsborough County request to perform Consulting Services related to the Crown Castle, Inc. (Crown) application to construct a 160' monopole tower located at 11211 Sheldon Road Tampa, FL. Crown will build and own this tower while T-Mobile and AT&T Wireless (AT&T) will be the anchor tenants. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the application for compliance with Hillsborough County's Land Development Code requirements, specifically section 6.11.29E – Communication Facilities, Wireless.

Upon review of the application OCG would recommend approval of the conditional use application.

As part of OCG's due diligence a search for existing tower sites, public structures, or other appropriate support structures in the immediate area of the proposed tower site was performed. OCG was able to locate four (4) existing tower structures just over 1 mile from the proposed location. One of these (4) four towers is slated to be replaced by this proposed tower. ASR 1030439 would be replaced by this proposed tower and would be dismantled and removed by the applicant once the new tower was constructed and the existing tenants (T-Mobile and AT&T) were active on the new tower.

ASR 1220377 and ASR 1054155 are both approximately 0.9 miles to the east north east and almost due east respectively. These (2) towers are too far east of the existing tower ASR 1030439 to provide similar / replacement coverage for this tower.

Finally, Verizon Wireless is utilizing a utility transmission line pole as a communication tower approximately 0.9 miles to the north of the proposed tower location. Given that this is a utility transmission line pole it is not ideally suited for further co-location plus the pole is too far to the north of the proposed location to provide the required replacement coverage.

Crown provided coverage maps for three carriers, T-Mobile, AT&T and Verizon Wireless that depicted the service area with the existing tower (ASR103439) and without. They then provided the same coverage prediction maps utilizing the proposed replacement tower location.

OCG also modeled potential coverage for each of the carriers with the two (2) towers that are just to the east of the proposed site. OCG agrees with the applicant that these two (2) towers (ASR 1220377 & 1054155) are too far to the east to provide adequate replacement coverage for ASR 1030439.



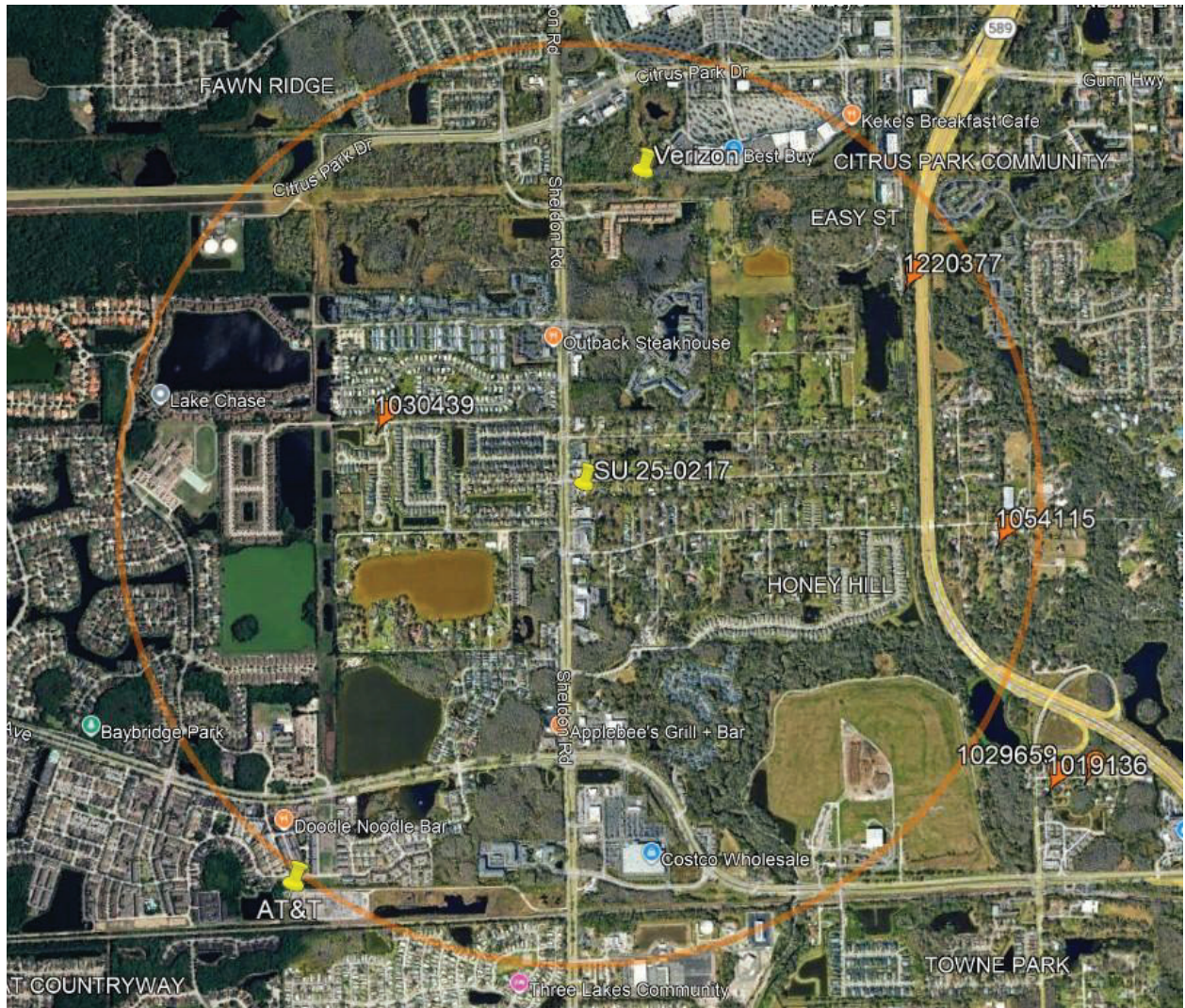
Based on OCG's analysis there are no viable existing towers, public structures or other appropriate support structures in the area that would allow T-Mobile and AT&T to co-locate and meet the needs of its network in this area. OCG also reviewed and analyzed the coverage maps provided by the applicant and is in agreement with their findings.

Submitted by:

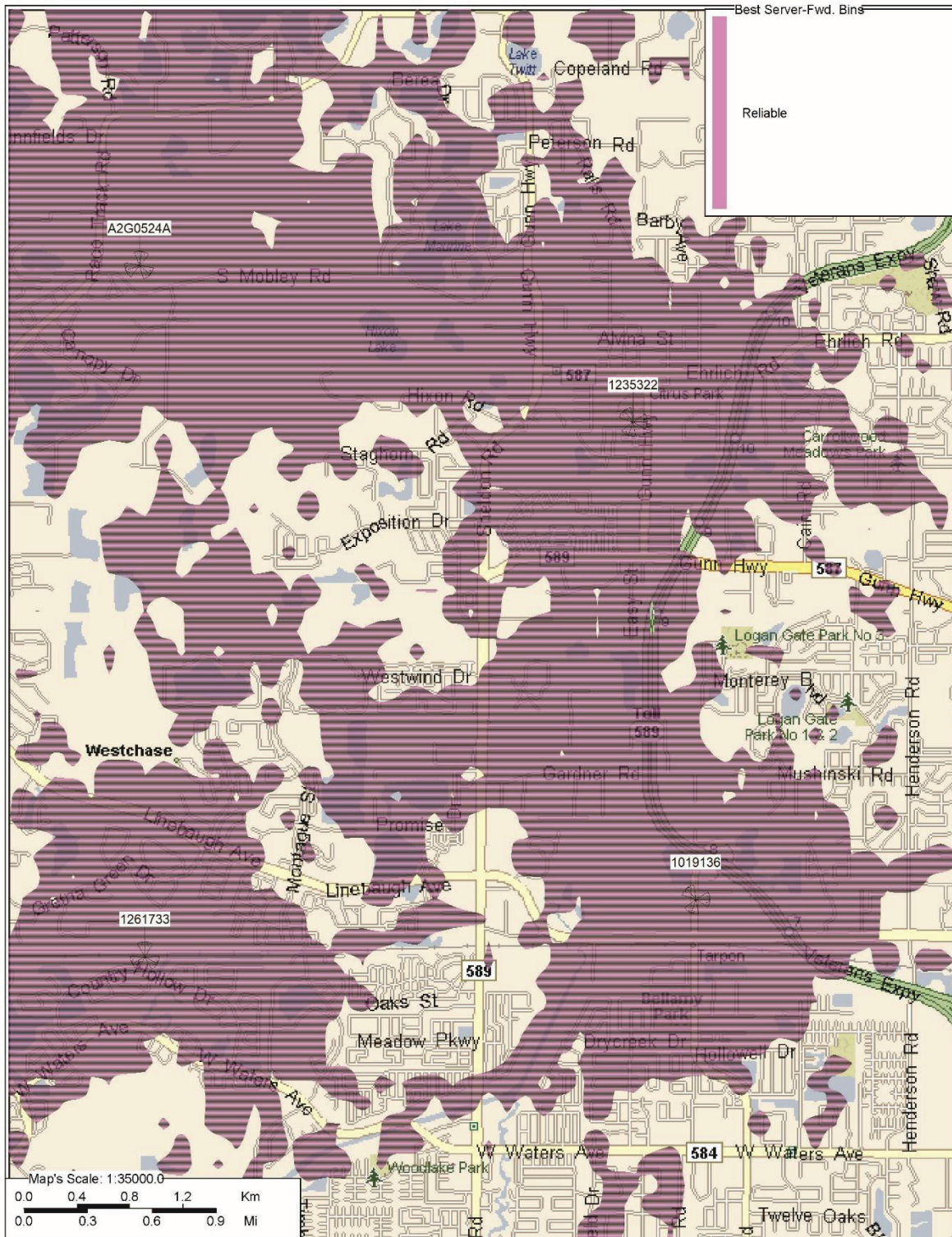
A handwritten signature in black ink, appearing to read "Chris Monzingo".

Christopher J. Monzingo, P.E., PMP

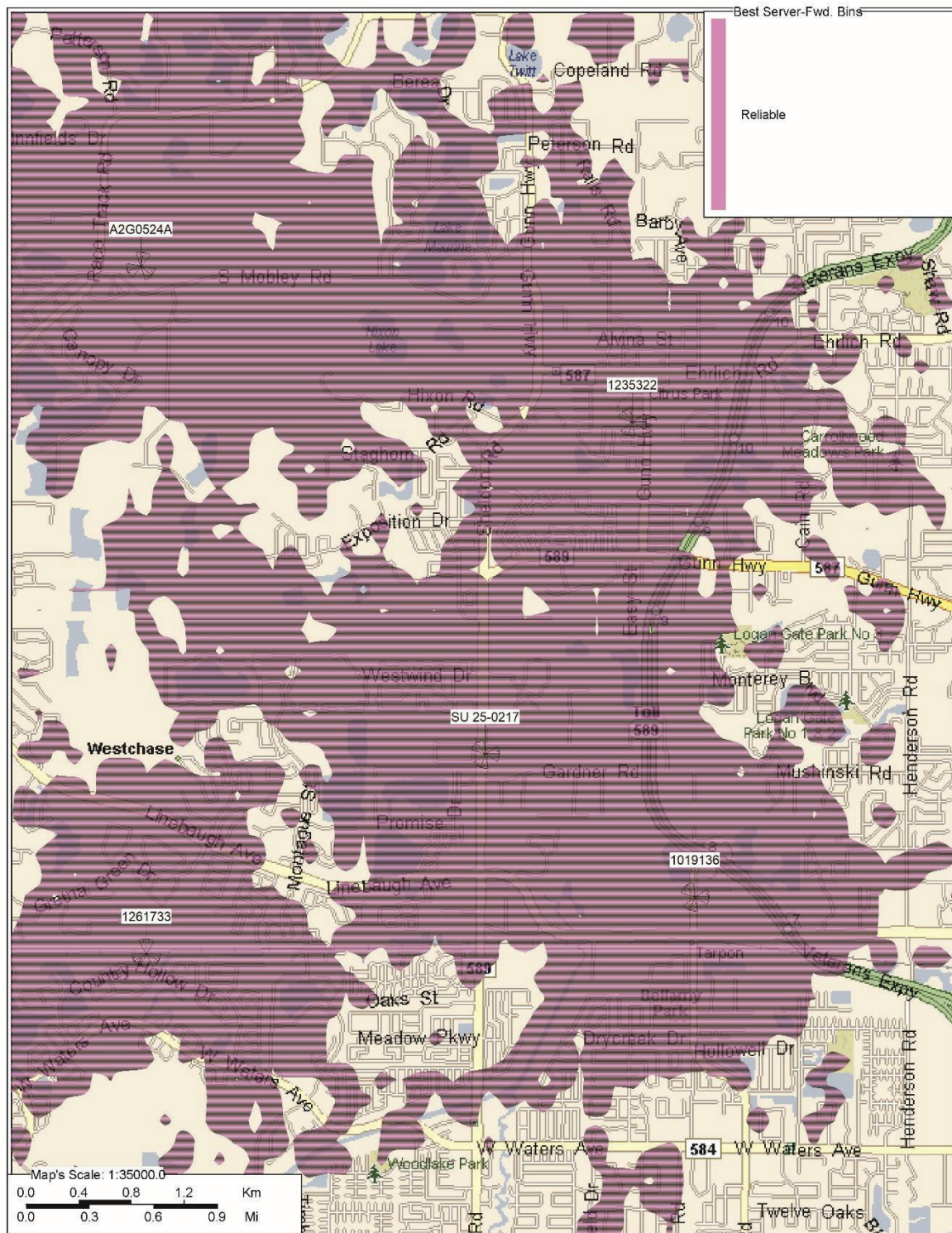
Vice-President



Existing Tower Search Ring

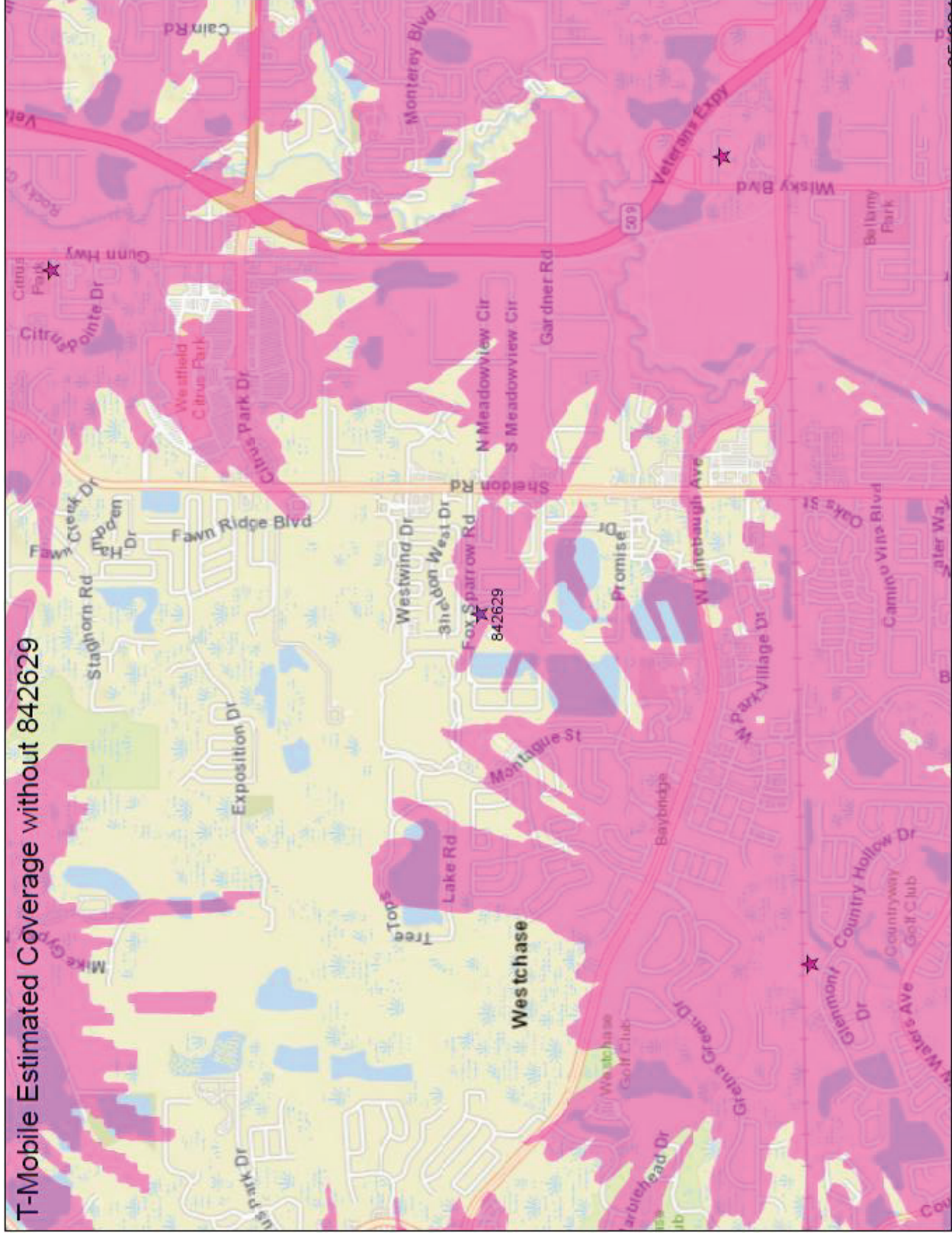


T-Mobile Coverage Without Proposed Tower

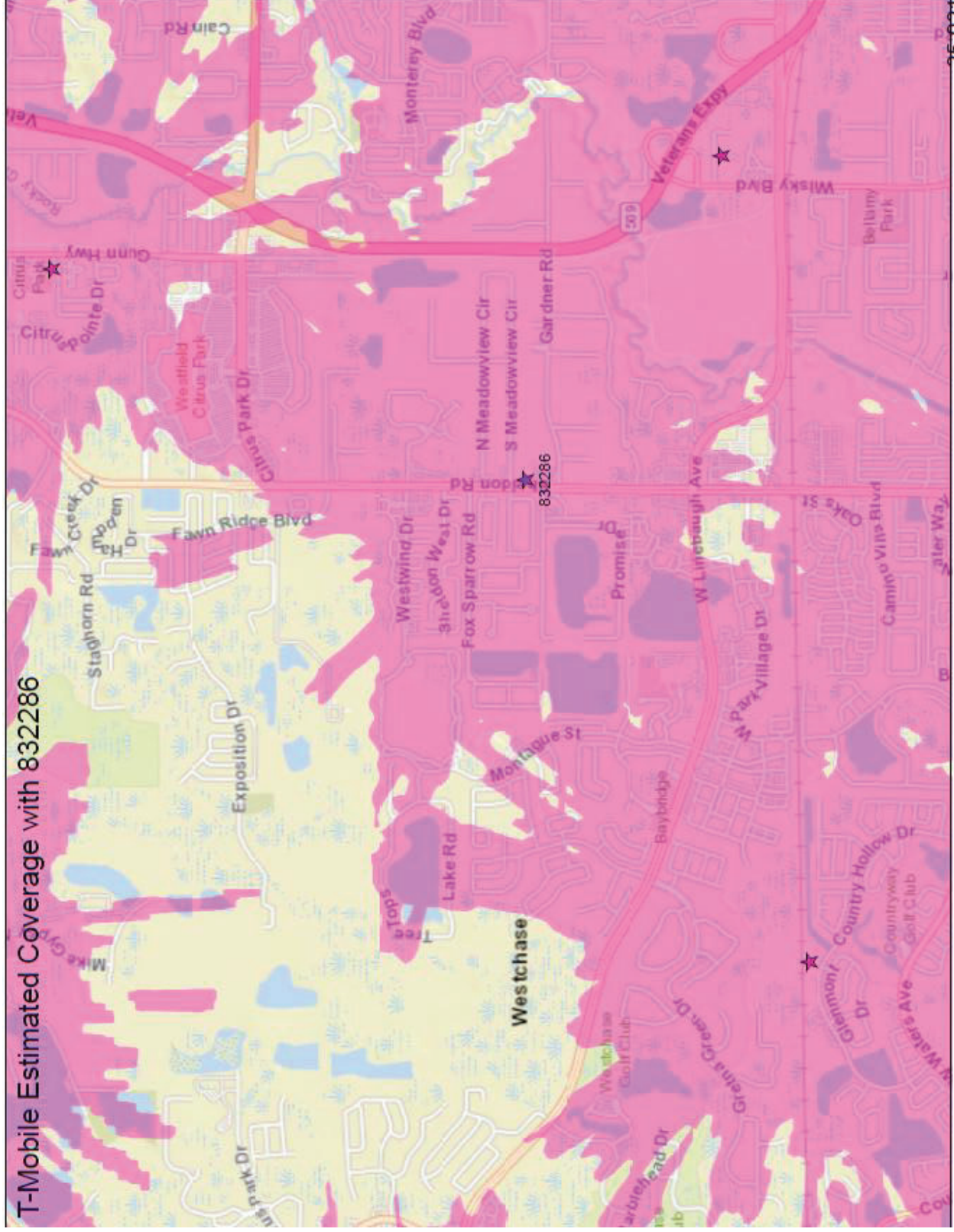


T-Mobile Coverage Without Proposed Tower

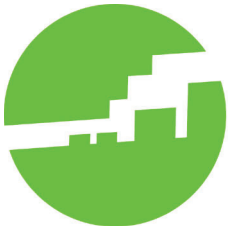
T-Mobile Estimated Coverage without 842629



T-Mobile Estimated Coverage with 832286



95074



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: February 24, 2025 Report Prepared: February 11, 2025	Case Number: SU 25-0217 Folio(s): 3961.0000 General Location: East of Sheldon Road, west of Veterans Expressway, north of Gardner Road, and south of South Meadowview Circle
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Northwest Hillsborough
Special Use Request	Special Use for a 160' Wireless Communication Support Structure (WCSS) and associated equipment/access.
Parcel Size	± 1.15 acres
Street Functional Classification	Sheldon Road – County Arterial Veterans Expressway – State Principal Arterial Gardner Road - Local South Meadowview Circle – Local
Commercial Locational Criteria	Not applicable

Evacuation Area	D
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	CN	Public/Quasi-public/Institutions
North	Residential-4	CN + BPO	Light Commercial
South	Residential-4	CG	Heavy Commercial
East	Residential-4	AS-1	Single-Family Residential
West	Residential-6	PD	Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The 1.15 ± acre subject site is located east of Sheldon Road, west of Veterans Expressway, north of Gardner Road, and south of South Meadowview Circle. The site is in the Urban Service Area and is located within the limits of the Northwest Hillsborough Community Plan. The applicant is requesting a Special Use approval for a 160' Wireless Communication Support Structure (WCSS) and associated equipment/access. The proposed communication tower is a replacement for an existing WCSS on 8905 Reserve Manor Drive that will no longer be in service due to the lease on that site expiring and not being renewed. This replacement tower being proposed will be located in the southern middle portion of the site, at 11211 Sheldon Road.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site consists of public/quasi-public/institutions uses. There are light commercial uses to the north of the site and heavy commercial uses to the south. Single-family residential uses exist to the east and west of the subject site. The proposed Special Use meets the intent of Objective 1 and FLUE Policy 1.4.

FLUE Objective 8 and each of the respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-4 (RES-4) Future Land Use category. RES-4 allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, and 16.3 that require new development to be compatible with the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern consists of single-family uses, light commercial, heavy commercial, and public/quasi-public/institution uses. The Monopole design will be sensitive to the surrounding residential uses to the east. The proposed Monopole will setback 100'-6" from the west boundary, 123'-1" to the east boundary, 182'-1" to the north boundary, and 35'-11" to the south boundary. A separation waiver is requested for the distance to the AS-1 zoned property to the east. A waiver from the camouflage is also requested due to the site's location in a commercialized area and a lack of surrounding tree coverage. The proposed Special Use is compatible with the surrounding area and meets the intent of FLUE Objective 16 and its accompanying policies.

The proposed Special Use also meets the intent of 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 site is within the limits of the Northwest Hillsborough Community Plan. There are no applicable goals, objectives or policies in the Northwest Hillsborough Community Plan that relate to this request.

Overall, staff finds that the proposed use is an allowable use in the Residential-4 category and is compatible with the existing development pattern found within the surrounding area. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

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 the 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.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

Special Use for Wireless Communication Support Structure ("WCSS") with Variance

11211 Sheldon Road

Crown Castle USA

Crown Castle USA (the "Applicant") requests a Special Use approval for a 160' WCSS and associated equipment/access, at 11211 Sheldon Road (the "Site"), at the location agreed upon with the property owner of the Site as memorialized in a lease agreement.

The Site is approximately 1.15 acres in size, is zoned CN, has a future land use category of R-4, and is within the Northwest Hillsborough Community Plan Area of the County. A WCSS is permitted in the CN zoning district as a special use when located within 250' of AS-1 zoned property. The existing principal use of the Site is the American Legion Post 152, which is a longstanding use on the Site.

The Site is bounded on the north and south by CN zoning, including an autoshop use to the south, and medical office uses to the north across S Meadowview Circle which runs along the Site's northern boundary. The Site is bounded by Sheldon Road on the west, which is a major, divided roadway in this location. There are residential uses to the east of the Site.

The WCSS is located in the southern middle portion of the Site, and is setback as follows: 100'-6" from west boundary, 123'-1" to east boundary, 182'-1" to north boundary, and 35'-11" to south boundary. Accordingly, a separation waiver is requested for the distance to the AS-1 zoned property to the east. Due to the Site's location in a commercialized area along a major roadway, and the lack of surrounding tree coverage with which to integrate, the Applicant proposes a waiver from camouflage. A variance is required from the buffer/screening requirements of LDC 6.06.06, as justified further herein.

The proposed WCSS is a replacement for an existing WCSS operated by the Applicant on 8905 Reserve Manor Drive, Tampa. The Applicant's lease on that site is expiring and will not be renewed by the landlord, forcing the Applicant to find a new site within the existing coverage area that maintains the level of coverage currently provided by the site at Reserve Manor. The Site, as demonstrated in the propagation maps included with this submittal, satisfies that level of coverage. The existing tower at Reserve Manor is in fact visible from the Site.

Wireless Communication Support Structure Code Requirements:

The proposed WCSS satisfies the Sec. 6.11.29 WCSS code requirements as follows:

Sec. 6.11.29.D

1. The Code allows a WCSS to be located in an area of a lot that is smaller than minimum zoning district requirements as long as the overall parent parcel satisfies minimum lot size requirements. The Site is approximately 1.15 acres in size, which satisfies the minimum CN zoning district requirement. Per code, the WCSS is permitted to be located on a lot with other principal uses.

2.a. The nearest residentially zoned property adjacent to the Site is the property zoned AS-1 to the east. The other surrounding properties are zoned CN, with the Sheldon Road right-of-way adjacent on the west. Therefore the standard CN zoning district setbacks apply to the west, north, and south sides of the WCSS, which are met and exceeded by the proposed tower. The required setback to the east is 160', where 123'-1" is proposed. Therefore, a waiver to the separation to the east is required, and is justified. There is an existing PVC fence running between the easternmost area of the Site and the adjacent AS-1 zoned property, and there will be a fence located around the tower compound as well, providing additional buffering. The width of the Site is approximately 270', therefore no matter where the WCSS is placed on the Site, it will not be 160' away from any boundary line. The actual distance of the proposed WCSS from the nearest residential structure is 181'-1", therefore, it will sit at over 100% of the tower height from actual residential structures in the surrounding area, meeting the intent of the separation requirement.

3. The Applicant requests a waiver from the camouflage requirement, proposing a traditional galvanized steel monopole design instead. A monopine (tree) camouflage design would be jarringly out of place along a relatively commercialized corridor with little tree coverage along this eastern side of Sheldon Road. A traditional steel monopole is more expected and more likely to blend with the existing commercialized appearance of the surroundings, where a monopine design would draw a significant amount of attention to the WCSS.

Sec. 6.11.29.E. As evidenced by the enclosed RF propagation maps, there are no available towers or tall structures of sufficient height or capacity within the necessary search area that would allow for adequate coverage continued from the existing tower that is being decommissioned and must be relocated to the Site.

Sec. 6.11.29.F. The Applicant commits to collocation of additional antenna on the proposed WCSS, as evidenced by the enclosed Collocation Commitment affidavit.

Sec. 6.11.29.G. Notification of the proposed WCSS and opportunity to collocate thereon was provided to representatives of cell service providers. Please see the enclosed communications.

Sec. 6.11.29.J. The Applicant has submitted for the necessary FAA height approval, and will comply with HCAA approval requirements as well.

Special Use Code Requirements:

The proposed special use for a WCSS satisfies the applicable Sec. 10.03.03 code requirements for approval of a special use before the Land Use Hearing Officer. The Site is located in an area that is currently served by the existing tower located at Reserve Manor, which is going to be decommissioned and must be replaced in order to provide a continued level of reliable in-structure and in-car coverage, as evidenced by the RF package included with this application. The proposed WCSS' location relative to other towers in the general area makes it a strong candidate for improving and providing continuity of coverage. Adequate cell coverage is a necessity for personal, work, and emergency use for all residents and visitors of Hillsborough County.

As previously described, the Site is surrounded by a significant amount of open space area and tree coverage, although the Site itself is developed. The location of the WCSS within the Site allows for it to exist without impacts to the existing principal use/structures on the Site. The placement of the WCSS in the northwestern corner also balances its location away from the residential lots to the east across the open space area and the west across from Nine Eagles Drive. The monopine design contributes further to the mitigation of potential impacts of the WCSS.

Variance Request:

A 20' Type B buffer would be required relative to the tower lease area location per LDC 6.06.06. The Applicant requests variance relief from that requirement, due to the location of the tower on the existing developed Site. The tower area's proximity to the southern border precludes the ability to include the buffer due to the width between the lease area and the boundary line. The existing shed directly to the east of the lease area preclude the ability to install a landscape buffer there as well. The need for an access easement to the tower along the north of the compound precludes an ability to place a landscape buffer there, as does the existing vehicle use area to the west. As described above, the tower and its associated lease area are located on the Site in the area with the least potential impact to the principal functions of the Site, as well as to the single-family residential uses to the east.

Therefore the variance request to eliminate the required 20' Type B buffer is justified and supportable under the variance criteria as follows:

- 1. The alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located.*

The Site is unique and singular in its existing developed condition. It is a relatively small property located within a commercial strip along Sheldon Road, with AS-1 uses to the east, and

the undeveloped portion of the property exists in its rear and side yards. The proposed location of the WCSS and its compound tucks it as close as possible to the vehicle circulation area to the west along the Site's frontage on Sheldon Road, and the autoshop use to the south, therefore the proposed WCSS is as far as it can be located from AS-1 uses to the east/northeast as possible within the area where new development on the Site could go.

2. *The literal requirements of the Land Development Code (LDC) would deprive the Applicant of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.*

The Applicant's tower lease area will be fenced and will include the necessary security and signage required of other tower areas in the County. There is no comparator site with the same zoning district in the immediate area to compare rights enjoyed by others, as the tower is proposed in this location precisely because there is not a tower immediately nearby and therefore it is needed. Please see the Applicant's propagation maps, which indicate a need for the wireless tower in this area when the existing tower at 8905 Reserve Manor Drive is decommissioned. Although a comparator site does not exist, however, the Applicant's proposed fencing of the Site, the existing structures on the Site and the existing PVC fence along its boundaries, as well as the general commercialized nature of this corridor along Sheldon Road, mitigate and reduce the need for additional landscape buffering where there will be adequate screening by fences and structures to screen the tower base from view. Installation of landscape buffering would interfere with the existing principal use of the Site including its required parking and vehicle circulation area, and existing structures.

3. *The variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.*

The variance to the requirement for a 20' Type B buffer will not interfere with or injure rights of others. As described, the tower is located in the area of the undeveloped portion of the Site where it is the farthest possible distance from the structures of the AS-1 zoned property to the east. As also described, existing conditions of the Site, paired with the proposed PVC screening around the tower's base, will adequately screen the tower base.

4. *The variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan.*

The proposed variance related to the overall Special Use serves the intent of the Code and Plan by allowing for a wireless communication tower in an area of the County where there is a demonstrated need. The majority of E911 calls in recent years are made via cell phones, and a significant number of business and personal calls are made via cellphone as well. The proposed tower ensures continued coverage in an area where coverage is currently provided by the tower at Reserve Manor, which is to be decommissioned and must therefore be replaced. As evidenced by the propagation maps, without a replacement tower, service will be significantly degraded.

Adequate service – not only in-home cell service, but in-car service as well – is a benefit to both the residents of the surrounding area, as well as visitors, passersby, emergency service workers, and the like. The proposed variance allows for the tower to be constructed in the best possible location on the Site, and the Site itself is demonstrated through the Applicant's materials to be a suitable location for a tower. Therefore, the proposed location promotes the health, safety, and welfare of the general public by providing a necessary connectivity service *and* by locating the proposed tower in the area of the undeveloped portion of the Site where it will produce the least possible impact to the AS-1 properties to the east.

5. *The situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.*

The requested variance does not arise from an illegal act, and does not arise from the Applicant's actions. The Site is a suitable tower location in an area of demonstrated need, and it is an existing developed Site with a relatively small size, multiple structures, and vehicle use area. The best location for the tower area is therefore dictated by these factors, as well as the Site's proximity to commercial uses to the north and south. The Applicant is working within the conditions of the Site, none of which were created by the Applicant, to best place the tower area on the Site and satisfy the demonstrated need for coverage in the surrounding area.

6. *Allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.*

Allowing the variance will allow for the tower area to be situated in the best possible location of a Site that is in an area of demonstrated need for coverage. The demonstrated need indicates that disallowing a tower in this location will result in hardship, not only for the Applicant in its inability to locate the tower but also resulting in degraded in-home and in-car service in the tower's coverage radius which is currently served by a tower that is going to be decommissioned. Allowing the variance facilitates the location of the tower area on the Site relative to the existing development of the Site and to allow for continued adequate coverage.

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This Warranty Deed Made and executed July 24, 1991
V.D.L.C., Inc., a Florida Corporation
3901 Americana Drive, Tampa, Florida 33634

by

hereinafter called the grantor, to
TOWN-N-COUNTRY MEMORIAL POST 152, THE AMERICAN LEGION, DEPARTMENT OF FLORIDA, INC.

whose post office address is 8206 W. Waters Avenue, Suite I, Tampa, Florida 33615
hereinafter called the grantee:

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

Lot 39 of GREEN GRASS ACRES FIRST ADDITION, according to map or plat thereof as
recorded in Plat Book 41, Page 59 of the Public Records of Hillsborough County,
Florida.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

SUBJECT TO that certain first mortgage to Dorothy Donofrio, dated July 24, 1991,
of the Public Records of Hillsborough County, Florida.

Grantor hereby covenants and agrees that grantor will keep aforesaid first mortgage
in good standing and will make all payments thereon when due and otherwise comply
with all the covenants and agreements contained therein.

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 from all encumbrances, except, taxes accruing subsequent to
1991, easements and restrictions of record, if any.

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd - F.S. 201.02 \$1740.00
Documentary Tax Pd - F.S. 201.08 \$
Intangible Tax Pd - F.S. 199 \$
Richard Ake, Clerk Hillsborough County
By: Deputy Clerk

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

WITNESS:

Eva D. Weathers
Eva D. Weathers

V.D.L.C., Inc., a Florida Corporation

Phil Locicero
PHIL LOCICERO, President
Dorothy Donofrio
DOROTHY DONOFRIO, Secretary

FLORIDA
STATE OF HILLSBOROUGH
COUNTY OF }

The foregoing instrument was acknowledged before me July 24, 1991
by

PHIL LOCICERO, President of V.D.L.C. Inc., a Florida Corporation
DOROTHY DONOFRIO, Secretary

Eva D. Weathers
Notary Public



Folio#: 3961.0000

STC # 8764-91

Return To:

This Instrument prepared by
Mabelys Gonzalez

SOUTHLAND TITLE COMPANY
3321 W. KENNEDY BOULEVARD
TAMPA, FLORIDA 33609

SOUTHLAND TITLE COMPANY

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11/27/2024

Development Services

**Hillsborough
County Florida**
Development Services**Property/Applicant/Owner
Information Form****Official Use Only**Application No: 25-0217Hearing(s) and type: Date: 02/24/2025


Date: _____

Type: LUHO

Type: _____

Intake Date: 11/27/2024Receipt Number: 426223Intake Staff Signature: Alejandra Prado**Property Information**Address: 11211 Sheldon Road City/State/Zip: Tampa, FL 33626TWN-RN-SEC: 28-17-14 Folio(s): 003961-0000 Zoning: CN Future Land Use: R-4 Property Size: 1.14 m.o.l.**Property Owner Information**Name: Town & Country Memorial Post 152, The American Legion, Dept. of Florida, Inc. Daytime Phone: same as agentAddress: 11211 Sheldon Road City/State/Zip: Tampa, FL 33626Email: same as agent Fax Number: n/a**Applicant Information**Name: Crown Castle USA Daytime Phone: same as agentAddress: 2000 Corporate Drive City/State/Zip: Canonsburg, PA 15317Email: same as agent Fax Number: n/a**Applicant's Representative (if different than above)**Name: Jaime Maier / Hill Ward Henderson, P.A. Daytime Phone: 813-506-5184Address: 101 E. Kennedy Blvd., Ste. 3700 City/State/Zip: Tampa, FL 33626Email: jaime.maier@hwhlaw.com Fax Number: n/a

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.


Signature of the ApplicantJaime Maier, as agent

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.


Signature of the Owner(s) – (All parties on the deed must sign)Jaime Maier, as agent

Type or print name

Folio: 3961.0000

The map displays the following features:

- Streets:** Sheldon Rd, S Meador Way, Lake Sunset Dr, Cameron Cye, Royal Enclave Blvd, Maple Ridge Way, Isothermal Point Dr.
- Utility Lines:** Red lines (likely gas or water), green lines (likely sewer or stormwater), and yellow lines (likely electric).
- Property Labels:** 0293PR005 PRVT, 0293PR007 PRVT, 0293PRG10 PRVT, 0293PR008 PRVT, 0293PR006 PRVT, 0292PSAR001, 0292PR002 PRVT, 0292SAR001.
- Other Features:** A large purple shaded area near S Meador Way, and a road sign indicating '580'.

A number line with two scales. The top scale is labeled in miles (mi) with major ticks at 0, 0.01, 0.03, and 0.06. The bottom scale is labeled in kilometers (km) with major ticks at 0, 0.02, 0.04, and 0.09. The value 1.2058 is written above the top scale, positioned between 0.01 and 0.03, closer to 0.03. A vertical line extends from this point down to the bottom scale, landing between 0.02 and 0.04, closer to 0.04.

Hillsborough County Florida

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.

Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.