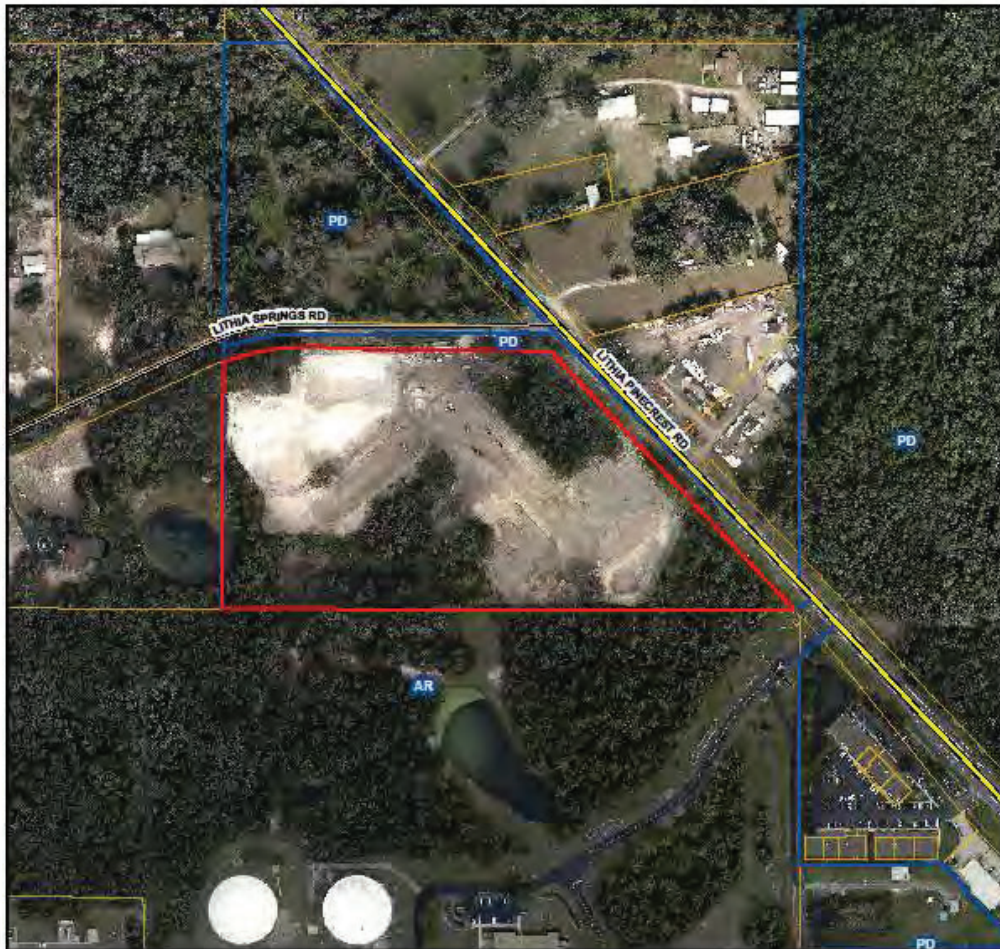




Land Use Application Summary Report

Application Number:	SU 22-0610	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a Wireless Communication Facility	North:	PD, Single Family Residential
		East:	AR, Fencing Contractor's Office, Landscape Contractor's Nursery
Comp Plan:	RES-2	South:	AR, Water Treatment Plant
Service Area:	Urban	West:	AR, Single Family Residential



Hillsborough County Florida

ZONING MAP
SU-CFW 22-0610
Foto: 87689.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- ▲ SCHOOLS
- PARKS

N
W E
S

0 200 400 Feet

STR: 16-30-21, 21-30-21

R17	18	19	20	21	22R
T 27					T 27
28					28
29					29
30					30
31					31
32					32
R17	18	19	20	21	22R

Note: This zoning map was prepared for informational purposes only. It is not intended to be used as a legal document. The zoning map is subject to change without notice. The zoning map is not a guarantee of any specific zoning classification. The zoning map is not a guarantee of any specific zoning classification. The zoning map is not a guarantee of any specific zoning classification.

Date: 04/26/2022 File: U:\2136\GIS\Zoning\MapApp
Produced By: Development Services Department

Request Details:

Pursuant to Land Development Code Section 6.11.29, the request is for a Special Use Permit for a proposed Wireless Communications Facility with 186-foot-high monopole antenna tower that will be located within an existing mini-warehouse facility at the southwest corner of Lithia Springs Road and Lithia-Pinecrest Road.

Staff Findings:

- The host parcel is 15.043 acres in size and zoned PD (Planned Development) 16-0913, which has been most recently modified by MM 22-0569. The project is located at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The host parcel is currently developed with a self-storage mini-warehouse facility with accessory RV/boat storage.
- Per LDC Section 6.11.29.C, wireless communication facilities shall be permitted in Planned Development (PD) districts approved after October 1, 2005, only if expressly allowed as a specifically identified use by the conditions of approval. In such cases, the location of the facility, height of the antenna support structure and design and/or camouflage requirements shall be addressed by the PD site plan and conditions. PD 16-0913 was recently modified by MM 22-0569 to expressly allow for a wireless communication facility with a 186-foot-tall monopole tower with external antennas. Through MM 22-0569, the location of the facility and tower, height of the tower, and a waiver to the camouflaging requirement were approved to allow for a 186-foot-tall monopole tower with external antennas in the location as shown on the site plan.
- The proposed wireless communication facility location with a 186-foot-tall monopole tower with external antennas exceeds the minimum required setbacks as required in LDC Section 6.11.29.D.2. The proposed tower setbacks are 485.8 feet to the northern property boundary, 152.2 feet to the southern property boundary, 558.6 feet to the eastern property boundary and 410.3 feet to the western property boundary. Residential development exists to the north and west of the subject property, however, the closest dwellings to the proposed tower are located over 600 feet to the north and west of the subject tower location. The subject property is currently developed with a self-storage mini-warehouse facility with accessory RV/Boat storage. The existing warehouse storage buildings provide additional screening of the proposed communication tower facility compound. A large wetland area exists to the south between the proposed facility and the water treatment plant to the south of the subject property. PD condition 3 requires a 25-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the west property boundary which have already been provided on site when the property was developed for the mini-storage warehouse facility. Staff finds no compatibility issues related to this request.
- The applicant has submitted documentation indicating the need for the facility at a height of 186 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 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's RF engineer and is in agreement with the applicant's findings.
- Per LDC Section 6.11.29.G, a letter of intent committing the antenna tower to shared use for co-location has been submitted. Notice to other potential users was sent on May 28, 2021, and June 11, 2021.
- No objections have been received by staff from review agencies. No transportation impacts are anticipated of the proposed tower and very few trips per peak hour is expected.
- Based on the above findings, staff finds the request to be approvable subject to conditions.

Exhibits:

- Exhibit 1: Vicinity Map
- Exhibit 2: Zoning Map
- Exhibit 3: Future Land Use Map
- Exhibit 4: Proposed Site Plan (22-0610)

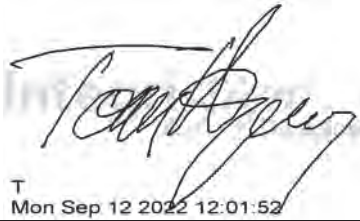
Recommended Conditions:

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on August 19, 2022.

1. The permitted Special Use Permit shall be limited to a wireless communication facility with a 186-foot-tall monopole tower with external antennas. No camouflaging of the tower is required as approved by MM 22-0569 (PD 16-0913).
2. The facility shall be developed in accordance with the site plan submitted on August 19, 2022, the conditions contained herein and all applicable rules, regulations, and ordinances of Hillsborough County.
3. The facility compound shall be located as shown on the site plan. The antenna tower shall have minimum setbacks of 485.8 feet from the north parcel boundary, 410.3 feet from the west parcel boundary, 558.6 feet from the east parcel boundary and 152.2 feet from the south parcel boundary.
4. The following minimum buffer and screening requirements shall apply as required by MM 22-0569:
 - South (Hillsborough County Public Works): 0' buffer and no screening.
 - North (Lithia Springs Road): 25' buffer with Type B screening.
 - East (Lithia Pinecrest Road): 25' buffer with landscaping as required by MM 22-0569 Condition 3.
 - West (single-family residential): 50' buffer with Type B screening.
 - Natural existing vegetation, except hazardous trees and non-native invasive species, may be used in lieu of required trees, subject to final approval of Natural Resources staff.
5. Prior to the issuance of development permits, the permit holder shall file a letter of intent with the Office of the County Clerk and Administrator committing the owner of the subject facility and successors to allow shared use of the antennae support structure subject to the collocation criteria found in the Land Development Code, or to allow a replacement antennae support structure to be erected provided the replacement is physically and contractually feasible and the cost of modifying or replacing the structure is borne by the collocating company as provided by the Land Development Code.
6. Prior to the issuance of development permits, the permit holder shall provide proof that necessary permits from other regulatory agencies, including but not limited to the Hillsborough County Aviation Authority, Federal Aviation Administration and the Federal Communications Commission, have been secured.
7. The subject facility and antennae tower shall be demolished and removed at no expense to Hillsborough County if the facility is not commercially operated for any one-year period.
8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

Zoning
Administrator
Sign-off:



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Mon Sep 12 2022 12:01:52

VICINITY MAP

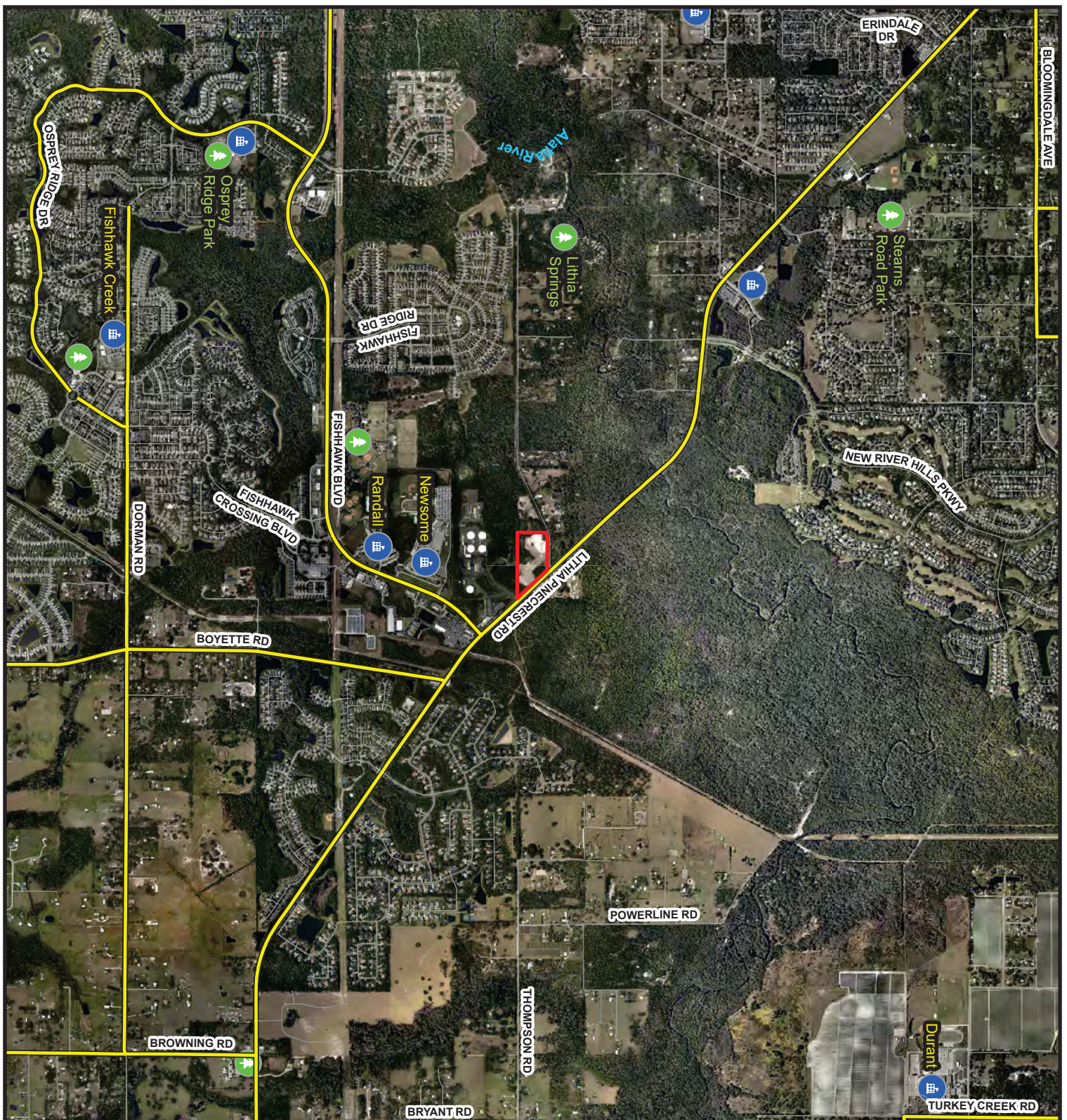
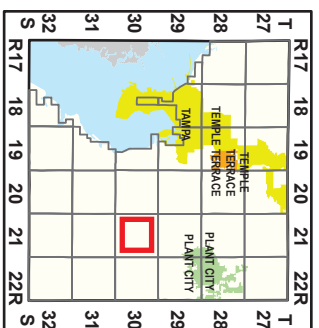
SU-CFW 22-0610

Folio: 87689.0000

-  APPLICATION SITE
-  RAILROADS
-  SCHOOLS
-  PARKS



STR: 16-30-21, 21-30-21

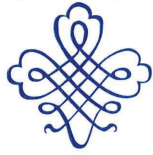


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranties of any kind, including but not limited to, the accuracy or completeness of any of the information provided herein. The reader should not rely on the data herein, including without limitation, the proposed boundaries of parcels, for any purpose. Hillsborough County shall assume no liability for:

- Any errors, omissions, or inaccuracies in the information provided regardless of how caused or discovered.
- Any reliance on the information provided by any person in reliance upon any information or data furnished hereunder.

This document is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data. All information is provided as is. Hillsborough County and its employees are not liable for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this map. The user assumes all risk of use of this map. BEST AVAILABLE DATA.

Date: 04/28/2022 Path: G:\ZONING\GISData\Vicinity_Map.aprx
 Produced by: Development Services Department



SENT VIA ELECTRONIC UPLOAD

February 18, 2022

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

RE: 1 Source Towers, LLC
Site Name: FL – 7185 Fishhawk
5241 Lithia Spring Rd, Lithia FL
PIN - U-16-30-21-ZZZ-000004-35140.0 – Folio: 087689-0000
Special Use Permit Application for 186' Monopole and Support Facility

Dear Ms. Marshall:

On behalf of my client, 1 Source Towers, LLC, please find the included Special Use with Application and supporting documentation:

- Application Fee Check (Overnighted under separate cover)
- Completed Applications
 - Special Use
 - Property/Project Information Sheet
 - Checklist of Submittal Documents
- Affidavit to Authorize Agent from Juggerknot, LLC to Mattaniah S. Jahn, Esq.
- Agent of Record Letter from Juggerknot, LLC to Mattaniah S. Jahn, Esq.
- Agent of Record Letter from 1 Source Towers, LLC to Mattaniah S. Jahn, Esq.
- Sunbiz Report for Juggerknot, LLC
- Sunbiz Report for 1 Source Towers, LLC
- Property Card
- Property Card – Aerial
- Deed
- Title Report
- Legal Descriptions on 8.5x11 in Word
- HCAA Compliance Letter
- NEPA and SHPO Letter
- FAA No Hazard Letter
- Inventory of all property ownership and beneficial interest within boundaries of the PD

- T-Mobile Colocation Offer Letter
- AT&T Colocation Offer Letter
- Dish Wireless Colocation Offer Letter
- Colocation Offer Letter – Certified Mail Receipts
- Memorandum of Lease
- RF Package
 - Carrier LOI
 - Propagation Plots
 - Frequencies to be Used
 - Radio technical data
- 911 Call Statistics for 2021
- FCC Frequency License
- Collocation Affidavit
- Photo-Simulations
- Fall Zone Letter – 1 Signed and Sealed
- List of Adjacent Landowners (300') with Map
- Boundary and Topographic Survey – Bound in with Site Plans
- Site Plans – 1 electronically signed and sealed

Summary of Request

1 Source Towers, LLC (1 Source) respectfully requests the approval of a Special Use Permit to construct a 186' AGL Monopole WCSS (Monopole) with a 2,493.75 sq. ft. equipment compound at 5241 Lithia Spring Rd, Lithia FL; Parcel Identification Number U-16-30-21-ZZZ-000004-35140.0; Folio Number 087689-0000. The parent parcel is zoned PD with a future land use of R-2 and consists of appx. 14 acres. The parent parcel is currently developed as a storage facility. The Monopole is proposed to be located on the Southwest side of the parent parcel.

While a bell tower, clock tower, flagpole, and tree type tower are all presumed compatible with the PD zoning district, 1 Source is requesting approval of a monopole design in that the traditional monopole design will draw less attention to the tower than the designs described above being located in a mixed use area. The bell tower and clock tower will simply look out of place behind a storage facility, and a 186' tree, with canopy of foliated branches extending over its upper portion, introduces more bulk to the area than the simple gray monopole. A white, brightly lighted flagpole with waiving flag, adds movement, light and color to the pole which will likely draw more attention to the tower than a traditional gray monopole design. Further, the flagpole style communication tower is technically unfeasible as it has insufficient space to hold Verizon's antennas and top of tower equipment. The full array Monopole allows for adequate antennas and top end equipment space, which will not occur with the flagpole design, with all antennas and coax internal to the pole.

Sec. 6.11.29. Communication Facilities, Wireless

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

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

The parent parcel sits on 14 Acres and meets the 14 Acre minimum lot size for this PD.

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

The Monopole will have a fall zone radius of 60'. The required setbacks for PD zoning are:

Tower:

	Required:	Provided:
North:	186'	485.8'
South:	60'	152.2'
East:	60'	558.6'
West:	186'	410.3'

Compound:

	Required:	Provided:
North:	25'	463.3'
South:	20'	145.6'
East:	25'	496.2'
West:	50'	402.6'

Therefore, the Monopole and its compound exceed the required yard setbacks for PD zoning. Please see Sheet C-2A.

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

The nearest residentially zoned property is 410.3' to the West. Therefore, the Monopole exceeds this requirement by a factor of 2.20. Additionally, the locations of the nearest residential structures are:

North:	886'	(4.8x height)
South:	4,236'	(22.8x height)
East:	2,883'	(15.5x height)
West:	673'	(3.6x height)

Therefore, the Monopole exceeds the spirit of the LDC in addition to the letter of it. Please see Sheet C-2A.

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

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

N/A. 1 Source is not requesting any setback reductions.

3. WCSS Design Requirements and Permitting Procedures

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

a. Design Criteria

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

located in the AM, AI, CI and M zoning districts, or PD and IPD districts which generally permit the AM, AI, CI or M use categories, may be of a monopole, lattice or camouflage design.

While a bell tower, clock tower, flagpole, and tree type tower are all presumed compatible with the PD zoning district, 1 Source is requesting approval of a monopole design in that the traditional monopole design will draw less attention to the tower than the designs described above being located in a mixed use area. The bell tower and clock tower will simply look out of place behind a storage facility, and a 186' tree, with canopy of foliated branches extending over its upper portion, introduces more bulk to the area than the simple gray monopole. A white, brightly lighted flagpole with waiving flag, adds movement, light and color to the pole which will likely draw more attention to the tower than a traditional gray monopole design. Further, the flagpole style communication tower is technically unfeasible as it has insufficient space to hold Verizon's antennas and top of tower equipment. The full array Monopole allows for adequate antennas and top end equipment space, which will not occur with the flagpole design, with all antennas and coax internal to the pole. Please see Sheet C-1 as well as the enclosed Photo Simulations.

...

- E. A new WCSS shall not be approved unless it can be documented by the applicant, to the satisfaction of the Administrator, that the proposed WCA cannot be placed on an existing or approved WCSS, on a public structure, or on some other appropriate structure. Factors that must be considered in this determination will include one or more of the following:
1. New WCA(s) would exceed the structural capacity of existing and approved WCSS/ other appropriate structures, considering existing and planned use of those WCSS/ structures, and existing and approved towers/structures cannot be reinforced to accommodate new WCA(s) at a reasonable cost.
 2. New WCA(s) would cause Radio Frequency (RF) interference which cannot be prevented at a reasonable cost.
 3. Existing or approved WCSS's do not have sufficient space on which new WCA's can be placed or are not located so as to allow new WCA's to function effectively and reasonably in parity with other similar equipment in place or approved.
 4. There are no existing structures of sufficient height in the area on which to locate a WCA.
 5. Other reasons that make it impracticable to place the equipment planned by the applicant on existing and approved towers or other appropriate structures or the leased property.

There are no available towers or tall structures of sufficient height or capacity within the search area that would meet Verizon's RF objectives. Please see the enclosed RF package.

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

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

Noted.

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

Please see the enclosed Collocation Affidavit.

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

Collocation offer letters were mailed to AT&T, Dish, and T-Mobile. Please see the enclosed Colocation Offer Letters.

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

Please see the enclosed HCAA Height Zoning Permit.

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

Please see Sheet GN-2, General Notes - Note 23 Abandonment Note.

Sec. 10.03.03. - Hearing Before the Land Use Hearing Officer

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

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

1. The history of the subject parcel.

The parent parcel has historically been developed as a storage facility.

2. Applicable regulations and development standards promulgated.

The Monopole meets or exceeds the applicable LDC.

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

Section 6.11.29, LDC, is the expression of the Comprehensive Plan regarding communication towers. The Monopole meets or exceeds the applicable LDC. Therefore, the Monopole meets the applicable goals, objectives, and policies of the LDC.

4. Reports and recommendations filed by reviewing agencies.

Noted.

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

The parent parcel is characterized by mature tree canopy coverage, particularly around the perimeter of the property, and a mix of intense non-residential uses with heavily buffered residential uses. The neighboring property to the North is a partially wooded parcel of land that has a house upon it but is zoned for non-residential use. The property to the West hosts a single family home that is over 3.6x the code required separation away. Mature tree canopy exists between the Monopole and the house to the West. The property to the South is a water treatment plant. To the East of the property is Lithia Pinecrest Rd. and then a parcel that is used as a service yard for a commercial fencing company. Please see Sheet A-1.

6. Impact on the surrounding transportation network.

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

7. Availability and capacity of public services.

The Monopole will be unstaffed, requiring only power and telco connections. Therefore, it will not affect the availability or capacity of public services in the area. Please see Sheet T-1.

8. Nature of and impacts on surrounding land use.

The neighboring property to the North is a partially wooded parcel of land that has a house upon it but is zoned for non-residential use. The property to the West hosts a single family home that is over 3.6x the code required separation away. Mature tree canopy exists between the Monopole and the house to the West. The property to the South is a water treatment plant. To the East of the property is Lithia Pinecrest Rd. and then a parcel that is used as a service yard for a commercial fencing company. Mature tree canopy exists throughout the area, breaking up viewsheds and further buffering the Monopole. Finally, the Monopole will positively impact the surrounding land uses through providing reliable wireless coverage in the area. In 2021 86% of all 911 calls in Hillsborough County were made via wireless phones. This shows that reliable wireless coverage is no longer a luxury, it is a necessity. Please see Sheet C-1, the bound in Survey, as well as the enclosed Aerial, Photo Simulations, RF Package, and 911 Call Statistics.

9. Environmental impact of the proposed development activity.

N/A – The Monopole will be developed on a disturbed parcel, currently used as a storage facility. Therefore, the Monopole will not create an environmental impact. Please see the enclosed NEPA report.

...

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

Sincerely,

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

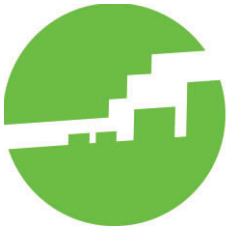
Mattaniah S. Jahn, Esq.

MSJ/ama

Enclosures

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 21, 2022	Petition: SU 22-0610
Report Prepared: November 9, 2022	5241 Lithia Springs Road <i>Southwest corner of Lithia Springs Rd and Lithia Pinecrest Rd</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-2 (2 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Southshore
Requested Rezoning:	Special Use to permit a 186-foot monopole wireless communication tower
Parcel Size (Approx.):	15.04 ± acres (655,273.08 square feet)
Street Functional Classification:	Lithia Springs Road – County Collector Lithia Pinecrest Road – County Arterial
Locational Criteria:	Not applicable
Evacuation Zone:	None



Context

- The subject site is located on approximately 15.04 acres at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The site is in the Urban Service Area and within the limits of the Southshore Community Plan. The site is currently developed with self-storage buildings and accessory RV/Boat storage.
- The parcel has a Future Land Use designation of Residential-2 (RES-2), with typical uses such as residential, suburban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. Additionally, suburban level neighborhood commercial, office and multi-purpose projects serving the non-urban areas may be permitted, subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for such land use.
- Future land use designations in the area include Natural Preservation (N), Agricultural/Rural (AR), Public/Quasi Public (P/QP), and Residential Planned-2 (RP-2). The predominate zoning district in the vicinity of the subject site is Agricultural Rural (AR) and Planned Development (PD). Surrounding uses include single family residential to the north and west, a water treatment plant to the south, and a service yard for a commercial fencing company to the east.
- The subject site is currently zoned as Planned Development (PD 16-0913) and a recent Major Modification 22-0569 to the site approved a 186-foot monopole wireless communication tower. This special use is to evaluate the monopole communication tower application.

Compliance with Comprehensive Plan:

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

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.

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

Neighborhood/Community Development

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

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

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

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

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

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

Telecommunications Facilities

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

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

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

Livable Communities Element

Southshore Areawide Community Plan

Economic Development Objective

The community desires to pursue economic development activities in the following areas:

2. Future Conversion of Land

a. Recognize that agriculture is allowed and encouraged within the Urban Service Boundary, but that the viable use of the land should be solely determined by the property owner. Outside the Urban Service Boundary agriculture and related uses are the preferred use of the property.

Staff Analysis of Goals, Objectives, and Policies:

The subject site is located on approximately 15.04 acres at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The site is in the Urban Service Area and within the limits of the Southshore Areawide Systems Community Plan. The applicant requests a Special Use to allow a 186' monopole wireless communication tower.

The subject site is in the Residential-2 (RES-2) Future Land Use Category. According to Appendix A of the Future Land Use Element (FLUE), the intent of this category is *“to designate areas that are best suited for non-urban density residential development requiring a limited level of urban services, included in appropriate locations, lots large enough to safely accommodate private wells and septic tanks or a combination of septic tanks and public water. Some areas, because of environmental or soil conditions, would be appropriate for only public water and sewer in this designation.”* RES-2 is located to the north, south and west of the site. To the east is Agricultural Rural 1/5 (AR 1/5) and Natural Preservation (N). Residential Planned-2 (RP-2) is located southeast of the site.

This Special Use is associated with Rezoning MM 22-0569 which allowed for the proposed use and evaluated the height, location, design and camouflage and setback requirements of the proposed communication tower at that stage. This Special Use is primarily to verify compliance with other requirements in LDC Sec. 6.11.29 that is related to necessary documentation as per the code. Planning Commission staff have confirmed with Development Services Staff that the necessary information was submitted and reviewed and is compliant. The proposed special use is therefore consistent with FLUE Objective 9 and Policy 9.2 that require all new development to adhere to a local, state and federal land development regulations.

The applicant requested a waiver to camouflaging which was evaluated at the rezoning stage for MM 22-0569 and found consistent by Planning Commission staff. The subject site is located at the border of the rural area, where there are low density residential dwellings and large areas of natural, undeveloped land. The monopole tower is proposed to be at the rear of the commercial development and surrounded to the south by a heavily wooded area. Therefore, the proposal is consistent with Objective 16, Policy 16.1, Policy 16.2 and 16.3 of the Future Land Use Element (FLUE).

The proposed monopole communication tower will be placed within the southwestern portion of the site at the rear of the development. Surrounding uses include single family residential to the north and west, a water treatment plant to the south, and a service yard for a commercial fencing company to the east. The applicant is exceeding all setback and buffer requirements as per the Land Development Code, consistent Objective 46 and its associated policies 46.1 and 46.2 of the FLUE.

The proposed special use is also consistent with the Southshore Areawide Systems Community Plan that recognizes that the viable use of land be recognized by the property owner.

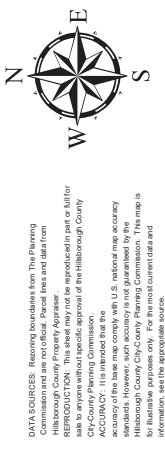
Overall, the proposed Special Use would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found in the surrounding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

Recommendation

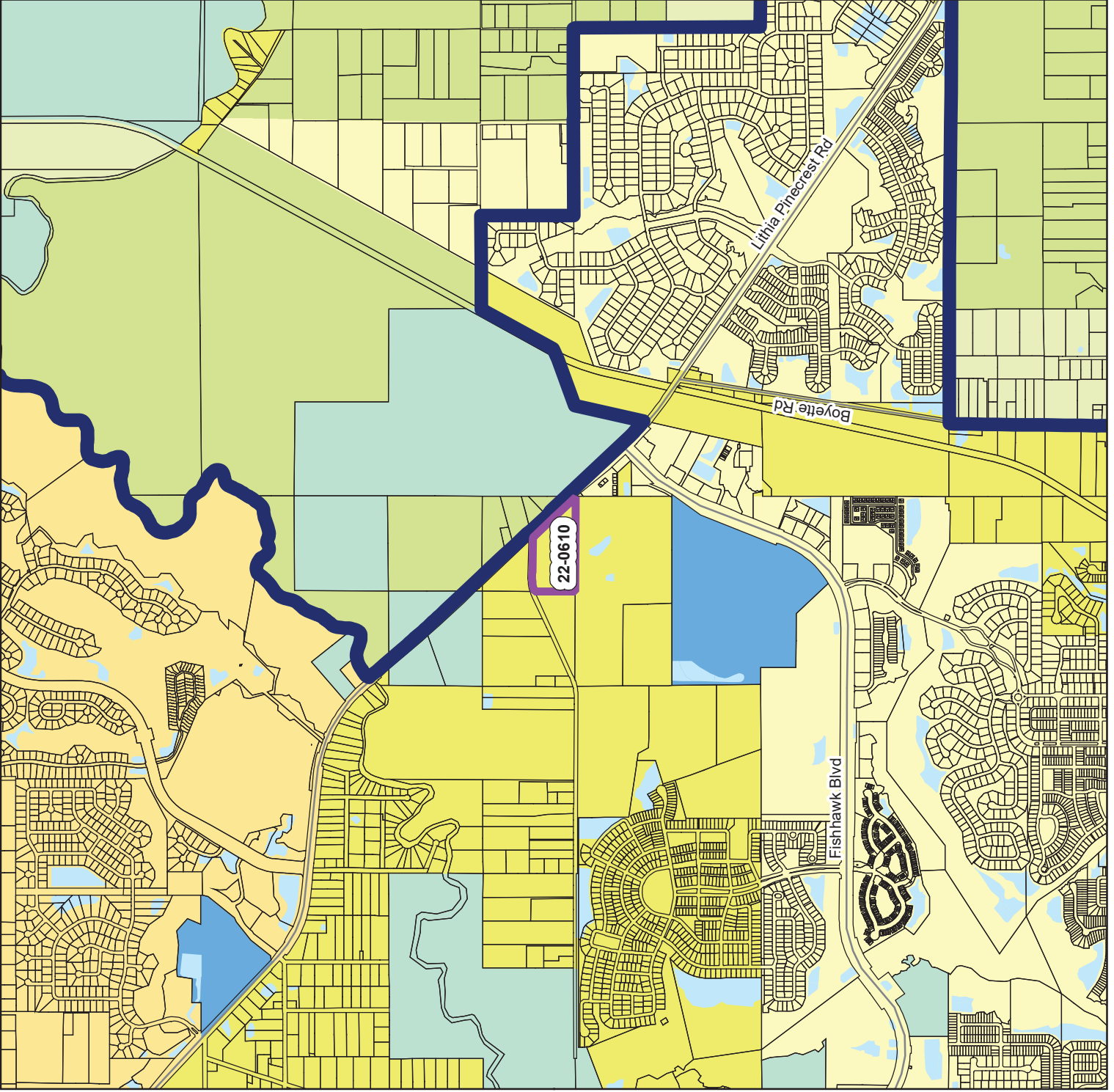
Based upon the above considerations, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ SU 22-0610

<all other values>



Map Printed from Rezoning System: 8/26/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Org_Hillsborough - Copy.mxd



PREPARED BY AND RETURN TO:
KIM LOWE, ATTORNEY
3307 NORTHLAND DRIVE, SUITE 175
AUSTIN, TEXAS 78731

FOLIO # 087689-0000

SPECIAL WARRANTY DEED

STORAGE DIRECT-BERMUDA RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 2100 Main Street, # 106, Irvine, California 92614 AND JM ASSETS AMS TIC, LLC, A NEVADA LIMITED LIABILITY COMPANY, 4203 Spinnaker Cove, Austin, Texas 78731 (collectively "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by JUGGERKNOT LLC, A FLORIDA LIMITED LIABILITY COMPANY, 18122 Burr Oak Place, Jupiter, Florida 33478 ("Grantee"), the receipt of which is hereby acknowledged and confessed;

Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto said Grantee the following described property, to-wit:

SEE METES AND BOUNDS ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. Grantor, for Grantor and no others, hereby covenants to Grantee that Grantor is lawfully seised of the land hereby conveyed in fee simple; that Grantor has good right and authority to sell and convey the said land; that Grantee shall have the peaceful and quiet enjoyment of the said land; and that Grantor shall warrant and defend the title to the said land from and against all lawful claims which arise by, through, or under Grantor, but against no others.

This conveyance is made subject to the below-listed Permitted Exceptions from Conveyance along with zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the Clerk of the Courts of Hillsborough County, Florida; provided that the same are not reimposed hereby.

PERMITTED EXCEPTIONS FROM CONVEYANCE:

1. Recorded Notice of Environmental Resource Permit recorded in Book 25812, Page 1092.
2. Easements in favor of Tampa Bay Water, A Regional Water Supply Authority, and terms and conditions, as set forth in Stipulated Order of Taking recorded in Book 10997, Page 520, and Stipulated Order of Taking recorded in Book 11145, Page 251.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

9/First American Title/GF# 2593814

GRANTOR:

JM ASSETS AMS TIC, LLC,
a Nevada limited liability company

By: A-A-A STORAGE, LLC,
a Texas limited liability company,
its manager

By: [Signature]
JOHN MUHICH, its President

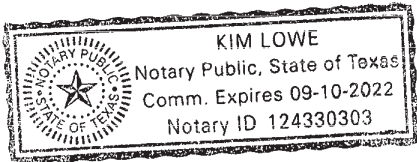
[Signature]
WITNESS # 1
NAME: Ruth Bukavsky

[Signature]
WITNESS # 2
NAME: Lilah Gray

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this 3 day of June 2019 personally appeared JOHN MUHICH, President of A-A-A STORAGE, LLC, a Texas limited liability company, manager of JM ASSETS AMS TIC, LLC, a Nevada limited liability company, on behalf of said company.

[Signature]
Notary Public – State of Texas




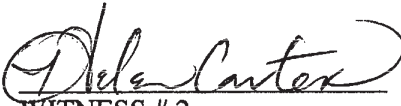
GRANTOR:

STORAGE DIRECT – BERMUDA RANCH, LLC,
a California limited liability company

By: Dominion Storage Consulting, LLC,
a Delaware limited liability company,
its Manager


By: 
DANIEL J. ELEFANTE, its Manager


WITNESS # 1
NAME: RENEE TULVE


WITNESS # 2
NAME: HELEN CARTER

STATE OF §
 §
COUNTY OF §

BEFORE ME, the undersigned authority, on this ___ day of June 2019 personally appeared DANIEL J. ELEFANTE, Manager of Dominion Storage Consulting, LLC, a Delaware limited liability company, Manager of STORAGE DIRECT – BERMUDA RANCH, LLC, a California limited liability company, on behalf of said company.



Notary Public – State of _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

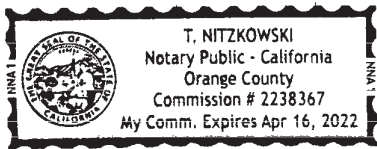
State of California

County of Orange }

On 5/31/19 before me, T. Nitzkowski, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Daniel J. Elefante
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature T. Nitzkowski
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian of Conservator

Trustee Guardian of Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

EXHIBIT "A"

The Land referred to herein below is situated in the County of Hillsborough, State of Florida, and is described as follows:

A parcel of land lying in the Southeast 1/4 of Section 16, Township 30 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 16, run thence along the South boundary line of said Southeast 1/4 of Section 16, the following two (2) courses:

1) N.89°53'34"W., 27.20 feet to the POINT OF BEGINNING; 2) continue N.89°53'34"W., 1327.04 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 16; thence along the West boundary line of said Southeast 1/4 of the Southeast 1/4 of Section 16, N.00°11'22"E., 609.28 feet to a point on a curve on the South Maintained right-of-way line of Lithia Springs Road;

THENCE along said South Maintained right-of-way line, the following two (2) courses: 1) Easterly, 135.61 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of 19°25'30" (chord bearing N.76°47'40"E., 134.96 feet); 2) N.89°38'44"E., 485.18 feet;

THENCE along the South right-of-way line of said Lithia Springs Road, as recorded in Official Records Book 1378, Page 359, of the Public Records of Hillsborough County, Florida, the following two (2) courses: 1) S.38°45'14"E., 21.05 feet; 2) N.89°33'13"E., 106.38 feet to a point on the Southwesterly right-of-way line of Lithia Pinecrest Road, per Florida Department of Transportation Right-of-Way Map Section No. 10508-2603;

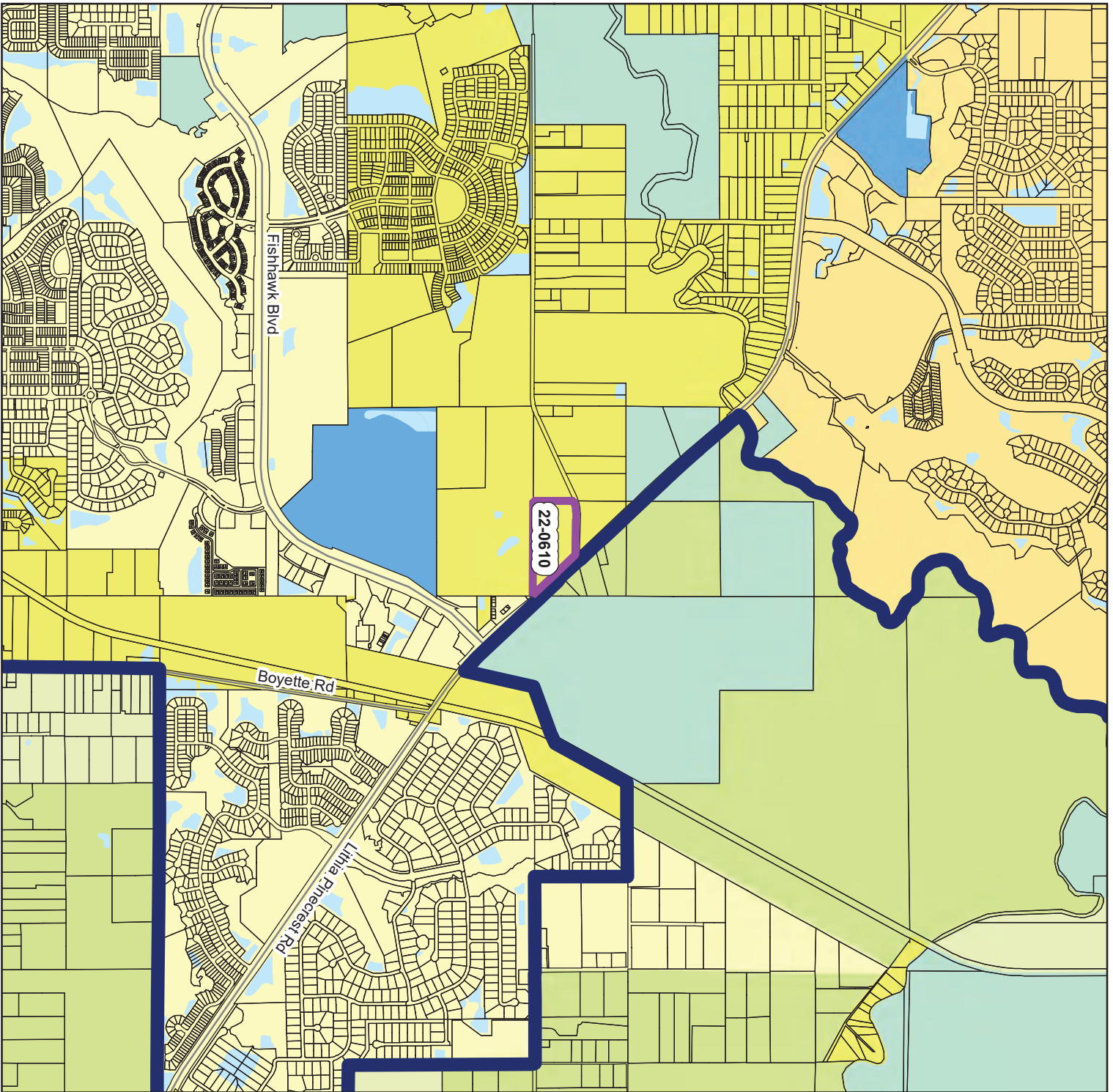
THENCE along said Southwesterly right-of-way line, S.43°04'08"E., 862.39 feet to the POINT OF BEGINNING.

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HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 22-0610



Rezonings

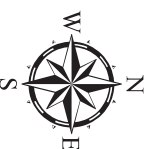
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STATUS	Color
APPROVED	Light Green
CONTINUED	Yellow-Green
DENIED	Red
WITHDRAWN	Blue
PENDING	Dark Blue

Tampa Service	Dark Blue
Urban Service	Medium Blue
Shoreline	Light Blue
County Boundary	Thick Blue Line
Jurisdiction Boundary	Thin Blue Line
Major Roads	Thick Grey Line
Parcels	Thin Grey Line

wam NATURAL LULC - Wet Poly	Lightest Green
AGRICULTURAL/MINING-1/20 (.25 FAR)	Light Green
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/12 (.25 FAR)	Light Green
AGRICULTURAL-1/10 (.25 FAR)	Light Green
AGRICULTURAL/RURAL-1/5 (.25 FAR)	Light Green
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)	Light Green
RESIDENTIAL-1 (.25 FAR)	Light Green
RESIDENTIAL-2 (.25 FAR)	Light Green
RESIDENTIAL PLANNED-2 (.35 FAR)	Light Green
RESIDENTIAL-4 (.25 FAR)	Light Green
RESIDENTIAL-6 (.25 FAR)	Light Green
RESIDENTIAL-9 (.35 FAR)	Light Green
RESIDENTIAL-12 (.35 FAR)	Light Green
RESIDENTIAL-16 (.35 FAR)	Light Green
RESIDENTIAL-20 (.35 FAR)	Light Green
RESIDENTIAL-35 (1.0 FAR)	Light Green
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)	Light Green
SUBURBAN MIXED USE-6 (.35 FAR)	Light Green
COMMUNITY MIXED USE-12 (.50 FAR)	Light Green
URBAN MIXED USE-20 (1.0 FAR)	Light Green
REGIONAL MIXED USE-35 (2.0 FAR)	Light Green
OC-20	Light Green
RESEARCH CORPORATE PARK (1.0 FAR)	Light Green
ENERGY INDUSTRIAL PARK (.50 FAR) USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE	Light Green
LIGHT INDUSTRIAL PLANNED (.50 FAR)	Light Green
LIGHT INDUSTRIAL (.50 FAR)	Light Green
HEAVY INDUSTRIAL (.50 FAR)	Light Green
PUBLIC/QUASI-PUBLIC	Light Green
NATURAL PRESERVATION	Light Green
WIMJUMA VILLAGE RESIDENTIAL-2 (.25 FAR)	Light Green
CITRUS PARK VILLAGE	Light Green

DATA SOURCES: Rezonings boundaries from this planning Commissioned an outside fiscal lines and data from Hillsborough County Property Appraiser - parcel polygons and lot for parcel boundaries. Parcel boundaries from Hillsborough County GIS/IT/ITC. The information was provided by Hillsborough County City/County Planning Commission. ACQUICITY™, the inventor of the U.S. patented mapping technology, provided the software used to generate this map. This map is for informational purposes only. For the most current data and information, visit the appropriate source.



GENERAL PROJECT NOTES

- THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT ON A ONE-TIME BASIS.
- THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS.
- THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE AREAS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH UTILITIES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN THE AREA OF SUCH UTILITIES. 48 HOURS BEFORE YOU DO, DRIE ON BASTIYAKA 81.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
- ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE ENGINEER.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS, INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION, ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF THE STATE LICENSED SURVEYOR FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTORS FOR DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE STATE CODE AND OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEMATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 24 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE COMPOUND AND THE TOWER.
- THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE AS-BUILT CORRECTIONS BEFORE UTILITIES WILL BE ACCEPTED. AS-BUILT SHALL INCLUDE ALL POWER, TELEPHONE, GROUNDING, ETC.
- TOWER FOOTING DIMENSIONS SHALL BE VERIFIED WITH THE TOWER MANUFACTURER AND THE TOWER PLANS.

GENERAL CONSTRUCTION NOTES

- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.
- IN CONNECTION WITH EXISTING DAMAGED OR OVERLAPPING UTILITIES OR IN CONNECTION WITH REMOVAL OF EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION, ANY SUCH ACTION SHALL REQUIRE APPROVAL.
- EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- PAINT ALL ANTENNAS, MOUNTING HARDWARE, CABLES, CABLE TRAYS, ETC. TO MATCH EXISTING STRUCTURE PER OWNER REQUIREMENTS. OWNER SHALL APPROVE COLOR. ALL DAMAGED, WARED, SCRAPPED, ABRASION, ETC. AREAS OF EXISTING PAINT SHALL BE REPAIRED PER OWNER REQUIREMENTS. OWNER SHALL APPROVE COLOR.

EXCAVATIONS/FOUNDATION

- FOUNDATION EXCAVATION SHALL BE HAND-TRIMMED TO REMOVE LOOSE MATERIALS.
- EXTERIOR FOUNDATION BACKFILL SHALL BE SELECTED GRANULAR FILL.
- ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS-ON-GRADE AND FOOTINGS SHALL BE "SM" OR BETTER PER ASTM D-2487 COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY PER ASTM D 698.
- DO NOT PLACE FOOTINGS IN WATER OR ON FROZEN GROUND.
- SOIL BEARING CAPACITIES, PREVIOUSLY ACCEPTED BY GEOTECHNICAL ENGINEER, WHICH ARE ALLOWED TO BECOME SATURATED, FROZEN OR DISTURBED SHALL BE REWORKED TO SATISFACTION OF GEOTECHNICAL ENGINEER.
- DO NOT ALLOW GROUND BENEATH FOOTINGS TO FREEZE.
- FOOTING EXCAVATIONS SHALL BE CUT NEAT.

CONCRETE

- DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (41-5% WITH A MAXIMUM 4" SLUMP, AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
- MAXIMUM AGGREGATE SIZE SHALL BE 1".
- THE FOLLOWING MATERIALS SHALL BE USED:
 - PORTLAND CEMENT: ASTM C 150 TYPE I
 - PORTLAND FLY ASH: ASTM C 959
 - NORMAL WEIGHT AGGREGATE: ASTM C 33 GRADE 60
 - ADmixTURES: DRINKABLE NON-CHLORIDE CONTAINING WATER: NON-CHLORIDE CONTAINING ADmixTURES.
- REINFORCING SHALL CONFORM TO ASTM A-615 WITH SUPPLEMENT, MINIMUM YIELD STRENGTH $F_y = 60$ KSI, REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
- CONCRETE COVER AROUND REINFORCING BARS (UNCL.) SHALL BE:
 - 1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH: 3"
 - 2. CONCRETE EXPOSED TO WEATHER: 3/4"
 - 3. SLABS: 2"
 - 4. ALL OTHER CONCRETE: 1 1/2"
- UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPACES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.

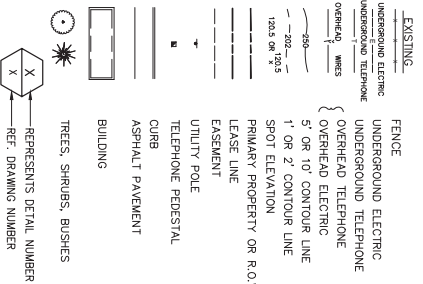
GENERAL CONSTRUCTION NOTES CONT.

- CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.
- ADmixTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN A01-301.
- DO NOT WELD OR TACKWELD REINFORCING STEEL.
- ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE FITTERS, PILING, WATERSTOPS, INSERTS, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- LOCATE ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
- REINFORCEMENT SHALL BE COUD BENT WHENEVER BENDING IS REQUIRED.
- PLACE CONCRETE IN A LUMPY MANNER TO PREVENT THE SEGREGATION OF COLD LAYER AND WARM LAYER. REINFORCEMENT SHALL BE THE PORTLAND TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
- DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
- FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
- PROVIDE A STEEL TROWEL FINISH TO THE SLAB.
- ANTENNA SUPPORT BRACKET NOTES (IF APPLICABLE)
 - DESIGN RESPONSIBILITY OF ANTENNA, MOUNTING BRACKETS AND BOLTS AND ALL COMPONENTS THERE OF AND ATTACHMENT THERE TO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. WFR SHALL PROVIDE TO THE ENGINEER FOR APPROVAL. DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER RELEVANT DATA.
 - BRACKETS SHALL BE DESIGNED TO SUPPORT CURRENT AND FUTURE PANEL ANTENNAS AND COAXIAL CABLES AS SHOWN.

STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- STEEL ANGLES, BASE PLATES, BEARING PLATES AND MISG. FABRICATION SHALL BE MADE FROM STEEL MEETING THE REQUIREMENTS OF ASTM-A36 WITH A MINIMUM YIELD STRESS OF 36 KSI. ALL STEEL TUBES AND PIPES SHALL BE A500 STEEL MINIMUM.
- ALL UNOS, SCRAPERS, MARS, AND WELDS IN THE FINISHED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
- ALL EXTERIOR STRUCTURAL STEEL SHALL BE WHEN DELIVERED, HOT-DIP GALVANIZED ACCORDING TO ASTM A123. TOUCH-UP ABRASION AREAS W/2 COATS OF GALVANIZED PAINT, ZNC COLD GALVANIZING COMPOUND OR APPROVED EQUAL.
- DO NOT PLACE HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
- CONNECTIONS:
 - BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 - NON-STRUCTURAL CONNECTIONS FOR STEEL GRADING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- SAFETY NOTES:
 - THE CONTRACTOR WILL ADHERE TO ALL SAFETY REGULATIONS, LOCAL, STATE AND FEDERAL.
 - THE CONTRACTOR WILL CONDUCT DAILY SAFETY TAILGATE MEETINGS IN ADDITION TO USUAL REQUEST MEETINGS. THESE REPORTS WILL BE MADE AVAILABLE TO THE OWNER UPON REQUEST.
 - ALL WORKERS & VISITORS TO THE SITE SHALL WEAR HARD HATS & ANY OTHER SAFETY EQUIPMENT REQUIRED BY THE WORK BEING PERFORMED ON THE SITE.

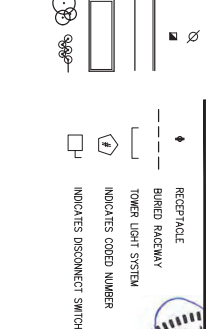
CIVIL LEGEND



GROUNDING SYMBOLS



ELECTRICAL SYMBOLS



ABBREVIATIONS

- | | |
|------|--|
| CGBE | COAX ISOLATED GROUND BAR EXTERNAL |
| MGB | MASTER ISOLATED GROUND BAR |
| SS1 | SELF SUPPORTING TOWER |
| GPS | GLOBAL POSITIONING SYSTEM |
| TYP | TYPICAL |
| DWG | DRAWING |
| DM | DRUM COPPER WIRE |
| BOW | BELOW |
| W | WITH |
| PVC | POLYVINYL CHLORIDE |
| CAB | CABINET |
| SS | STAINLESS STEEL |
| ANG | AMERICAN WIRE GAUGE |
| RGS | RIGID GALVANIZED STEEL |
| AHJ | AUTHORITY HAVING JURISDICTION |
| TDDA | TOWER TOP LOW NOISE AMPHIFIER |
| END | UNLESS NOTED OTHERWISE, ELECTRICAL METALLIC TUBING |

<p style="font-size: 8px;">2235 SEWELL MILL ROAD, SUITE 130 MARIETTA, GA 30067 OFFICE: (770) 444-6603 FAX: (770) 444-4477</p> <p style="font-size: 8px;">1206 OVERVIEW DRIVE NEW PORT RICHEY, AL 36855</p>	<p>PROJECT NO: 2107-2020/G</p> <p>DATE: 8/19/23</p> <p>NO. 59739</p> <p>8/19/23</p>	<p>SHEET NUMBER</p> <p style="font-size: 24px; font-weight: bold;">GN-1</p>	<p style="font-size: 12px;">SHEET TITLE</p> <p style="font-size: 12px;">GENERAL NOTES</p>
<p style="font-size: 10px;">SITE NAME</p> <p style="font-size: 10px;">FISHHAWK FL7185A</p> <p style="font-size: 8px;">6241 UTLAH TE. SPRINGS RD PIN 1149-367 122600045451400</p>			

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANS/IEEE/TA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE THEM AND CONTACT THE APPLICANT AND OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY TWICE A MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION TO THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEPS, TAX MAPS AND PLANS OF RECORD AND SHOULD NOT BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORM WATER RUNOFF, THEREFORE NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
21. OUTDOOR VEHICLE STORAGE – OUTDOOR VEHICLE STORAGE, REPAIR, OR SERVICING IS PROHIBITED UNDER THE LOC AT SECTION 531.372.0.5.
22. ANTI-CLIMBING DEVICES – THE LATTICE PWSF SHALL BE EQUIPPED WITH ANTI-CLIMBING DEVICES.
23. ANY WOOD WHICH IS ABANDONED SHALL BE REMOVED OR DEPOLISHED EITHER BY THE OWNER OF THE FACILITY OR ANOTHER PARTY. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE PURPOSES OF THIS SECTION "ABANDONED" SHALL MEAN THAT NO COMMERCIAL OPERATION OF ANY WOOD OR OTHER COMMERCIAL ANTENNA ON THE WOOD HAS OCCURRED FOR A ONE-YEAR PERIOD.

INFINIGY
2255 SEWELL MILL ROAD, SUITE 130
MARIETTA, GA 30067
OFFICE: (878) 444-6463
FAX: (878) 444-4472



1306 OVERVIEW DRIVE
NEW PICT BECKER, AL 36605

DATE: SUBMITTALS

DATE: REVISION

DATE	DESCRIPTION	BY	REVISION
12/28/21	ISSUED FOR PERMITS	1	
12/28/21	ISSUED FOR PERMITS	0	
09/29/21	ISSUED	5	
09/27/21	ISSUED	6	
09/27/21	ISSUED	8	

DATE	DATE	APPD	REVISION
09/27/21	09/27/21	09/27/21	09/27/21

PROJECT NO: 2107-2007-G

CLIENT: WIRELESS COMMUNICATIONS

DESIGNER: J. W. WALKER

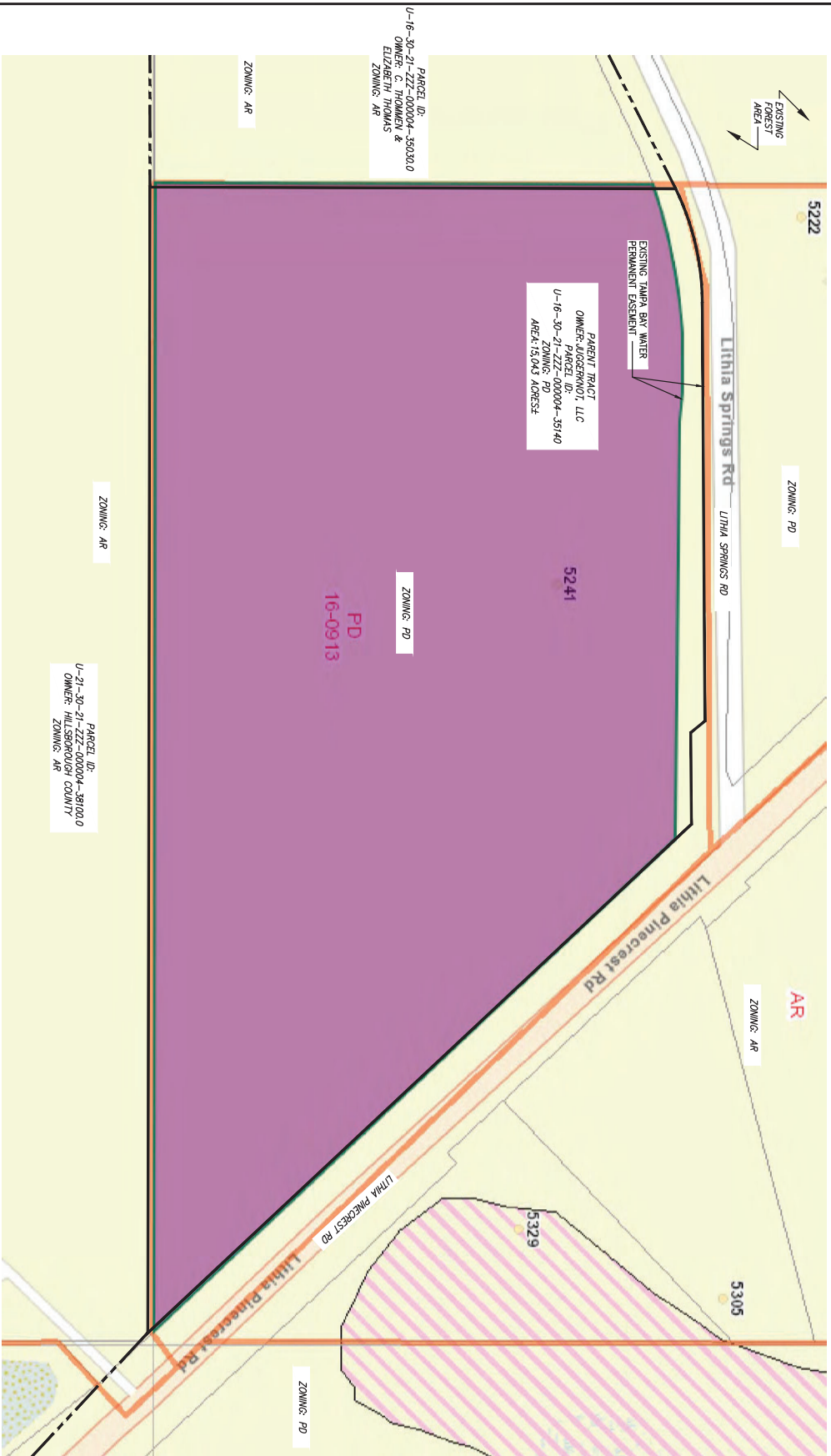
SCALE:



SITE NAME
FISHAWIK FL17185A
5241 LUTAK SPRINGS RD
LUTAK, FL 33547
PIN: 11-95-57 122000004351400

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2



1 LAND USE & ZONING PLAN
C-1A SCALE: 25' = 0" 25' = 50' 100'

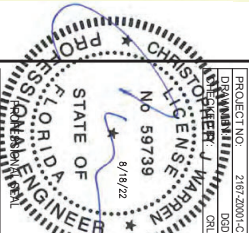
SCALE: 24" = 1" SHEET 1" = 100'-0"

INFINIGY
2255 SEWELL MILL ROAD, SUITE 130
MARIETTA, GA 30062
OFFICE: (678) 444-4463
FAX: (678) 444-4472



1306 OVERVIEW DRIVE
NEW PINE HICKORY, AL 36865

DATE	SUBMITTALS	REVISION
	EXHIBIT A/B	
	EXHIBIT C	
	EXHIBIT D	
	EXHIBIT E	
	EXHIBIT F	
	EXHIBIT G	
	EXHIBIT H	
	EXHIBIT I	
	EXHIBIT J	
	EXHIBIT K	
	EXHIBIT L	
	EXHIBIT M	
	EXHIBIT N	
	EXHIBIT O	
	EXHIBIT P	
	EXHIBIT Q	
	EXHIBIT R	
	EXHIBIT S	
	EXHIBIT T	
	EXHIBIT U	
	EXHIBIT V	
	EXHIBIT W	
	EXHIBIT X	
	EXHIBIT Y	
	EXHIBIT Z	



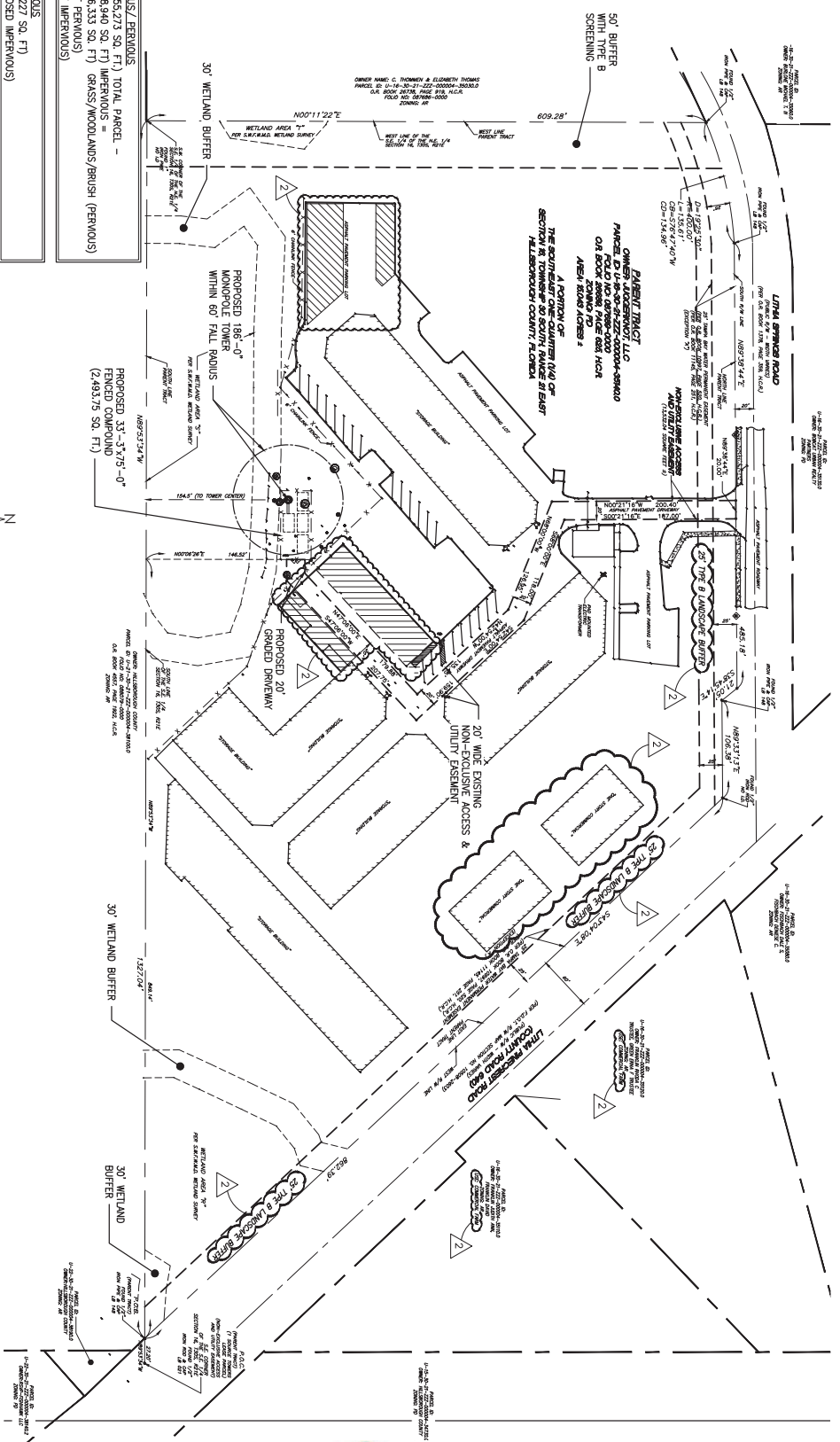
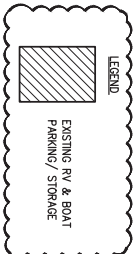
SITE NAME
FSHHAWIK FL185A
6241 LITHIA SPRINGS RD
LITHIA, FL 33547
PIN: U-16-30-21-ZZ-00004-35140.0

SHEET TITLE
LAND USE & ZONING
PLAN

SHEET NUMBER
C-1A

F.E.M.A. RPM COMMUNITY FLOOD ZONE X EFFECTIVE 08/28/08

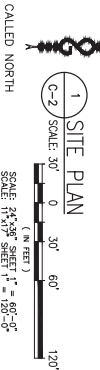
NOTE: NO WETLANDS WILL BE IMPACTED BY THE PROPOSED IMPROVEMENTS



CURRENT IMPERVIOUS/PERVIOUS
 416,043 ACRES (355,273 SQ. FT.) TOTAL PARCEL -
 47,789 ACRES (339,940 SQ. FT.) IMPERVIOUS -
 47,262 ACRES (316,333 SQ. FT.) GRASS/WOODLANDS/BRUSH (PERVIOUS)
 (48,278 CURRENT IMPERVIOUS)
 (451,728 CURRENT IMPERVIOUS)

PROPOSED IMPERVIOUS
 40,000 ACRES (4,227 SQ. FT.)
 (40,007,792% PROPOSED IMPERVIOUS)

POST DEVELOPMENT IMPERVIOUS/PERVIOUS
 416,043 ACRES (355,273 SQ. FT.) TOTAL PARCEL -
 47,789 ACRES (339,940 SQ. FT.) IMPERVIOUS -
 47,268 ACRES (316,106 SQ. FT.) GRASS/WOODLANDS/BRUSH (PERVIOUS)
 (48,248 POST DEVELOPMENT PERVIOUS)



DATE	DESCRIPTION	REVISION
12/16/22	ISSUED FOR PERMITS	1
12/16/22	ISSUED FOR PERMITS	2
12/16/22	ISSUED FOR PERMITS	3
09/27/21	ISSUED FOR PERMITS	4
09/27/21	ISSUED FOR PERMITS	5
09/27/21	ISSUED FOR PERMITS	6
09/27/21	ISSUED FOR PERMITS	7
09/27/21	ISSUED FOR PERMITS	8
09/27/21	ISSUED FOR PERMITS	9
09/27/21	ISSUED FOR PERMITS	10

INFINIGY
 2255 SEWELL MILL ROAD, SUITE 130
 MARETTA, GA 30062
 OFFICE: (878) 444-4443
 FAX: (878) 444-4472

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 1836 OVERVIEW DRIVE
 NEW PORT RICHEY, FL 34653

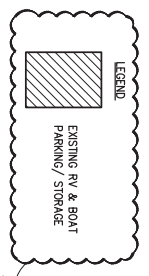
PROJECT NO: 2107-2020-C2
 SHEET NO: 1 OF 2
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: C-2

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 59739
 8/18/22
 WARREN J. WARREN
 ENGINEER

SITE NAME: FISHPAWK FL17185A
 6241 LITKA SPRINGS RD
 LITKA, FL 33557
 P.N. 11-16-365-1260000045154100

SHEET TITLE: SITE PLAN

SHEET NUMBER: C-2



PROPOSED TOWER DISTANCES TO NEAREST HOUSE

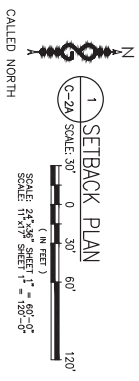
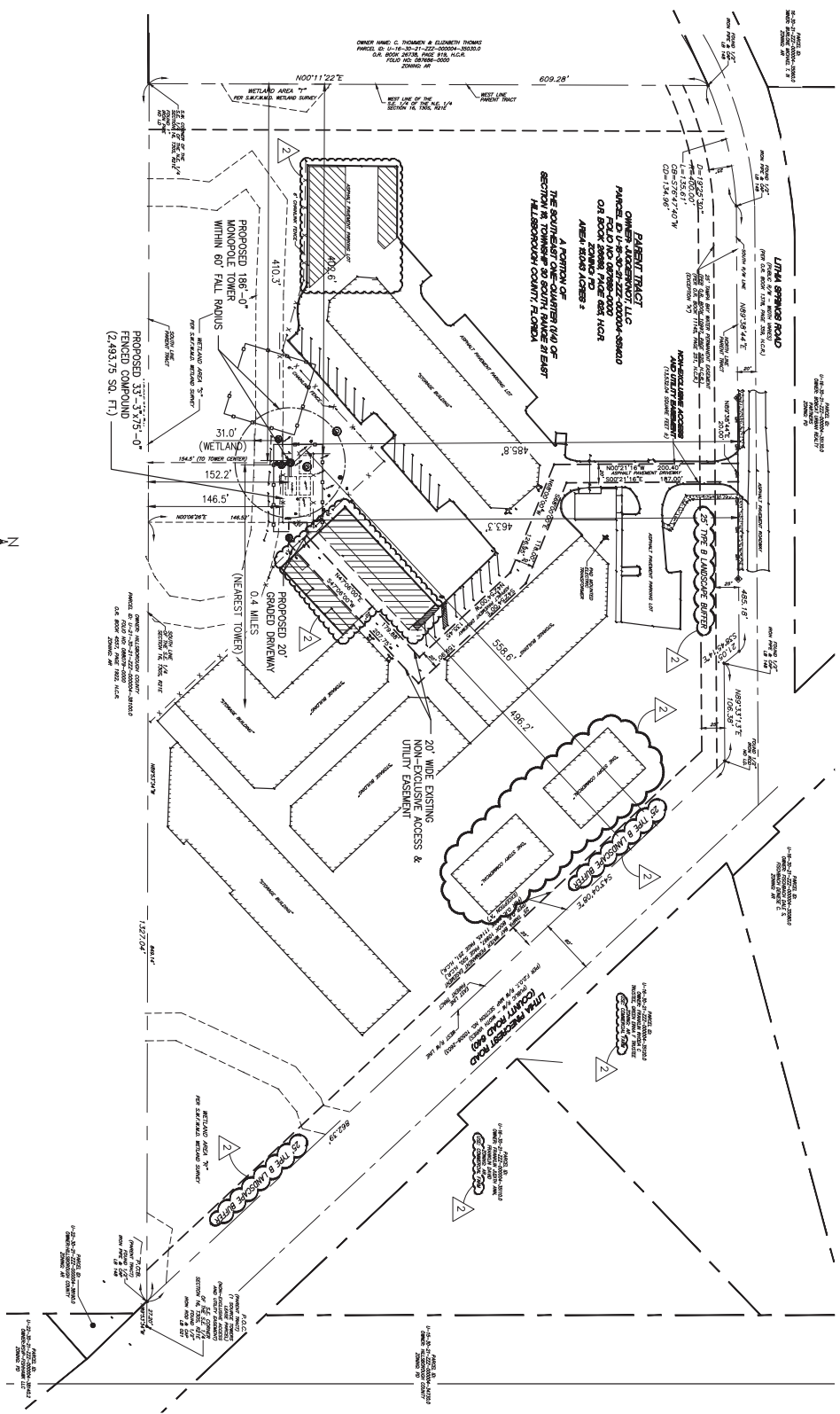
DIRECTION	DISTANCE
N	1,886'
S	1,423.6'
E	1,288.3'
W	49.73'

PROPOSED COMPOUND SETBACKS

DIRECTION	REQUIRED	ACTUAL	DEFICIENCY
N	23'	463.3'	N/A
S	20'	143.6'	N/A
E	25'	496.7'	N/A
W	50'	402.8'	N/A
WETLANDS	30'	31.0'	N/A

PROPOSED TOWER SETBACK SEPARATIONS

DIRECTION	REQUIRED	ACTUAL	DEFICIENCY
N	186'	495.8'	N/A
S	60'	152.2'	N/A
E	60'	558.6'	N/A
W	186'	410.3'	N/A
NEAREST TOWER		0.925 MILES	N/A



REVISIONS

NO.	DATE	DESCRIPTION
1	11/26/21	ISSUED FOR PERMITS
2	11/26/21	ISSUED FOR PERMITS
3	11/26/21	ISSUED FOR PERMITS
4	11/26/21	ISSUED FOR PERMITS
5	11/26/21	ISSUED FOR PERMITS
6	11/26/21	ISSUED FOR PERMITS
7	11/26/21	ISSUED FOR PERMITS
8	11/26/21	ISSUED FOR PERMITS
9	11/26/21	ISSUED FOR PERMITS
10	11/26/21	ISSUED FOR PERMITS

STATE OF FLORIDA PROFESSIONAL ENGINEER
 No. 59739
 8/18/22
WARREN J. WARRNER, P.E.

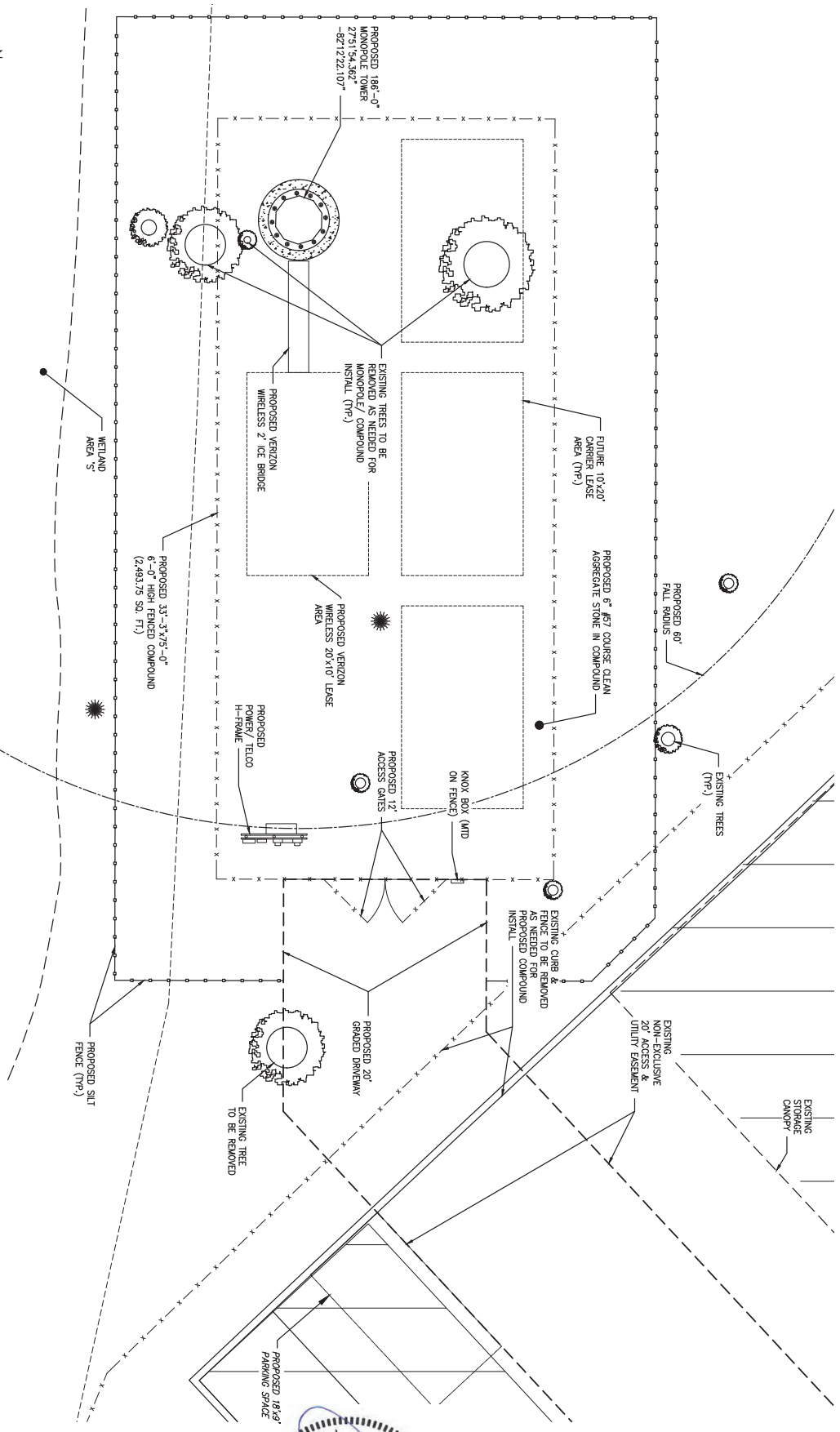
SITE NAME
 FISHPAWK FL1785A
 6241 LITHIA SPRINGS RD
 LITHIA, FL 33547
 P.N. 11-16-35-172-0000-0545H40

SHEET TITLE
 SETBACK PLAN

SHEET NUMBER
 C-2A

INFINIGY
 2255 SEWELL MILL ROAD, SUITE 130
 MARLETTA, GA 30062
 OFFICE: (678) 444-4463
 FAX: (678) 444-4472

iSource
 1336 OVERVIEW DRIVE
 NEW PICT BEACH, FL 33605



TREE SURVEY

 SCALE: 1" = 20'-0"

SHEET TITLE
TREE SURVEY

SHEET NUMBER
C-2B

SITE NAME
FISHAWIK FL185A

6241 LUTHA, FL 33547
 P.N. 11-16-365 124200034531400



PROJECT NO: 2107-2020/C2
 DATE: 8/18/22
 DRAWN BY: J. WINKLER
 CHECKED BY: J. WINKLER

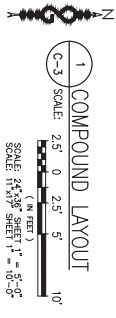
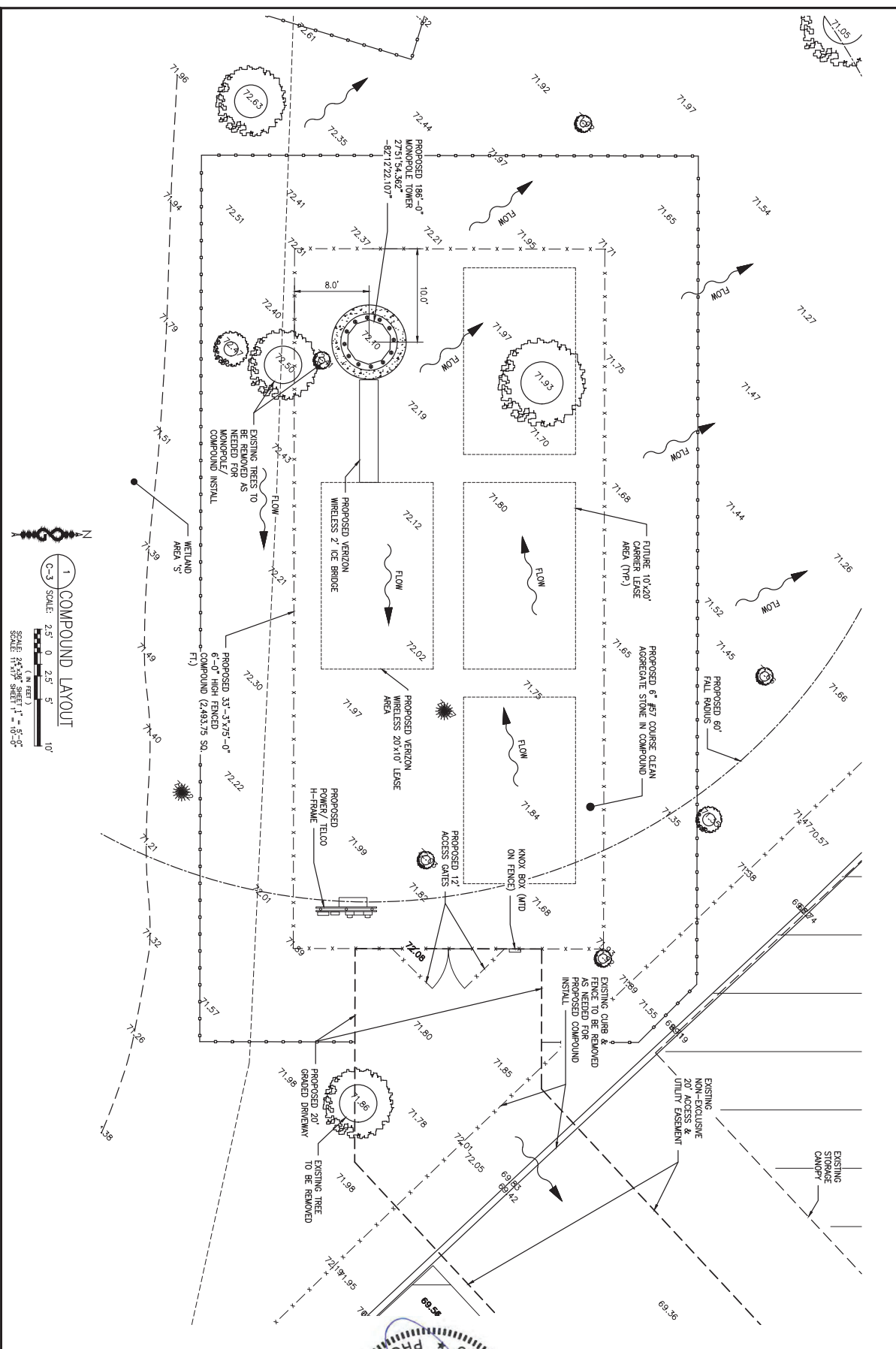
DATE	DATE	DESCRIPTION	BY
8/18/22	8/18/22	ISSUED FOR PERMITS	JW
8/18/22	8/18/22	ISSUED FOR PERMITS	JW
8/18/22	8/18/22	ISSUED FOR PERMITS	JW
8/18/22	8/18/22	ISSUED FOR PERMITS	JW
8/18/22	8/18/22	ISSUED FOR PERMITS	JW
8/18/22	8/18/22	ISSUED FOR PERMITS	JW

INFINIGY
 2255 SEWELL MILL ROAD, SUITE 130
 MARIETTA, GA 30067
 OFFICE: (878) 444-4463
 FAX: (878) 444-4472

1936 OVERVIEW DRIVE
 NEW PINEY RICHIE, AL 36065

NOTE: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NOTE: TOWER FALL ZONE IS 60' (SEE SHEET C-24)



1
C-3
COMPOUND LAYOUT
SCALE: 1" = 20'
SCALE: 1" = 50'

SITE NAME
FISHHAWK FL185A
6241 UTAH SPRINGS RD
PIN 1146365 12200004351400



PROJECT NO: 2107-2002/G
DATE: 8/18/22
DRAWN BY: J. WARREN
CHECKED BY: W. WARREN

DATE	DESCRIPTION	REVISION
12/28/21	ISSUED FOR PERMITS	1
12/28/21	ISSUED FOR PERMITS	2
12/28/21	ISSUED FOR PERMITS	3
12/28/21	ISSUED FOR PERMITS	4
12/28/21	ISSUED FOR PERMITS	5
12/28/21	ISSUED FOR PERMITS	6
12/28/21	ISSUED FOR PERMITS	7
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12/28/21	ISSUED FOR PERMITS	9
12/28/21	ISSUED FOR PERMITS	10

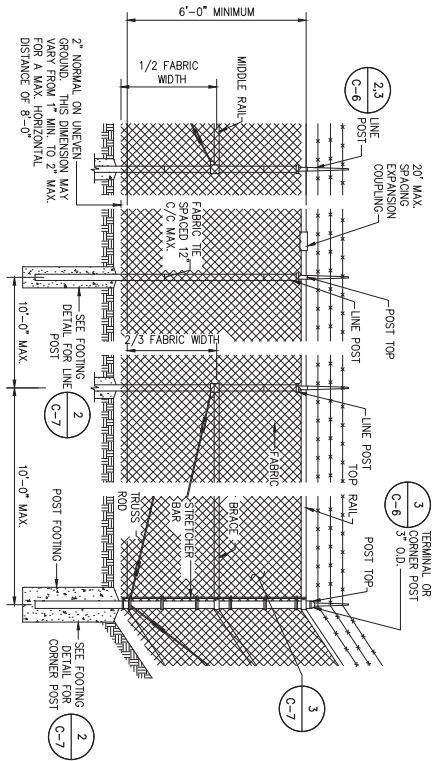
INFINIGY
2255 SEWELL MILL ROAD, SUITE 130
MARIETTA, GA 30067
OFFICE: (878) 444-4463
FAX: (878) 444-4472

iSource
1936 OVERVIEW DRIVE
NEW PORT RICHEY, FL 34605

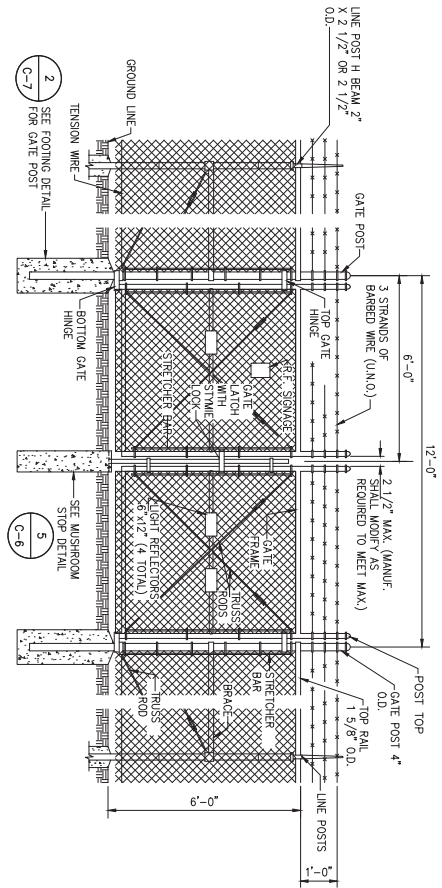
SHEET NUMBER
C-3

SHEET TITLE
COMPOUND LAYOUT

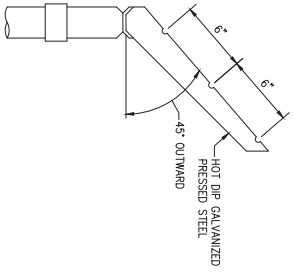
SECURITY FENCE
 NUTS ON ALL BOLTS SHALL BE TOWARD THE INTERIOR OF THE COMPOUND.



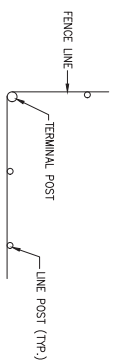
1 TYPICAL FENCE POST/CORNER POST ARRANGEMENT
 C-6 SCALE: NOT TO SCALE



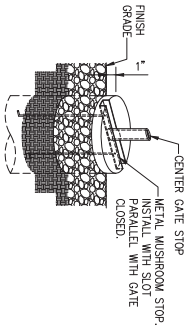
2 VEHICLE GATE ARRANGEMENT
 C-6 SCALE: NOT TO SCALE



3 BARBED WIRE ARM OF LAST POST
 C-6 SCALE: NOT TO SCALE



4 INSTALLATION AT CORNERS
 C-6 SCALE: NOT TO SCALE



5 MUSHROOM STOP DETAIL
 C-6 SCALE: NOT TO SCALE

INFINIGY8
 2255 SEWELL MILL ROAD, SUITE 130
 MARIETTA, GA 30067
 OFFICE: (770) 444-6603
 FAX: (770) 444-4472

iSource
 1806 OVERVIEW DRIVE
 NEWPORT BEACH, CA 92660

DATE	DESCRIPTION	REVISION
12/26/22	ISSUED FOR PERMITS	1
12/26/22	ISSUED FOR PERMITS	2
12/26/22	ISSUED FOR PERMITS	3
12/26/22	ISSUED FOR PERMITS	4
12/26/22	ISSUED FOR PERMITS	5
12/26/22	ISSUED FOR PERMITS	6
12/26/22	ISSUED FOR PERMITS	7
12/26/22	ISSUED FOR PERMITS	8
12/26/22	ISSUED FOR PERMITS	9
12/26/22	ISSUED FOR PERMITS	10

PROJECT NO: 2167-2020/G
 DRAWN BY: J. WARGEN
 CHECKED BY: J. WARGEN
 DATE: 8/18/22
 No. 59739
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 12111

SITE NAME
FSHHAWIK FL7185A
 5241 UTKAH SPRINGS RD
 UTKAH, FL 33507
 P.N. 11-16-36-57-12-20000004581400

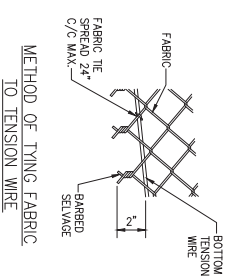
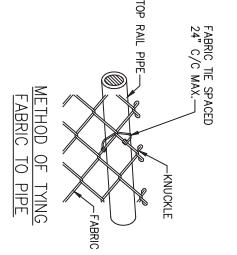
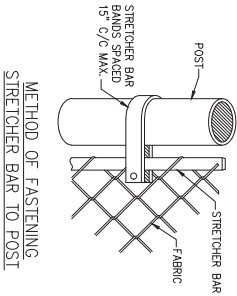
SHEET TITLE
DETAILS

SHEET NUMBER
C-6

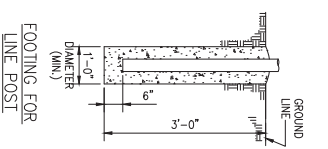
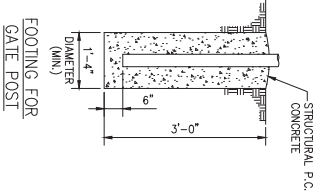
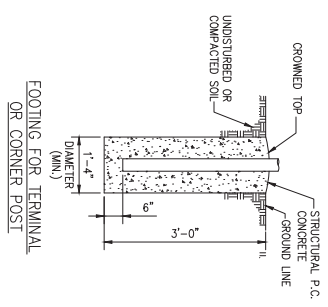
NOTES:

- ZINC COATING - THE WEIGHT OF THE COATING SHALL NOT BE LESS THAN 1.2 OUNCES PER SQUARE FOOT OF ACTUAL SURFACE COVERED. ALL FERROUS METALS USED AS PART OF THE FENCE INSTALLATION SHALL BE HOT DIP GALVANIZED OR 316 STAINLESS STEEL. ALL SCREWS, BOLTS, LOCK WASHERS, NUTS, ETC. SHALL BE HOT DIP GALVANIZED OR MADE OF STAINLESS STEEL.
- FABRIC - STANDARD INDUSTRIAL GRADE #9 GAUGE WITH 2 INCH MESH ZINC COATED CHAIN LINK WITH A BREAKING STRENGTH OF NOT LESS THAN 1200 POUNDS SHALL BE USED.
- METAL POSTS - METAL POSTS (LINE, CORNER, TERMINAL, GATE POSTS, MIDDLE RAILS, BRACES AND TOP RAIL) SHALL BE HOT DIP GALVANIZED SCHEDULE 40 TUBULAR STEEL WITH AN OUTSIDE DIAMETER AS INDICATED ON THIS DRAWING. A POST TOP FITTING OF GALVANIZED STEEL WILL BE INSTALLED TO EXCLUDE MOISTURE.
- POST CAPS - ALL POST CAPS TO USE THE BARBED WIRE OUTRIGGER BRACKET AND SHALL BE ATTACHED TO THE POST WITH TAMPER RESISTANT SCREWS, BRACES, OR BOLTS.
- TOP RAIL - A MINIMUM OF ONE COUPLING IN EACH STRAIGHT RUN OF TOP RAIL SHALL HAVE A HEAVY SPRING INSERTED WITHIN THE COUPLING TO TAKE UP EXPANSION AND CONTRACTION OF THE TOP RAIL. THE TOP RAIL SHALL BE FASTENED TO TERMINAL POSTS WITH PRESSED STEEL CONNECTIONS.
- MIDDLE RAIL - THE MIDDLE RAIL SHALL BE OF THE SAME MATERIAL AS THE TOP RAIL AND INSTALLED WITH HOT DIP GALVANIZED FITTINGS ATTACHED TO THE POSTS.
- BRACE RAIL - BRACE RAIL MATERIAL SHALL BE OF THE MATERIAL AS THE TOP RAIL AND LOCATED 2/3 OF THE DISTANCE UP FROM THE BOTTOM OF THE FABRIC. BRACE RAILS SHALL BE SECURELY FASTENED TO POSTS BY SUITABLE PRESSED STEEL CONNECTIONS.
- GROSS RODS - SHALL BE 3/8" ROUND GALVANIZED STEEL RODS WITH GALVANIZED TURNBUCKLES. THE ZINC COATING SHALL BE NOT LESS THAN 1.2 OUNCES PER SQUARE FOOT OF SURFACE.
- TENSION WIRE - THE TENSION WIRE SHALL BE OF #7 GAUGE HOT DIP GALVANIZED SPRING TENSION WIRE WITH A BREAKING STRENGTH OF NOT LESS THAN 1900 POUNDS. THIS WIRE SHALL BE KEPT TAUT WITH GALVANIZED TURNBUCKLES AND ATTACHED TO POSTS WITH GALVANIZED HARDWARE OR CABLE CLAMPS.
- FABRIC TIES - THE FABRIC TIES SHALL BE ALUMINUM WIRE. NOT LESS THAN #9 GAGE.
- STRETCHER BARS - THE STRETCHER BARS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 3/4" AND NOT LESS THAN 2" SHORTER THAN THE FABRIC. STRETCHER BAR BANDS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 1 1/2" WITH 5/16" DIAMETER GALVANIZED CARRIAGE BOLT.
- BARRED WIRE - BARRED WIRE OF GALVANIZED STEEL (OR ALUMINUM) CONSISTING OF 12 1/2 GAUGE WIRE WITH 4-POINT BARBS OF 14 GAUGE WIRE SPACED 5 INCHES APART.
- GATE FRAMES SHALL BE CONSTRUCTED OF 2 1/2 INCH OUTSIDE DIAMETER HEAVY DUTY GALVANIZED STEEL PIPE. THE GATES SHALL BE ASSEMBLED USING STRETCHER BARS AND STRETCHER BAR BANDS. THE GATES SHALL BE EQUIPPED WITH HEAVY DUTY GALVANIZED STEEL HINGES WITH LARGE BEARING SURFACES OF ADEQUATE STRENGTH TO SUPPORT THE GATE. THE HINGES SHALL NOT TWIST OR TURN UNDER THE ACTION OF THE GATE. GATES WILL PROVIDE A FULL RANGE OF MOTION AND BE EASILY OPENED AND CLOSED BY ONE PERSON. THE GATE LATCH SHALL BE CARBO PROTECTORS, INC. MODEL FL-100. LATCH SHALL BE EQUIPPED TO RECEIVE A PADLOCK. PROVIDE R.F. WARNING SIGNAGE ON ALL GATES.

1 FENCE NOTES
C-7 SCALE: NOT TO SCALE



2 POST FOOTINGS
C-7 SCALE: NOT TO SCALE



3 FABRIC / BAR CONNECTIONS
C-7 SCALE: NOT TO SCALE

INFINIGY
2255 SEWELL MILL ROAD, SUITE 110
MARIETTA, GA 30067
OFFICE: (770) 444-6643
FAX: (770) 444-4472

iSource
1806 OVERVIEW DRIVE
NEWPORT BEACH, CA 92660

DATE: _____

SUBMITTALS: _____

REVISION: _____

NO.	DATE	BY	REVISION
1	12/28/21	WJ	ISSUED FOR PERMITS
2	12/28/21	WJ	ISSUED FOR PERMITS
3	12/28/21	WJ	ISSUED FOR PERMITS
4	12/28/21	WJ	ISSUED FOR PERMITS
5	12/28/21	WJ	ISSUED FOR PERMITS
6	12/28/21	WJ	ISSUED FOR PERMITS

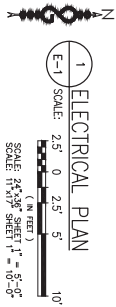
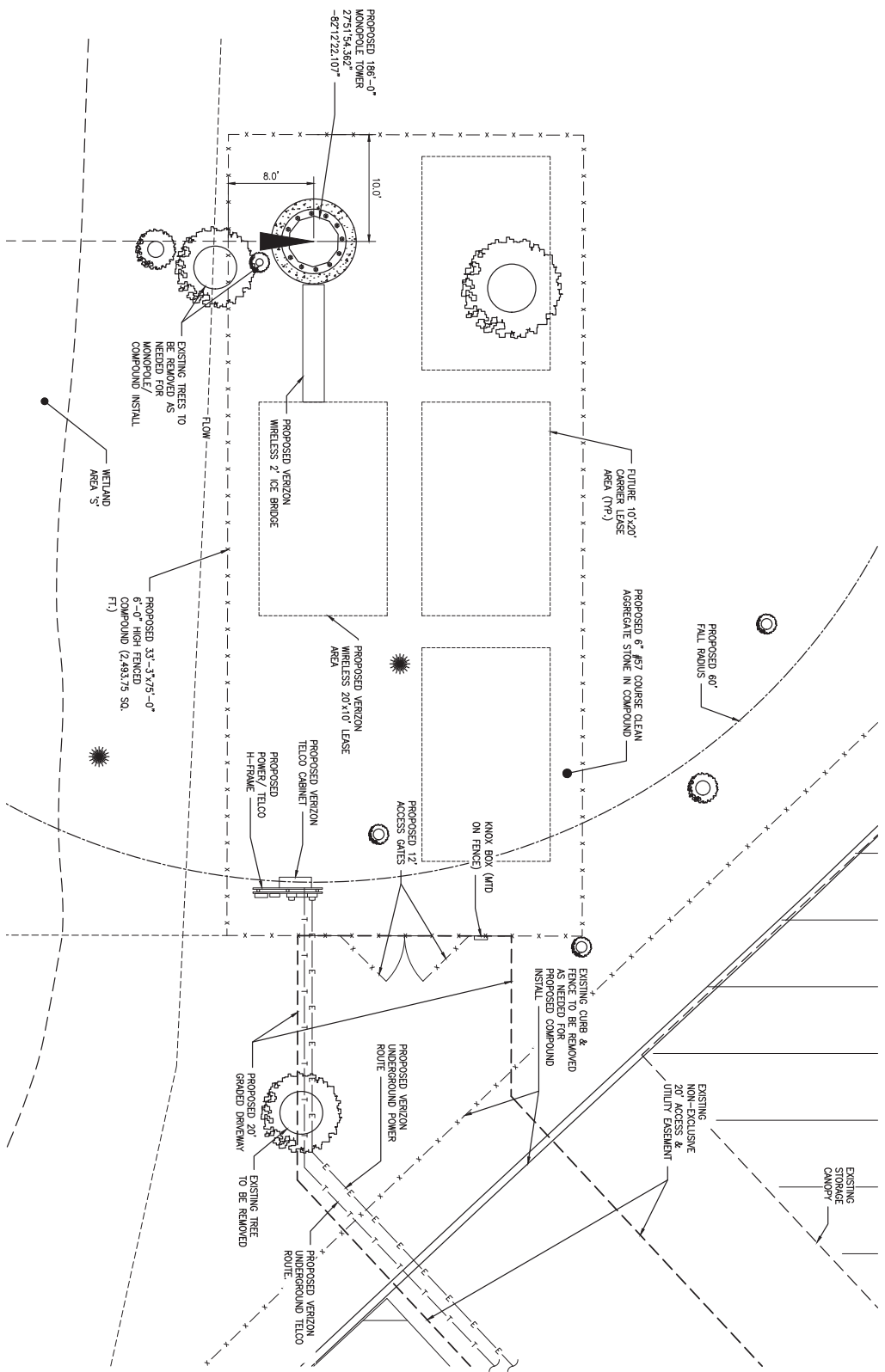
PROJECT NO: 2107200142
DRAWN BY: WJ
CHECKED BY: WJ
DATE: 8/19/22
No. 59739
STATE OF FLORIDA
PROFESSIONAL ENGINEER
W. J. WARREN
LICENSE NO. 12157

SITE NAME: FISHAWK FL185A
6241 UTAH SPRINGS RD
LUTAH, FL 33547
PN: 1149-367 1228000142-01400

SHEET TITLE: DETAILS

SHEET NUMBER: C-7

NOTE: COORDINATE WITH UTILITY PROVIDERS PRIOR TO CONSTRUCTION. EXACT UTILITY ROUTING SUBJECT TO CHANGE.



<p>INFINIGY 2255 SEWELL MILL ROAD, SUITE 130 MARIETTA, GA 30067 OFFICE: (770) 444-4463 FAX: (770) 444-4472</p>		<p>I-Source 1306 OVERVIEW DRIVE NEW PICT BEACH, FL 34065</p>	
<p>DATE: _____ SUBMITTALS: _____ EXPIRES: _____ REVISION: _____</p>			
NO.	DATE	DESCRIPTION	BY
1	12/28/21	ISSUED FOR PERMITS	J
2	12/28/21	ISSUED FOR PERMITS	J
3	12/28/21	ISSUED FOR PERMITS	J
4	12/28/21	ISSUED FOR PERMITS	J
5	12/28/21	ISSUED FOR PERMITS	J
6	12/28/21	ISSUED FOR PERMITS	J
7	12/28/21	ISSUED FOR PERMITS	J
8	12/28/21	ISSUED FOR PERMITS	J
9	12/28/21	ISSUED FOR PERMITS	J
10	12/28/21	ISSUED FOR PERMITS	J

PROJECT NO: 2107-2020/C2
 DRAWN BY: J. WARDEN
 CHECKED BY: J. WARDEN
 DATE: 8/18/22
 No. 59739
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 WARDEN ENGINEERING

SITE NAME: FISHPAWK FL17185A
 6241 LUTHA, FL 33504
 P.N. 11-16-35-122-00000000000000

SHEET TITLE: ELECTRICAL PLAN
 SHEET NUMBER: E-1

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SPECIAL USE (GENERAL)

Received
02/21/2022
Development Services

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

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

Property Information

Address: 5421 Lithia Springs Rd City/State/Zip: Lithia, FL 33547 TWN-RN-SEC: 305, 21E, 16
Folio(s): 087689-0000 Zoning: PD Future Land Use: R-2 Property Size: 15 AC.

Property Owner Information

Name: Juggerknot LLC d/o Mattanah S. Jahn Daytime Phone: 727-773-2221
Address: 935 Main Street, Suite D1 City/State/Zip: Safety Harbor FL 34659
Email: mjahn@thelawmpowered.com FAX Number: 727-773-2616

Applicant Information

Name: 1 Source Towers, LLC d/o Mattanah S. Jahn Daytime Phone: 727-773-2221
Address: 935 Main Street, Suite D1 City/State/Zip: Safety Harbor, FL 34695
Email: mjahn@thelawmpowered.com FAX Number: 727-773-2616

Applicant's Representative (if different than above)

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

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

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

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

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

Office Use Only

Intake Staff Signature: _____ Intake Date: 02/21/2022
Case Number: 22-0610 Public Hearing Date: 06/21/22 Receipt Number: _____
Type of Application: SU-CFW

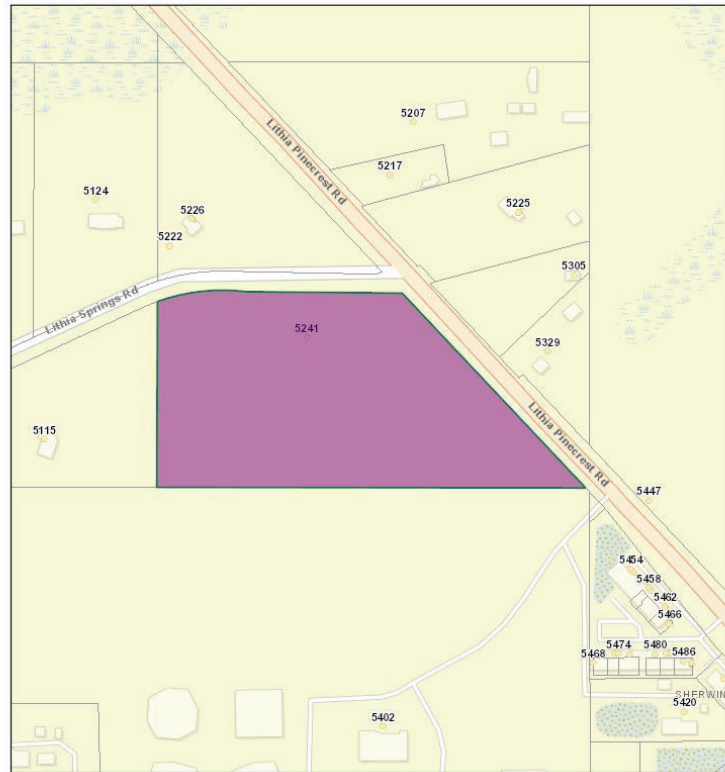
Development Services, 601 E Kennedy Blvd. 19th Floor



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
INFL	i
Zoning	PD
Description	Planned Development
RZ	16-0913
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0530H
FIRM Panel	12057C0530H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120530C
County Wide Planning Area	Boyette
Community Base Planning Area	SouthShore
Planned Development	PD
Re-zoning	16-0913
Note	15-1149
Minor Changes	08-0311
Major Modifications	11-0630,17-0794
Personal Appearances	09-0027,09-0171,14-0728,15-0672,16-1314,18-1417
Census Data	Tract: 013921 Block: 1029
Future Landuse	R-2
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 6
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 87689.0000



March 1, 2022



© Hillsborough County - Public Works - Geomatics - Street & Address

Hillsborough County Florida

Folio: 87689.0000
PIN: U-16-30-21-ZZZ-000004-35140.0
JUGGERKNOT LLC
Mailing Address:
 18122 BURR OAK LN
 JUPITER, FL 33478-2247
Site Address:
 5241 LITHIA SPRINGS RD
 LITHIA, FL 33547
SEC-TWN-RNG: 16-30-21
Acreage: 14.72299957
Market Value: \$8,112,400.00
Landuse Code: 4891 LIGHT INDUS.

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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.

22-0610