

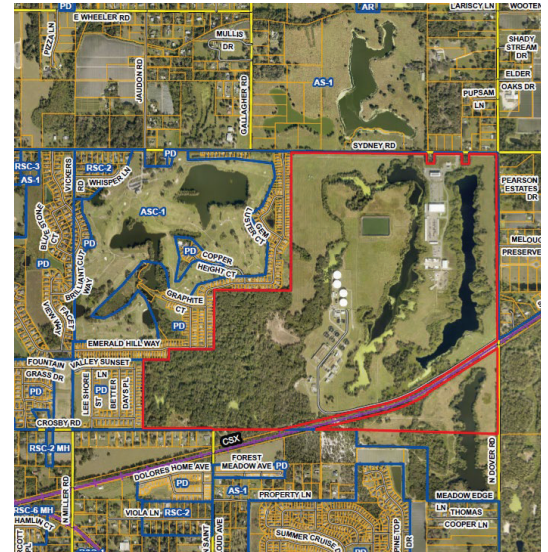
Special Use Application: SU-CFW 24-0439

LUHO Meeting Date: November 20, 2024

Case Reviewer: Tim Lampkin, AICP

1.0 APPLICATION SUMMARY

Applicant: Hillsborough County (PM: Bruce Harvey)
Zoning: Agricultural Rural (AR)
FLU Category: P/QP
Service Area: Urban
Site Acreage: Overall: +/-587 acres
Community Plan Area: Valrico
Overlay: None
Special District: None
Request: Special Use Permit for a Wireless Communication Facility
Location: 14081 Sydney Rd., Dover; Folio #85442.0000



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 a 120-foot-high antenna tower that will be sited within Hillsborough County’s new East Maintenance Complex, located at 14081 Sydney Road, that has been designated by Fire Rescue/Emergency Management as an alternative location for Hillsborough County’s Emergency Operations Center for activations.

Tower Setbacks:	Required Setbacks	Proposed Tower Setbacks	100% Tower Height Setback Required
North	50 feet	1,132 feet	No
South	120 feet	3,028 feet	Yes
East	50 feet	1,086 feet	No
West	120 feet	2,727 feet	Yes

Proposed Tower Height and Camouflaging:

120-foot non-camouflaged tower

Additional Information:

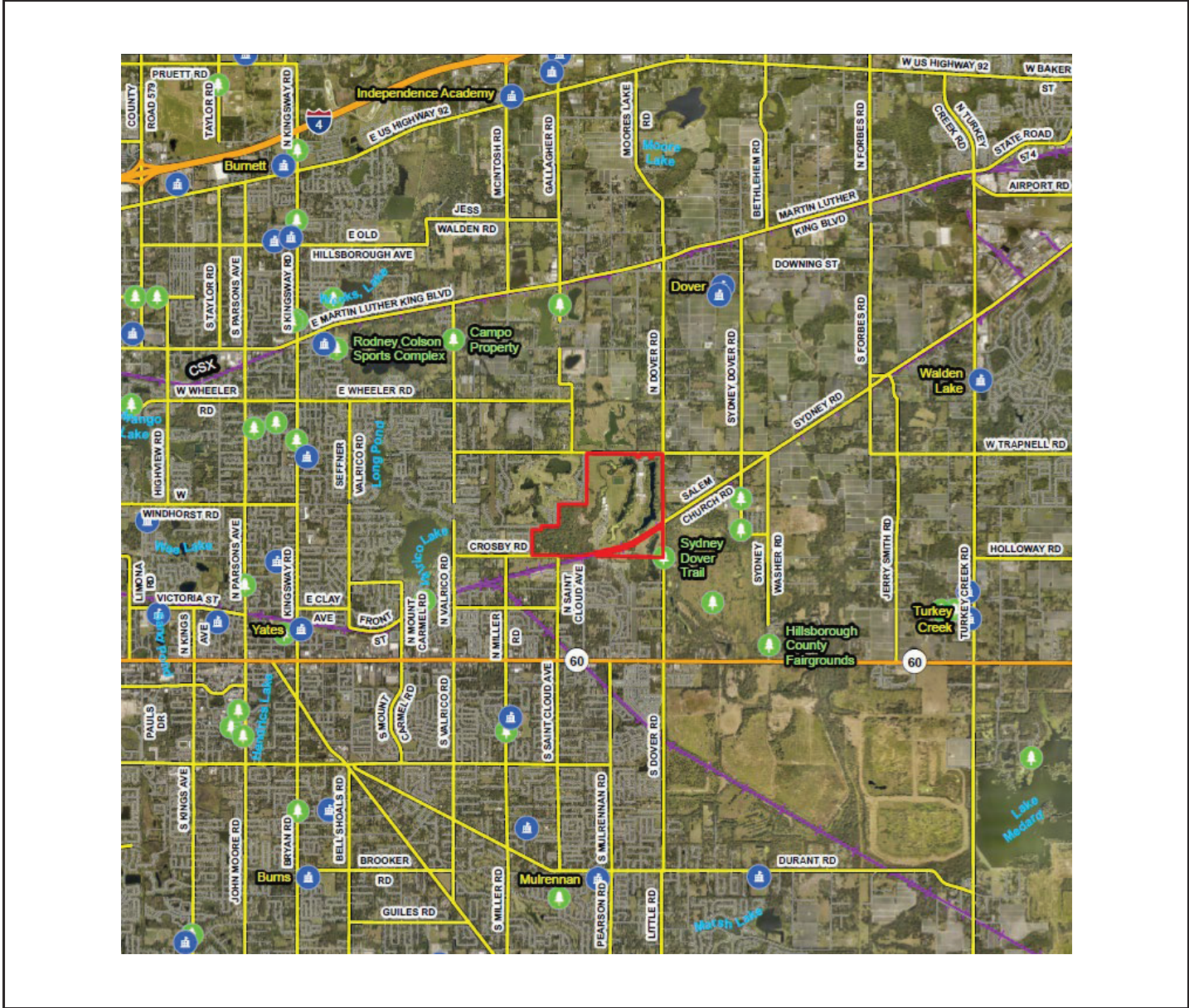
Waiver(s) to the Land Development Code	Yes Waiver to LDC § 6.11.29.D.3.b.4 and LDC § 6.11.29.F & G
Variances(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

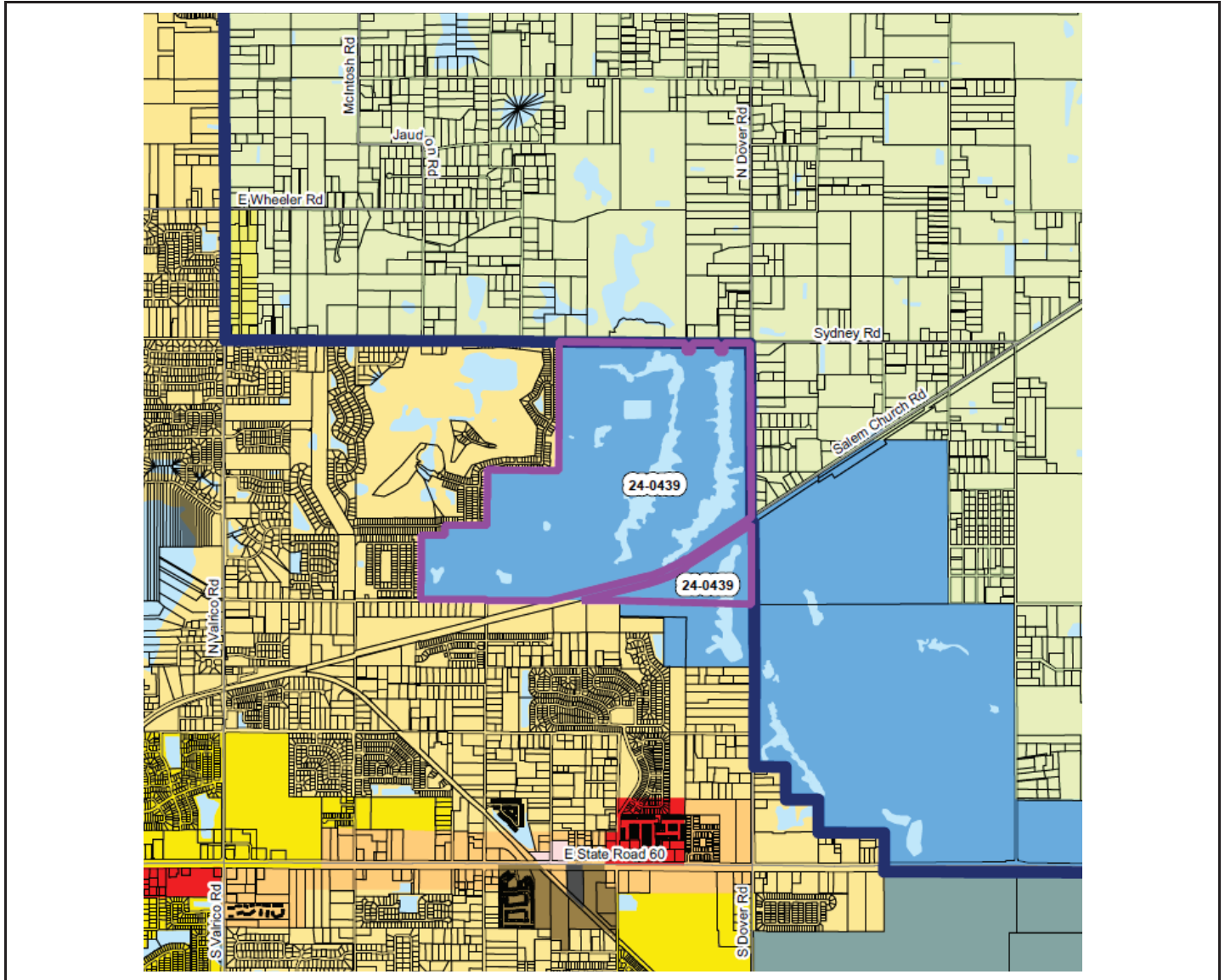


Context of Surrounding Area:

The site is located within the Urban Service Area and is located within the Valrico Area community plan. Nearby uses include single-family residential Planned Development, larger lot residential, and agricultural uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

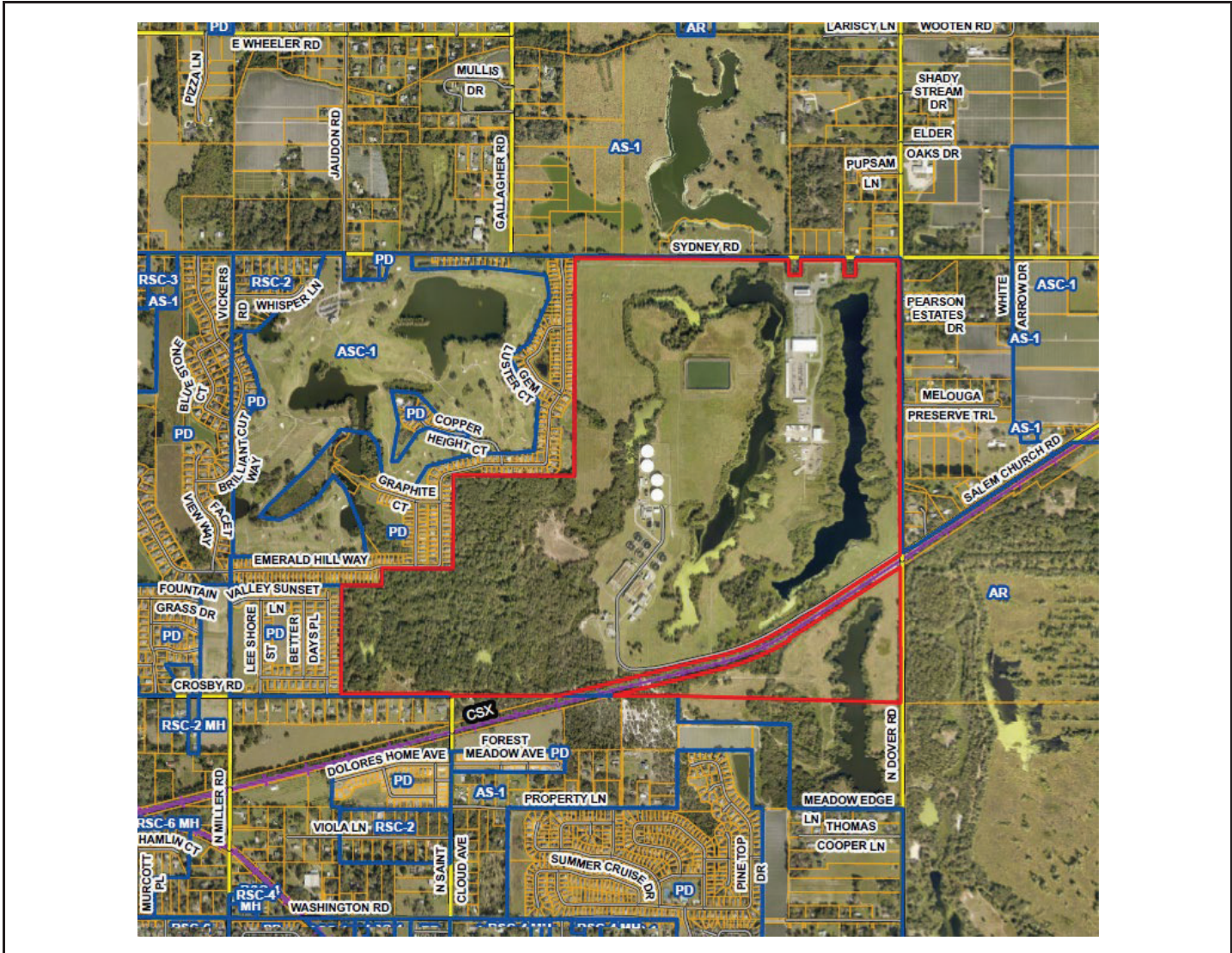
2.2 Future Land Use Map



Subject Site Future Land Use Category:	P/QP
Maximum Density/F.A.R.:	Max. Density: NA Max. FAR: Public facilities and uses are located throughout the county. Intensities of future public uses shall be guided by the floor area ratios of surrounding plan categories, including those of adjacent jurisdictions, to insure compatibility with surrounding development.
Typical Uses:	Typical uses include major existing and programmed government-owned facilities, and other public uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

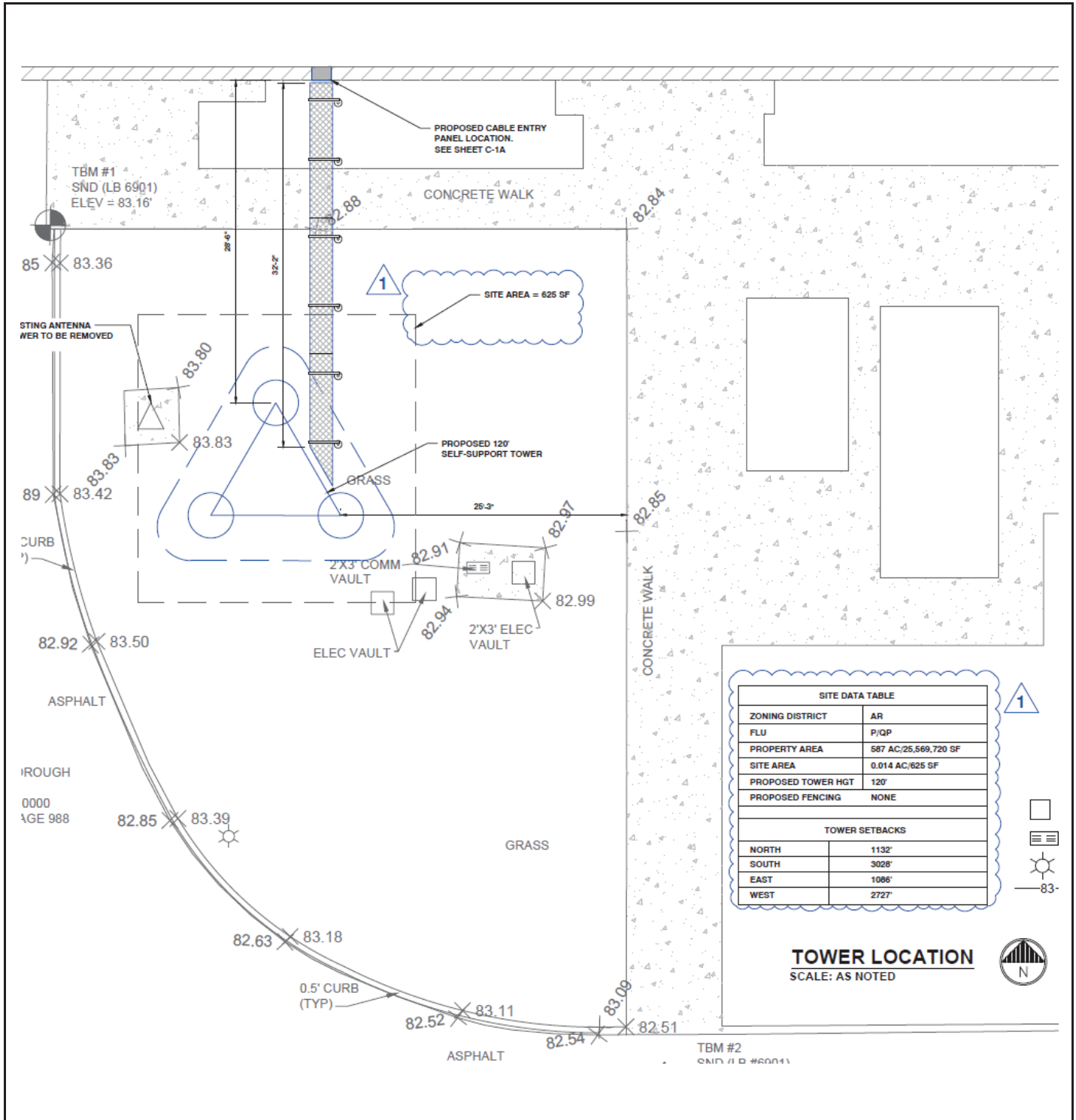


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du/acre	Agricultural, SF	Single Family, Agricultural and vacant
South	AR/AS-1	AR: 1 du/ 5 acre AS-1: 1 du/acre	AR: Agricultural Rural AS-1: Agricultural, SF	Single Family, Agricultural and vacant
East	AR/AS-1	AR: 1 du/ 5 acre AS-1: 1 du/acre	AR: Agricultural Rural AS-1: Agricultural, SF	Single Family, Agricultural and vacant
West	PD 73-0001	Up to 825 SF units	Single-family, subject to RSC-9 Standards	Single-family Residential

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
LDC § 6.11.29.D.3.b.4, waiver to required tower structure camouflage	Non-camouflaged tower

Justification:

The applicant has provided justification regarding a waiver of the camouflage requirement which includes:

- The tower is right outside the back entrance of the warehouse and not visible by line of site from any of the surrounding property lines, due to foliage surrounding the 587-acre property.
- The proposed required antenna load, current and future, would be difficult if not impossible to safely install on a monopole or camouflage tower. The applicant also provided technical documentation found in Appendix A for details of the proposed loading.

Requested Waiver:	Result
LDC § 6.11.29.F & G, waiver to required letter of intent committing to shared use of the tower, and waiver to noticing potential users of opportunity for collocation.	No required collocation for shared use on tower

Justification:

The applicant has provided justification regarding a waiver of the collocation requirement.

- In order to comply with the Sheriff’s security requirements relating to critical equipment and third-party access at secured sites, the applicant is requesting consideration for this exemption.
- The tower will become an integral component of the Sheriff’s county-wide communications network. The criminal justice related information which is being transmitted over the county-wide network will include this proposed site.
 - The transmission of this type of information must be in accordance with the procedures outlined in the Criminal Justice User Agreement between the Florida Department of Law Enforcement (FDLE) and the Sheriff’s office. Based on their agreement with FDLE, the Sheriff’s Office is required to restrict access to their communications sites to personnel who have completed a mandatory background investigation. The consideration of utilizing an antenna tower operated by a third party would make this requirement extremely difficult to monitor and enforce.

In order to comply with Sheriff’s security requirements relating to equipment and third-party access at secured sites, the applicant requests consideration in exempting the proposed tower from the current requirements to evaluate other radio towers and authorize the construction of the proposed dedicated antenna tower at 14081 Sydney Road. Accordingly, the applicant requests that this project be exempted from being required to evaluate third party towers for these purposes.

4.0 REQUESTED VARIANCES (IF APPLICABLE)

LDC Section:	LDC Requirement:	Variance:	Result:
None Requested.			

5.0 OUTSIDE EXPERT REVIEW (Hillsborough County Sheriff's Office-Stephen Mitchell, Chief of General Operations)

The applicant has submitted documentation indicating the need for the facility at a height of 120 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, a letter dated March 20, 2024, from the Hillsborough County Sheriff's Office, the subject property has been designated by Fire Rescue/Emergency Management as the alternative location for Hillsborough County's Emergency Operations Center for activations when the primary location is not available at the Public Safety Operations Center located at 9450 Columbus Drive.

The proposed 120' antenna tower will become an integral component of the Sheriff's county-wide communications network. The criminal justice related information which is being transmitted over the county-wide network will include this proposed site. The transmission of this type of information must be in accordance with the procedures outlined in the Criminal Justice User Agreement between the Florida Department of Law Enforcement (FDLE) and the Sheriff's office. Based on their agreement with FDLE, the Sheriff's Office is required to restrict access to their communications sites to personnel who have completed a mandatory background investigation. The consideration of utilizing an antenna tower operated by a third party would make this requirement extremely difficult to monitor and enforce.

The letter also indicates that the nearest existing private tower is located +/-1,000 feet north at Sydney Road. Additionally, the distance from this tower to the Core Building is not feasible for the required coaxial cable connection for the Sheriff's radio system use inside the hardened concrete building. Further, the tower includes an existing active eagle nest that impedes access for additional antennas.

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 was not submitted by the applicant pursuant to the request for a waiver of the collocation requirement pursuant to LDC § 6.11.29.E and the applicant's waiver justification.

7.0 TRANSPORTATION SUMMARY

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Dover Rd	County Collector - Rural	2 Lanes <input checked="" 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
Proposed	1	1	1

*Trips reported are based on net new 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		None	None	Meets LDC
South		None	None	Meets LDC
East	X	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
N/A	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Agency Comment Sheet
Natural Resources	<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	
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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" 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 checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Transportation Agency Review Comments.
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 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	
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 checked="" type="checkbox"/> N/A	<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	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<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/Staff Findings

The proposed tower compound project is located at the Hillsborough County East Maintenance Complex, towards the center of the +/-587-acre subject property associated with the alternative location for Hillsborough County's Emergency Operations Center for activations. The surrounding area is a mixture of agricultural, single family residential and mobile home developments.

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 any WCSS proposed to be located on property owned by any municipality, county, school or state entity. The proposed tower is 120 feet in height on property owned by Hillsborough County; therefore, the request requires a Special Use review for the proposed tower.

The subject wireless communication facility far 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 tower is located 2,727 feet from the western property boundary, 1,086 feet from the eastern property boundary, 1,132 feet from the northern property boundary and 3,028 feet from the southern property boundary.

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 AR zoning district, tree-type camouflage is presumed a compatible camouflage structure type. The applicant proposes to waive the tree-type camouflaging in accordance with this requirement due to its location right outside the back entrance of the public use facility warehouse and not being visible by line of site from any of the surrounding property lines, due to foliage surrounding the 587-acre property. Staff has no objection to this waiver.

LDC Section 6.11.29.F requires the applicant to submit a letter of intent committing the wireless communication support structure owner and its successors to allow shared use of the tower and LDC Section 6.11.29.G requires the applicant to notice other potential users of the new wireless communication support structure offering an opportunity for collocation. The applicant has sought a waiver to these requirements to allow for no shared use of the tower. The proposed tower will become an integral component of the Sheriff's county-wide communications network. The criminal justice related information which is being transmitted over the county-wide network will include this proposed site. The transmission of this type of information must be in accordance with the procedures outlined in the Criminal Justice User Agreement between the Florida Department of Law Enforcement (FDLE) and the Sheriff's office. Based on their agreement with FDLE, the Sheriff's Office is required to restrict access to their communications sites to personnel who have completed a mandatory background investigation. The consideration of utilizing an antenna tower operated by a third party would make this requirement extremely difficult to monitor and enforce. Given the security restrictions for the Hillsborough County Sheriff's Office use of the tower as well as the potential utilization during emergencies for the alternate Hillsborough County Emergency Operation Center for activations, staff has no objection to the proposed waiver to the collocation requirement.

The proposed communications facility meets Land Development Code requirements, with the exception of the requested waivers to the regulations contained in LDC Section 6.11.29. When the East County Maintenance public use facility was developed, under project ID 4610, alternative screening was determined to be acceptable to meet the required Type B screening to the residential development to the west given the large distance separation of over 2,500 feet to the

residential properties. The alternative screening between land uses included the existing vegetation and wetland areas, as well as 19 additional trees added along the western perimeter of the public use facility 26.22-acre project area, located toward the center of the 587-acre host parcel between the two wetland areas. Given the proposed wireless communication facility will be located within the public use facility site, and the buffer/screening between the public use facility and the residentially developed property to the west has already been provided, no additional screening will be required.

Pursuant to LDC Sec. 6.11.29.J, the applicant submitted documentation showing the Federal Aviation Authority has reviewed the proposal as required by Airport Zoning Regulations to determine if there is any potential impact on public airports in Hillsborough County. The submitted document shows the Federal Aviation Authority (FAA) provided that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met: Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

Planning Commission staff found that 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.

Staff has received no objections from other reviewing agencies. Staff finds the proposed wireless communication facility compliant with LDC Section 6.11.29 with the exception of the proposed waivers and find the location to be compatible with surrounding land uses given the large distance separation to surrounding properties, the size of the host parcel, as well as its location within the East County Maintenance public use facility that is the alternative location for Hillsborough County's Emergency Operations Center for activations.

9.2 Recommendation


Based on the above, staff finds the proposed communication facility is approvable, subject to conditions.

10.0 PROPOSED CONDITIONS

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on October 31, 2024.

1. The permitted Special Use Permit shall be limited to a wireless communication facility with a 120-foot-tall tower with no required camouflage.
2. The facility shall be developed in accordance with the site plan submitted on October 31, 2024, 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 submitted on October 31, 2024. The antenna tower shall have minimum setbacks of 1,132 feet from the north parcel boundary, 2,727 feet from the west parcel boundary, 1,086 feet from the east parcel boundary and 3,028 feet from the south parcel boundary.
4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

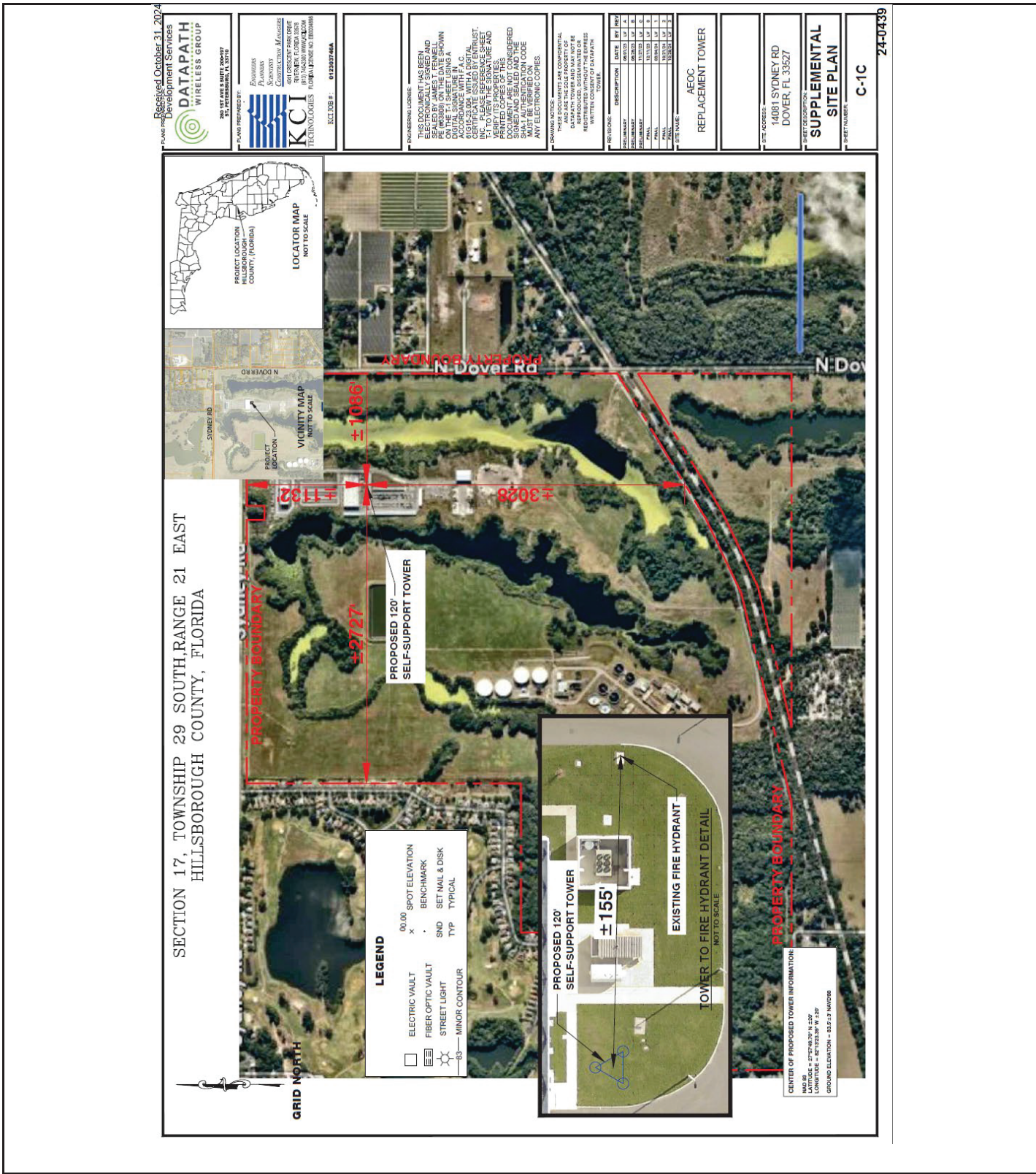
5. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
7. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
8. The permit holder shall not be required to 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 and shall not be subject to the collocation criteria found in the Land Development Code.
9. 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.
10. The existing antennae tower shall be demolished and removed at no expense to Hillsborough County within one year of the approval date of this Special Use permit.
11. 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.

Zoning Administrator Sign Off:	 <p style="font-size: small; margin-top: 5px;">Colleen Marshall Wed Nov 6 2024 14:57:19</p>
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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): Overall Site



12.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/02/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: VR/Central

PETITION NO: SU-GEN 23-0308

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

SPECIAL USE REQUEST SUMMARY AND ANALYSIS

The applicant is requesting special use approval for a Sec. 6.11.29 Wireless Communication Facility to be allowed on an existing +/- 587-acre parcel zoned Agricultural Rural and utilized as a County secured utility facility. The subject site is located on the south side of Sydney Rd. and west of Dover Rd. The future land use designation is Public /Quasi Public (P/QP).

Wireless communication facilities are not included in the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition. Staff estimated a worst-case scenario representative of the nominal increase in trip traffic potentially associated with the proposed use.

Proposed Special Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Wireless Communication Facility*	1	1	1

* The ITE Trip Generation Handbook, 11th Ed. does not report trip generation for wireless communication facilities. Staff estimate is a worst-case scenario representative of the nominal increase in trip traffic.

The Wireless Communication Facility (WCF) will not generate any additional traffic aside from incidental maintenance visits.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Dover Rd. is a rural collector roadway maintained by the County. The roadway consists of +/- 11-foot lanes without paved shoulders within a +/- 62-foot wide right-of-way. There are no sidewalk sidewalks.

SITE ACCESS AND CONNECTIVITY

The wireless communication facility will be accessed via Dover Rd. through a gated access road.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
DOVER RD	SR60	SYNDNEY RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Dover Rd	County Collector - Rural	2 Lanes <input checked="" 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
Proposed	1	1	1

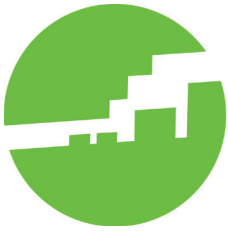
*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	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
N/A	Choose an item.	Choose an item.
Notes:		

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**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: November 20, 2024 Report Prepared: November 6, 2024	Case Number: SU 24-0439 Folio(s): 85442.0000 General Location: North of Crosby Avenue, south of Sydney Road and west of North Dover Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Public/Quasi-Public
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Special Use permit to allow a 120' self-support communications tower replacement
Parcel Size	587.01 ± acres
Street Functional Classification	Crosby Avenue – County Collector Sydney Road – County Collector North Dover Road – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Public/Quasi-Public	AR	Public/Quasi-Public/Institutions
North	Residential-1	AR + ASC-1 + AS-1	Single Family Residential + Agriculture + Vacant Land
South	Residential-4 + Public/Quasi-Public	AR + AS-1 + PD	Agriculture + Single Family Residential + Public/Quasi-Public/Institutions + Vacant Land
East	Residential-1 + Public/Quasi-Public	AS-1 + AR + CG	Single Family Residential + Vacant Land + Agriculture + Public/Quasi-Public/Institutions + Mobile Home Park
West	Residential-4	PD + ASC-1 + RSC-2	Single Family Residential + Agriculture + Recreational/Open Space

Staff Analysis of Goals, Objectives and Policies:

The 187.01 ± acre subject site is located north of Crosby Avenue, south of Sydney Road and west of North Dover Road. The site is in the Urban Service Area and is not located within the limits of any Community Plan. The applicant is requesting a Special Use permit to allow a 120-foot self-support communications tower replacement. The proposed communications tower replacement will be located at the East Maintenance Complex, at 14081 Sydney Road. This location has been designated by Emergency Management as the alternative location for Hillsborough County’s Emergency Operation Center.

The 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 development 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 also public/quasi-public/institutions uses to the south across Salem Church Road. Agriculture and single-family uses extends

on all sides 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 Public/Quasi-Public (P/Q-P) Future Land Use category. The P/Q-P Future Land Use category allows for the consideration of major existing and programmed government-owned facilities, and other public uses. This category also accommodates quasi-public uses such as private establishments generally available to the public for use; for example, churches, hospitals, schools, clubs, major (regional, district or community) recreation services and related uses, tourist attractions, utility, and transportation facilities.

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). Transportation had no objections to the proposal; therefore, the Special Use is consistent with FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

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, agriculture and Public/Quasi-Public/Institutions uses. The communications tower design will be sensitive to the surrounding residential uses to the east and north. According to the revised request, uploaded into Optix on September 30, 2024, the 120' self-support communications tower will be located in the back of the alternative Emergency Operation Center (AEOC) building, with a cable bridge running back into equipment that will be located inside of the alternative Emergency Operation Center building. The proposed Special Use is compatible with the surrounding area and meets the intent of FLUE Objective 16 and its accompanying policies.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 13 of the FLUE, "new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan." Objective 9.3 of the Environmental & Sustainability (E&S) is to manage natural preserves to ensure a healthy, functioning environment, economy and quality of life. The EPC determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.9 and associated policies in the E&S.

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.

Overall, staff finds that the proposed use is an allowable use in the P/Q-P category, 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:
locational criteria for the placement of non-residential uses as identified in this Plan,
limiting commercial development in residential land use categories to neighborhood scale;
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.

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.9: *Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.*

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.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ SU-CFW 24-0439

- Rezoning Status**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

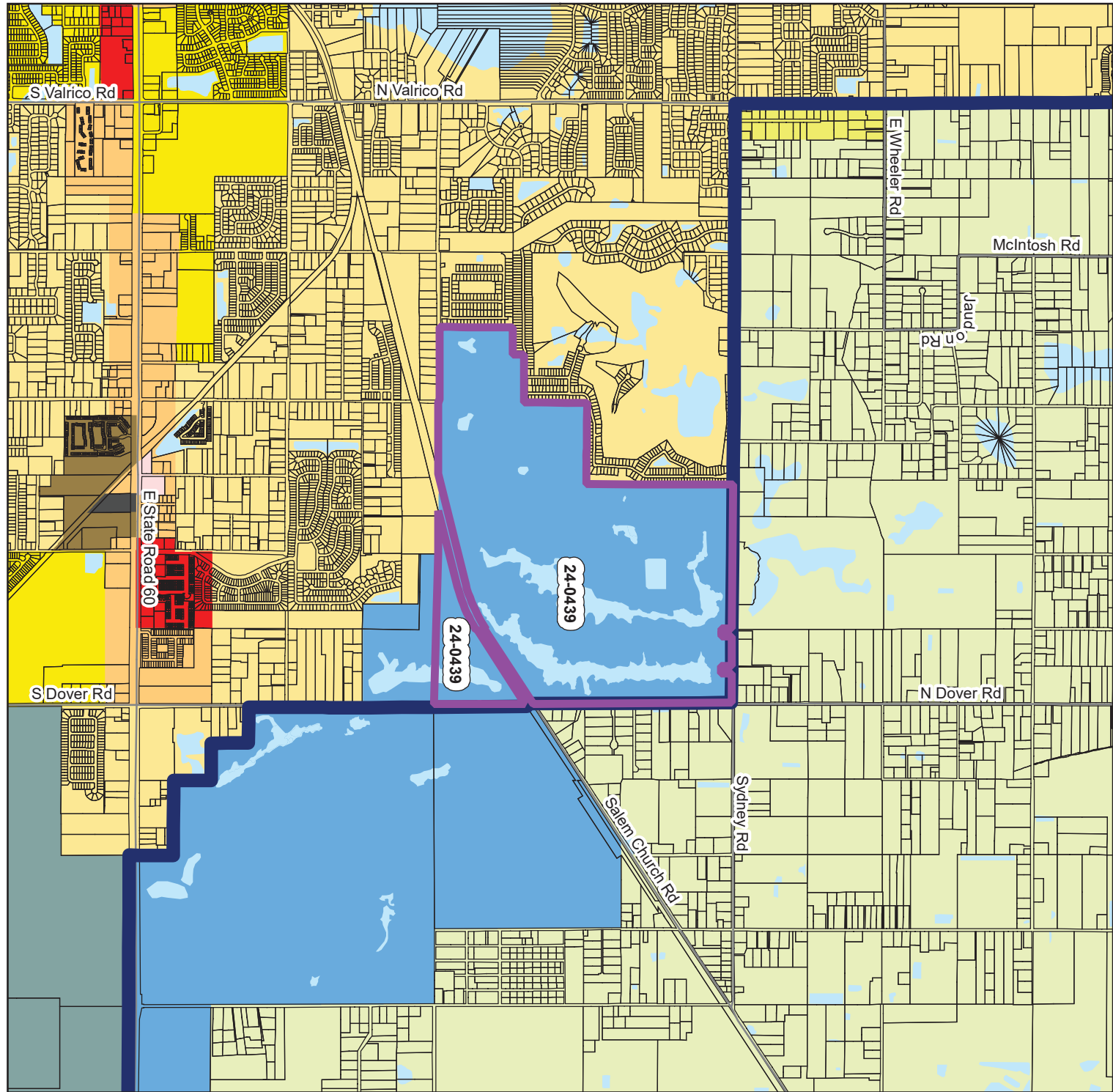
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- Warm NATURAL LULC: Wet, Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.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 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCIAL)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAWA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoned boundaries from the rezoning Commission and wet/dry, flood hazard and other data from Hillsborough County Property Appraiser. Parcel boundaries and lot/acreage data from Hillsborough County Property Appraiser. Major roads from Hillsborough County GIS/Geomatics. Other data from Hillsborough County GIS/Geomatics. The map is for illustrative purposes only. For the most current data and information, see the approval notice.



Map Printed from Rezoning System: 3/6/2024
 Author: Beverly F. Dames
 File: G:\Rezoning\System\MapProjects\Hillsborough\Rezoning - Copy.mxd
Hillsborough County
City/County
Planning Commission



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Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-CFW 24-0439	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: SU-CFW 24-0439 Applicant's Name: Nicholas D'Amico (Authorized Agent)

Reviewing Planner's Name: Timothy Lampkin Date: 09/30/2024

- 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): 10/21/2024

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@hcf.gov

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@hcf.gov.

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.

Nicholas DAmico Digitally signed by Nicholas DAmico
Date: 2024.09.30 10:58:41 -04'00'
Signature

09/30/2024
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

SU-CFW 24-0439

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: **Nicholas DAmico**

Digitally signed by Nicholas DAmico
Date: 2024.09.30 11:09:34 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

Included	Submittal Item
----------	----------------

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

*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.



Hillsborough County Development Services 610 E
Kennedy Blvd
19th Floor Tampa,
FL 33601
(813) 272-5600

To whom it may concern:

I am writing this letter regarding the proposed Public Safety communication tower site to be located at the Hillsborough County's new East Maintenance Complex, located at 14081 Sydney Rd. This location has been designated by Emergency Management as the alternative location for Hillsborough County's Emergency Operations Center. We are requesting approval on behalf of Hillsborough County as the proposed improvements will serve the communications needs of public safety officials.

The proposed improvements include a 120' Self-Support communications tower located just outside the AEOC building with a cable bridge running back into equipment that will be located inside the AEOC building. The proposed antenna tower will become an integral part of the Sheriff's county-wide communications network. This proposed site will be owned and operated by Hillsborough County once constructed.

We are requesting a waiver of the camouflage requirement. The tower is right outside the back entrance of the warehouse and not visible by line of site from any of the surrounding property lines, due to foliage surrounding the 483 AC property. The proposed required antenna load, current and future, would be difficult if not impossible to safely install on a monopole or camouflage tower. Please see Appendix A for details of the proposed loading.

Also, we are requesting a waiver of the collocation requirement. In order to comply with the Sheriff's security requirements relating to critical equipment and third party access at secured sites, we are requesting consideration for this exemption. Please see Appendix B for additional information regarding this request.

I hope this narrative explains what we are attempting to accomplish, and I will be happy to answer any questions at the preliminary conference. It is only our intent to develop this site to support Public Safety in Hillsborough County and leave the site better than we found it.

Best,

Nicholas D'Amico

Nicholas D'Amico, COO Datapath
Wireless Group, LLC



APPENDIX A:
PROPOSED TOWER LOADING DOCUMENT

DESIGNED APPURTENANCE LOADING

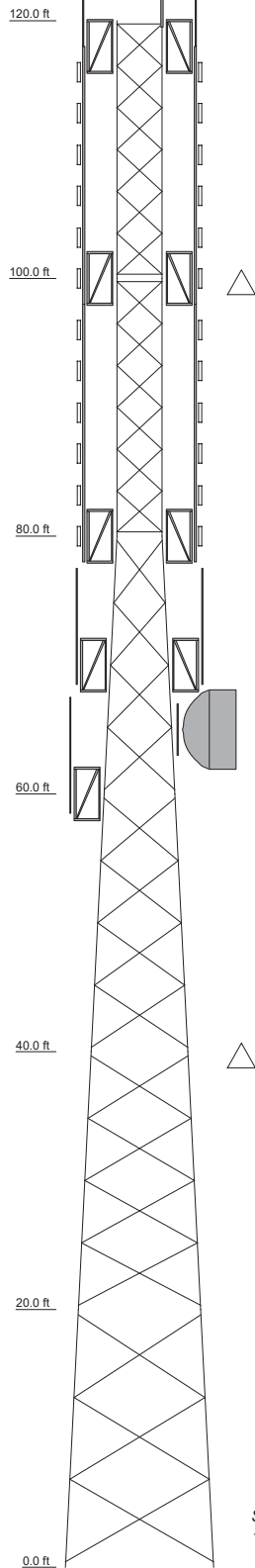
TYPE	ELEVATION	TYPE	ELEVATION
LP-10' Lightning Rod Ext. = 14' O.H. Inc. 4' Rod	120	3' Sidearm(s)	80
DB810-Y - Omni (7/8" Helix)	120	DB224 20' Dipole (7/8" Helix)	80
3' Sidearm(s)	120	3' Sidearm(s)	80
DB810-Y - Omni (7/8" Helix)	120	PD201 (1/2" Helix)	70
3' Sidearm(s)	120	3' Sidearm(s)	70
DB810-Y - Omni (7/8" Helix)	120	PD201 (1/2" Helix)	70
3' Sidearm(s)	120	3' Sidearm(s)	70
DB224 20' Dipole (7/8" Helix)	100	Leg Mounted 6' Dish Mount Assembly	65
3' Sidearm(s)	100	SB6-W60 Dish W/Radome (EW63)	65
DB224 20' Dipole (7/8" Helix)	100	PD201 (1/2" Helix)	60
3' Sidearm(s)	100	3' Sidearm(s)	60
DB224 20' Dipole (7/8" Helix)	80		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A529-50	50 ksi	65 ksi
A36	36 ksi	58 ksi			

TOWER DESIGN NOTES

1. Tower is located in Hillsborough County, Florida.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 152 mph basic wind in accordance with the TIA-222-H Standard.
4. Deflections are based upon a 60 mph wind.
5. Tower Risk Category IV.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. Tower designed for step bolts and/or clip-on climbing ladder.
8. Tower designed for feedlines to be supported with waveguide ladder(s).
9. All bolted legs and/or weld together tower sections have flange connections.
10. Structural connections use galvanized A325 bolts and/or equivalent with nuts and/or nut locking devices. Installation per TIA/EIA-222 and AISC Specifications.
11. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
12. All structural steel welding will be in compliance with AWS D1.1 latest revision and fabricated with ER-70S-6 electrodes.
13. Structure is designed to arrange feedlines based on using stackable hangers currently available in the communications industry unless specified otherwise by customer. See plan view of sheet E-7 for feedline arrangement used for the design of this structure.
14. TOWER RATING: 92.9%



ALL REACTIONS ARE FACTORED

MAX. CORNER REACTIONS AT BASE:

DOWN: 114 K
SHEAR: 11 K

UPLIFT: -103 K
SHEAR: 10 K

AXIAL 14 K

SHEAR 17 K MOMENT 1091 kip-ft

TORQUE 16 kip-ft
REACTIONS - 152 mph WIND

Section	L1	L2	L3	L4	T1	T2	T3	T4
Legs	SR 1 1/4	SR 1 3/4	SR 2 1/2	SR 3	SR 2 1/4	SR 2 1/4	SR 2 1/2	SR 3
Leg Grade	SR 5/8	SR 3/4	L1 3/4x1 3/4x3/16	L2x2x3/16	A572-50	L1 1/2x1 1/2x3/16	L1 3/4x1 3/4x3/16	L2x2x3/16
Diagonals	A36	A572-50	A529-50	N.A.	A572-50	A529-50	A529-50	N.A.
Diagonal Grade								
Top Girts	SR 3/4	SR 3/4	N.A.	N.A.	SR 3/4	N.A.	N.A.	N.A.
Bottom Girts	SR 3/4	SR 3/4	N.A.	N.A.	SR 3/4	N.A.	N.A.	N.A.
Face Width (ft)	3.5	3.5	5.5	9.5	3.5	5.5	7.5	11.5
# Panels @ (ft)	12 @ 3.23611	8 @ 4.84375	8 @ 4.82292	3 @ 6.40278	4 @ 4.84375	8 @ 4.82292	8 @ 4.82292	3 @ 6.40278
Weight (K)	0.5	0.8	1.3	2.2	1.2	1.3	1.7	7.7

	Allstate Tower Inc. P.O. Box 25 Henderson, KY. 42419 Phone: (270) 830 - 8512 FAX: (270) 228 - 4551	Job: FT-098425 Project: Site Name : Hillsborough County, FL. Client: Datapath Drawn by: Allstate Tower Inc. Code: TIA-222-H Date: 02/09/22 Scale: NTS Path: _____ Dwg No. E-1
	24-0439	



APPENDIX B:

COLLOCATION WAIVER REQUEST:

**WILLIAM F. HAND,
HILLSBOROUGH COUNTY CAPITAL PROGRAMS DEPARTMENT**



**Hillsborough
County Florida**

CAPITAL PROGRAMS

PO Box 1110, Tampa, FL 33601-1110
813-307-1827

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

ASSISTANT COUNTY ADMINISTRATOR

Kimberly A. Byer

February 9, 2024

Keshia Rivas, Planning & Zoning Division
Development Services Department
Hillsborough County
County Center, 19th Floor
601 East Kennedy Blvd.
Tampa, FL 33602

Re: Consolidation & Hardened Maintenance Facility, 14081 Sydney Road
General Use Zoning Application – Wireless Communications Tower

Dear Ms. Rivas:

Hillsborough County's new East Maintenance Complex, located at 14081 Sydney Road, has been designated by Fire Rescue / Emergency Management as the alternative location for Hillsborough County's Emergency Operations Center for activations when the primary EOC location is not available at PSOC. To allow for this emergency operations function, this Sydney Road site will require a tower solely dedicated to providing secure communications through Sheriff's 800mz radio system for required emergency dispatch and emergency management functions.

The proposed antenna tower will become an integral component of the Sheriff's county-wide communications network. The criminal justice related information which is being transmitted over the county-wide network will include this proposed site. The transmission of this type of information must be in accordance with the procedures outlined in the Criminal Justice User Agreement between the Florida Department of Law Enforcement (FDLE) and the Sheriff's office. Based on their agreement with FDLE, the Sheriff's Office is required to restrict access to their communications sites to personnel who have completed a mandatory background investigation. The consideration of utilizing an antenna tower operated by a third party would make this requirement extremely difficult to monitor and enforce.

Keshia Rivas, Planning & Zoning Division
Page Two

In order to comply with Sheriff's security requirements relating to equipment and third party access at our secured sites, I am requesting consideration in exempting the proposed tower from the current requirements to evaluate other radio towers and authorize the construction of the proposed dedicated antenna tower at 14081 Sydney Road. Accordingly, I respectfully request that this project be exempted from being required to evaluate third party towers for these purposes.

Sincerely,

William F. Hand, Manager Facilities Capital Construction
Capital Programs Department

Cc: Dennis Kline, Hillsborough County PGM
Brian Grady, Hillsborough County PGM
Stephen Mitchell, General Services and Facilities Operations, Hillsborough County Sheriff's Office
George Stewart, Hillsborough County Emergency Management

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19906/R6

822.20 Rec fee
County Project # 83-123-0

County Project # 83-123-0

WSS

RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
2313 Henderson Blvd, Suite 120
Tampa, Florida 33609

OFF. REC. 5302 6 988

SPECIAL WARRANTY DEED

PREPARED BY
HENRY M. KITTLESON
HOLLAND & KNIGHT
P. O. BOX 87, LAKELAND, FLA. 33802

1987 DEC 30 AM 11: 19

87298540

The Grantor, AMERICAN CYANAMID COMPANY, a Maine corporation authorized to do business in Florida, whose mailing address is One Cyanamid Plaza, Wayne, New Jersey 07470, in consideration of one dollar and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, whose mailing address is P. O. Box 1110, Tampa, Florida 33601, the real property described in Exhibit A attached hereto. The property is located within Sections 16, 17, 18, 20, 21, and 22 of Township 29 South, Range 21 East, Hillsborough County, Florida, as particularly described in attached Exhibit A.

As against all persons claiming by, through, or under the Grantor (but not otherwise), the Grantor covenants that the property is free of all encumbrances, that lawful seisin of and good right to convey the property are vested in the Grantor, and that the Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor. The foregoing title covenants are subject to the special title matters referred to in attached Exhibit A (but the Grantor does not by this reference purport to ratify, re-impose, or extend any of those special title matters). The Grantor represents, and the Grantee acknowledges, that the property has been used as part of a phosphate mining operation.

Date of this deed: December 22, 1987

Signed in the presence of:

AMERICAN CYANAMID COMPANY

Daphne Bradford
Frank A. [unclear]

By R. L. [unclear] ^{mlm}
Vice President

Two witnesses

Attest:
E. J. [unclear]
Assistant Secretary



Approved by the Hillsborough Board of County Commissioners at their meeting of December 2, 1987

RICHARD L. AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd. \$ _____
Intangible Tax Pd. \$ _____
Richard L. Ake, Clerk Hillsborough County
By: _____ Deputy Clerk

EXHIBIT A
 to deed from American Cyanamid Company to Board of County
 Commissioners

* * * * *

IN TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA:

Section 16: (a) The part of the SW-1/4 lying south of right-of-way of the Seaboard Coast Line Railroad Company (successor to Florida Central and Peninsular Railroad Company), and SUBJECT TO right-of-way for county road (South Dover Road) along the west side of Section 16.

(b) That part of the SE-1/4 of NW-1/4 lying south of the right-of-way of the Seaboard Coast Line Railroad Company (successor to Florida Central and Peninsular Railroad Company).

(c) The S-1/2 of SW-1/4 of NE-1/4 LESS right-of-way (if applicable) of the Seaboard Coast Line Railroad Company (successor to Florida Central and Peninsular Railroad Company), and SUBJECT TO right-of-way for county road (Dover-Sydney Road extension) along the east side thereof.

(d) The W-1/2 of SE-1/4, SUBJECT TO right-of-way for county road (Dover-Sydney Road extension) along part of the east side thereof.

(e) The south 700 feet of the west 710 feet of the SE-1/4 of SE-1/4.

Section 17: All LESS the W-1/2 of NW-1/4, and LESS the west 100 feet of the E-1/2 of NW-1/4, and LESS the north 220 feet of the west 140 feet of the NE-1/4 of NE-1/4, and LESS the north 220 feet of the west 130 feet of the E-1/2 of NE-1/4 of NE-1/4, and LESS right-of-way of the Seaboard Coast Line Railroad Company (successor to Florida Central and Peninsular Railroad Company), and SUBJECT TO right-of-way for county road (Sydney-Valrico Road) along the north side of Section 17 and for county road (South Dover Road) along the east side of Section 17, and SUBJECT TO right-of-way (if any) for county road (Crosby Road and St. Cloud Road) at the southwest corner of Section 17.

Section 18: (a) The east 850 feet of the south 200 feet of the NE-1/4 of SE-1/4.

(b) The SE-1/4 of SE-1/4, SUBJECT TO right-of-way for county road (Crosby Road) along the south side thereof.

Section 20: (a) The N-1/2 of N-1/2 of NW-1/4 of NE-1/4, LESS a strip of land along the south side thereof as conveyed by American Cyanamid Company to Tampa Electric Company under deed dated November 21, 1984, recorded in Official Records Book 4457, page 1761, Hillsborough County, Florida.

(b) The NE-1/4 of NE-1/4, SUBJECT TO right-of-way for county road (South Dover Road) along the east side of thereof, and SUBJECT TO right-of-way or easement for access road (Property Lane) along the south side thereof.

Section 21: All LESS the SW-1/4 of SW-1/4, and LESS the SW-1/4 of NW-1/4 of SW-1/4, and LESS the S-1/2 of SE-1/4 of SW-1/4, and LESS right-of-way for State Road 60 along the south side of Section 21, and SUBJECT TO right-of-way for county road (Sydney Washer Road) along the east side of Section 21 and for county road (South Dover Road) along the west side of Section 21.

Section 22: The S-1/2 of SW-1/4 LESS right-of-way for State Road 60 along the south side of Section 22, and SUBJECT TO right-of-way for county road (Sydney Washer Road) along the west side of Section 22.

(End of land descriptions)

AMERICAN CYANAMID COMPANY

SYDNEY TRACT

Special title matters

All lands lie in Township 29 South, Range 21 East, Hillsborough County, Florida.

Survey matters, generally. Encroachments (if any) that would be revealed by an accurate survey and personal inspection of the lands.

State Road 60 and appurtenant drainage right-of-way, Sections 21 and 22. Right-of-way for State Road 60 (formerly designated State Road 79), and appurtenant outfall and drainage ditches and drains, along or near the south side of Sections 21 and 22, as set forth below:

(a) as granted by American Cyanamid Company to the State of Florida under (i) right-of-way deed dated April 22, 1940, recorded in Deed Book 1150, page 267 (Sections 21 and 22); and (ii) outfall ditch easement deed dated June 6, 1945, recorded in Deed Book 1328, page 519 (part of SW-1/4 of SE-1/4 of Section 21); and (iii) special warranty deed dated October 24, 1960, recorded in Official Records Book 633, page 206 (Sections 21 and 22); and

(b) as taken by the State of Florida under orders of the Circuit Court for Hillsborough County, Florida, identified as follows: (i) order dated December 11, 1944, recorded in Circuit Court Minute Book 90, page 1, case no. 23939-L, for road right-of-way (Section 21); and (ii) order dated March 21, 1946, recorded in Circuit Court Minute Book 91, page 455, case no. 24224-L, for drainage ditches (parts of S-1/2 of SE-1/4 of SE-1/4 of Section 21).

Public road easement (proposed Brandon-Plant City Road) along railroad right-of-way, Section 17. Public road easement granted by American Cyanamid Company to Hillsborough County under deed dated January 15, 1971, recorded in Official Records Book 2278, page 897, with respect to that part of the S-1/2 of Section 17 lying northerly of the right-of-way of the Seaboard Coast Line Railroad Company and within 200 feet northerly of the centerline of the main track. The deed provides that the easement will terminate as to any portion of the land when the same ceases to be used and is abandoned for public road purposes.

Exhibit A - page 4 of 4 pages

Platted streets, SIDNEY HIGHLANDS, Section 16.
Any platted streets appearing on the plat of SIDNEY HIGHLANDS recorded in Plat Book 27, page 6, with respect to the south 700 feet of the west 710 feet of the SE-1/4 of SE-1/4 of Section 16.

Possible state road reservations contained in Murphy Act deeds, Section 21. Reservations by the State of Florida of easement for state road right-of-way with respect to that part (if any) of the N-3/4 of W-3/4 of NW-1/4 of NW-1/4 of Section 21 that may have lain within 100 feet of the centerline of any state road existing on October 4, 1941, as the reservation is set forth in deed from the State of Florida to William G. Long dated October 4, 1941, recorded in Deed Book 1191, page 337 (reservation is not applicable if the road, now called South Dover Road, along west side of Section 21 was not designated as a state road on October 4, 1941).

Road reservations by Hamner (Sydney-Valrico Road and South Dover Road), Section 17. Reservations for road purposes as set forth in deeds identified as follows: (a) deed from Harry C. Hamner to William De Hardt dated September 16, 1911, recorded in Deed Book 149, page 323, with respect to the north 15 feet of the west 30 acres of the NE1/4 of NE-1/4 of Section 17, (and repeated in later deeds), and (b) deed from Joseph B. Hamner to Andrew Loughner dated June 10, 1912, recorded in Deed Book 174, page 293, with respect to the north 15 feet and the east 15 feet of the E-1/2 of E-1/2 of NE-1/4 of NE-1/4 of Section 17, (and repeated in later deeds).

Road reservation by Miller, Section 20.
Reservation for road purposes as set forth in deed from William F. Miller and wife to Katherina Schameitz dated July 28, 1916, recorded in Deed Book 249, page 68, with respect to the south 7-1/2 feet of the NE-1/4 of NE-1/4 of Section 20, (and repeated in later deeds).

Easement to Ash for underground culvert, Section 21. Drainage easement from American Cyanamid Company to Orville W. Ash and wife dated June 24, 1971, recorded in Official Records Book 2344, page 940, with respect to a strip of land 15 feet wide in the N-1/2 of SE-1/4 of SW-1/4 of Section 21 the centerline of which begins on the south boundary thereof at a point 709.92 feet west of the southeast corner thereof and runs north 115 feet to end of centerline (for underground culvert to transport surface water runoff).

(End of special title matters)

Exhibit A - page 4 of 4 pages

OFF. 5302 993
REC. 6

STATE OF NEW JERSEY
COUNTY OF PASSAIC

The foregoing instrument was acknowledged before me this
date by *R.L. Martino*

as Vice President of AMERICAN CYANAMID
COMPANY, a Maine corporation, on behalf of said corporation.

Date of this certificate: December 22, 1987.

(Affix notarial seal)

Violet Karas
Notary Public, State of New Jersey

My commission expires:

VIOLET KARAS
Notary Public, State of New Jersey
My Commission Expires Oct. 10, 1988



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0439 Intake Date: 02/12/2024
Hearing(s) and type: Date: 5/20/2024 Type: LUHO Receipt Number: N/A
Date: _____ Type: _____ Intake Staff Signature: Clare Odell

Property Information

Address: 14081 Sydney Rd / 1167 N. Dover Rd City/State/Zip: Dover, FL 33527
TWN-RN-SEC: 17-29-21 Folio(s): 85442.0000 Zoning: PD / AR Future Land Use: P/QP Property Size: 587 AC

Property Owner Information

Name: Hillsborough County (County POC: John Muller) Daytime Phone: (813) 272-6628
Address: 610 E Kennedy Blvd City/State/Zip: Tampa, FL 33602
Email: mullerj@hillsboroughcounty.org Fax Number: N/A

Applicant Information

Name: Hillsborough County (County PM: Bruce Harvey) Daytime Phone: (813) 727-6628
Address: 610 E Kennedy Blvd City/State/Zip: Tampa, FL 33602
Email: harveybl@hillsboroughcounty.org Fax Number: N/A

Applicant's Representative (if different than above)

Name: Nicholas D'Amico (Datapath Wireless Group) Daytime Phone: (813) 967-7164
Address: 260 First Ave S, Suite 200-197 City/State/Zip: St Petersburg, FL 33701
Email: nick@datapathwirelessgroup.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.

Nick D'Amico
Signature of the Applicant

Nick D'Amico, COO Datapath Wireless
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]
Signature of the Owner(s) - (All parties on the deed must sign)

For Hillsborough County
John Muller, Director Facilities &
Real Estate
Type or print name

