

STAFF REPORT
Community Development Department
Petition Number: SE-16-001

To: Charlotte County Board of Zoning Appeals
From: Shaun Cullinan, Planning and Zoning Official
Prepared By: Ken Quillen, AICP, Planner III

Report Date: March 2, 2016

BZA meeting date: March 9, 2016

Requested Action/General Information:

Mary Solik, Attorney for Vertex Development LLC, is requesting a special exception to allow a 150-foot high communications tower in the RSF-3.5 zoning district. Subject property is located at **22455 Minerva Avenue** in Port Charlotte (see attached **Location Map**). The attached **Zoning Map** shows the zoning of this property, which is *Residential Single-family-3.5*. This property has a *Low-Density Residential* Future Land Use Map designation. The proposed communication tower location is at the far southwesterly corner of subject property, which is also the existing location of Redeemer Baptist Church (see attached **Aerial View**).

The Land Development Regulations for the **Residential Single-family-3.5** (Exhibit A) zoning district does allow telecommunication facilities over 50 feet in height as a special exception use, provided it complies with all development standards as well as any conditions imposed by the Board of Zoning Appeals, according to section 3-9-6.2(h)(2). The **Communication Towers** (Exhibit B) regulations establish the requirements which must be met for the construction and operation of a communications tower. The applicant has stated that they will abide by all required conditions.

The applicant has submitted two coverage maps showing the **Existing Coverage** (Exhibit C-1) and **Proposed Coverage** (Exhibit C-2) for the area surrounding the proposed tower location. These maps were prepared by T-Mobile Engineering who has three existing antennas serving this area at the following locations:

- South, 1.91 miles, at 22400 Gleneagles Terrace (Port Charlotte Golf Course);
- East, 1.57 miles, at 23900 Veterans Boulevard (REDUS ONE, LLC); and
- West, 2.04 miles, at 1365 Viscaya Drive (St. James Episcopal Church).

The applicant has also submitted the attached **Existing Towers Map** (Exhibit D), which shows all of the existing tower locations within three-plus miles of the proposed tower location. The location of the proposed tower is identified by the green star.

The applicant also submitted a number of drawings to illustrate the proposed development, including a **Boundary Survey** (Exhibit E-1); an **Enlarged Site Plan** (Exhibit E-2); a **Setback Plan** (Exhibit E-3); a **Compound & Tower Elevation Plan** (Exhibit E-4); a **Fence Detail** (Exhibit E-5); and a preliminary **Landscape Plan** (Exhibit E-6). The proposed 150-foot tower will be located in the southwesterly corner of subject property, near the intersection of Evans Street and Priscilla Avenue. Access will be from Priscilla Avenue where a new access drive will be constructed.

The attached **Narrative** (Exhibit F) addresses the criteria for granting the requested special exception. The applicant has also provided letters of review from the Florida Fish & Wildlife Conservation Commission, **FWC Letter** (Exhibit G); T-Mobile's Design Engineer, **Engineering Letter** (Exhibit H); and T-Mobile's letter of necessity, **T-Mobile Letter** (Exhibit I).

The Community Development Department's Environmental Specialist has performed a cursory environmental review and their comments are in the attached **Memorandum (Exhibit J)** dated February 18, 2016.

Findings: The standards for approval for a Special Exception according to Section 3-9-6.2(i) of the Charlotte County Zoning Code are as follows:

1. The proposed special exception is consistent with the Comprehensive Plan.

Finding: Subject property is located in the Urban Service Area and the proposed communications tower falls under the general range of uses for the Future Land Use classification for Public Land & Facilities. These lands are designated for government offices and facilities, public or private schools, churches, auditoriums, playhouses, museums, hospitals and utilities. Communications towers are a public service facility and a utility. This proposal is also consistent with the **Smart Charlotte 2050 Plan**, FLU Policy 6.4.35; Telecommunications Infrastructure; which proposes to: "Develop a fiber-optic and/or wireless telecommunications infrastructure to support voice, video, data and security network systems, where feasible."

2. The proposed special exception is compatible with existing and permitted uses surrounding the land on which the proposed special exception would exist.

Direction	Existing Land Uses	Existing Zoning	FLUM Designation
North	Redeemer Baptist Church	RSF-3.5	Low-density Residential
South	Vacant residential lots and Single-family residences	RSF-3.5	Low-density Residential
East	Charlotte Academy School	RSF-3.5	Low-density Residential
West	Vacant residential lots and Single-family residences	RSF-3.5	Low-density Residential

Finding: There are single-family residences located to the south and west; however, the majority of the surrounding land uses consist of vacant residential lots. The nearest single-family residence is over 250 feet to the west. Public facilities, consisting of a church and private school, are located to the north and east.

Wireless communications facilities are needed to serve the surrounding residential area and are essential to all land uses, including residential areas. Therefore, communication towers need to be located within or near residential areas of the County. As such, the Zoning Code requires that communications towers, over 50 feet in height, obtain a special exception and that they be developed according to all requirements of code, including landscaping, in order to make the use compatible with surrounding land uses. The preliminary landscape plan has been reviewed by staff who have some minor comments and questions noted in the **Landscape Review Memo (Exhibit K)**. One question is: "Why are there two access gates into the compound?" as shown on the **Compound Plan (Exhibit E-4)** and **Landscape Plan (Exhibit E-6)**. Staff would like the applicant to address these questions at the public hearing.

3. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare.

Finding: Staff is not aware of any evidence that would indicate that the establishment, maintenance, or operation of the proposed communications tower would be detrimental to or endanger the public health, safety or general welfare of the surrounding properties. The **Communication Towers (Exhibit B)** regulations requires the use of "breakpoint design technology" for any tower that is not setback from the lot lines a distance equal to the height of the tower. T-Mobile's Design Engineer stated in his **Engineering Letter (Exhibit H)** that the proposed 150-foot tower will be designed with breakpoint technology, therefore, if there is a failure the tower will collapse within the site.

ANALYSIS AND CONCLUSIONS:

After review of the site and the application requesting this special exception staff believes that the proposed 150-foot communications tower does meet all three criteria for a special exception.

If the Board of Zoning Appeals decides to approve the requested special exception staff recommends the following conditions be adopted, as conditions of approval, to ensure the use is in compliance with the purpose and intent of the Zoning Code. The conditions are as follows:

1. This special exception is to allow a 150-foot high communications tower on subject property and extends only to the land included in the site plan and legal description submitted with this application.
2. The site plan presented by the applicant as part of the petition is for illustrative purposes only. The proposed communications tower and ground facilities shall be developed and constructed according to all applicable County Codes and Land Development Regulations.
3. The required Landscape Buffer shall include an eight-foot high opaque vinyl fence, as proposed in the **Fence Detail** (Exhibit E-5) submitted with their application.
4. All necessary permits and approvals must be obtained, as applicable to this development, including but not limited to, right-of-way access, paving, electrical, plumbing, fencing, tree removal, landscaping, and invasive plant species removal.
5. If the proposed communications tower is not constructed within two years of the date of approval of this special exception then this special exception shall expire and be null and void.
6. Any major changes or additions to this special exception shall require a modification of the special exception. Minor changes or additions such as accessory uses or structures may be approved by the Zoning Official.

Please be advised that the final decision regarding the petition rests with the Board of Zoning Appeals, and will be decided upon consideration of all the evidence introduced at the hearing.

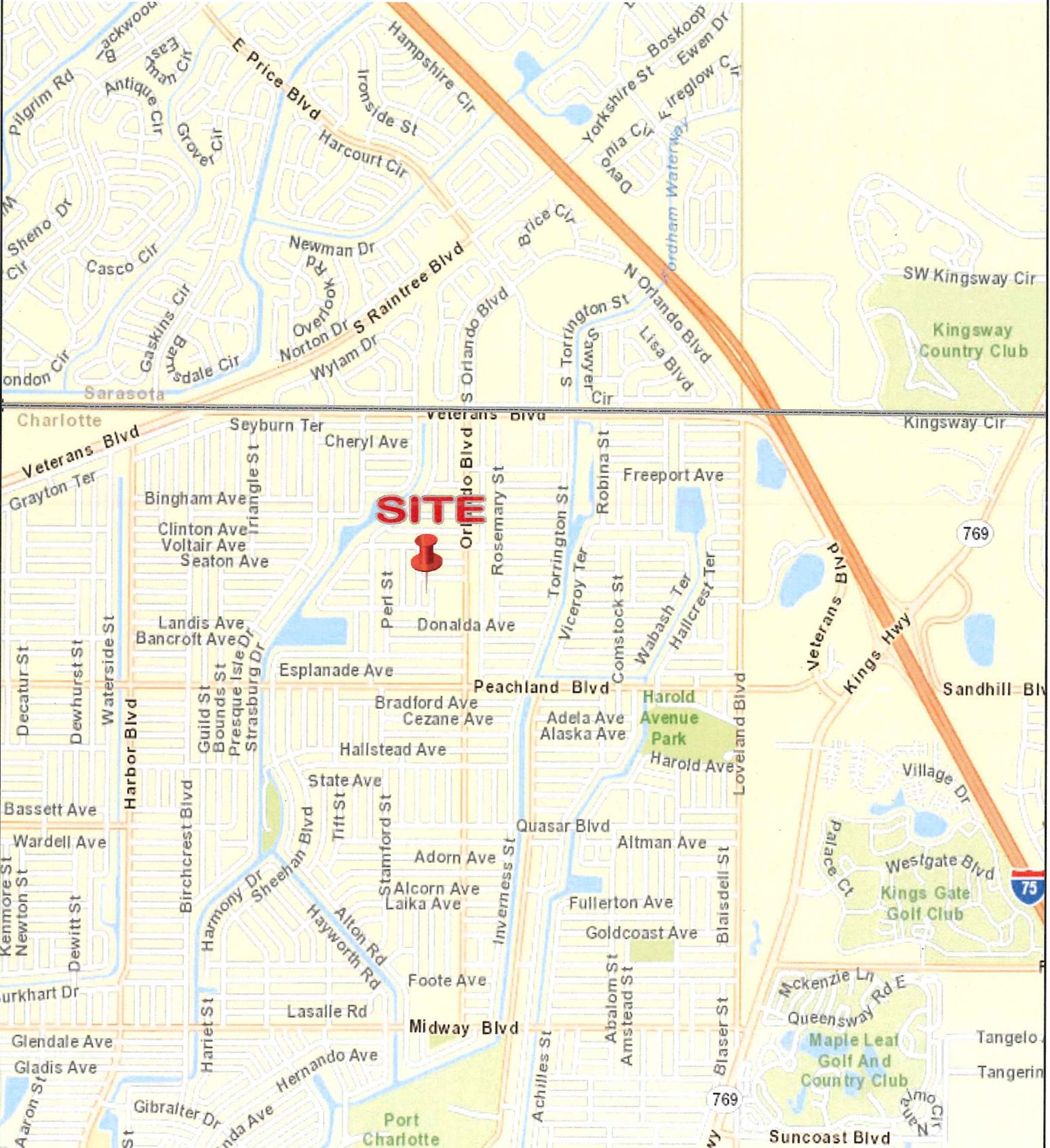
Attachments: Staff Report (3), Location Map, Zoning Map, Arial View, Section 3-9-33 (2), Section 3-9-68 (3), Area Coverage Maps (2), Communication Towers Map, Development Plans (6), Narrative (6), FWC E-mail, Engineer Letters, T-Mobile Letter and Environmental Specialist Memorandum



Community Development

CHARLOTTE COUNTY

Location Map for SE-16-001



02/40/22 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plans and related documents. Created By: Land Information-D, Vance-7639 Date Saved: 2/4/2016 9:13:58 AM



(NOT TO SCALE)



Community Development

CHARLOTTE COUNTY

Zoning Map for SE-16-001

MADELYN AVE

AMIGO AVE

MINERVA AVE

PRISCILLA AVE

DONALDA AVE

SACRAMENTO AVE

WYLER ST

EVANS ST

ORLANDO BLVD

ALLWORTHY ST

SITE



RSF3.5

P1

00TC

02/40/22 Mid-County

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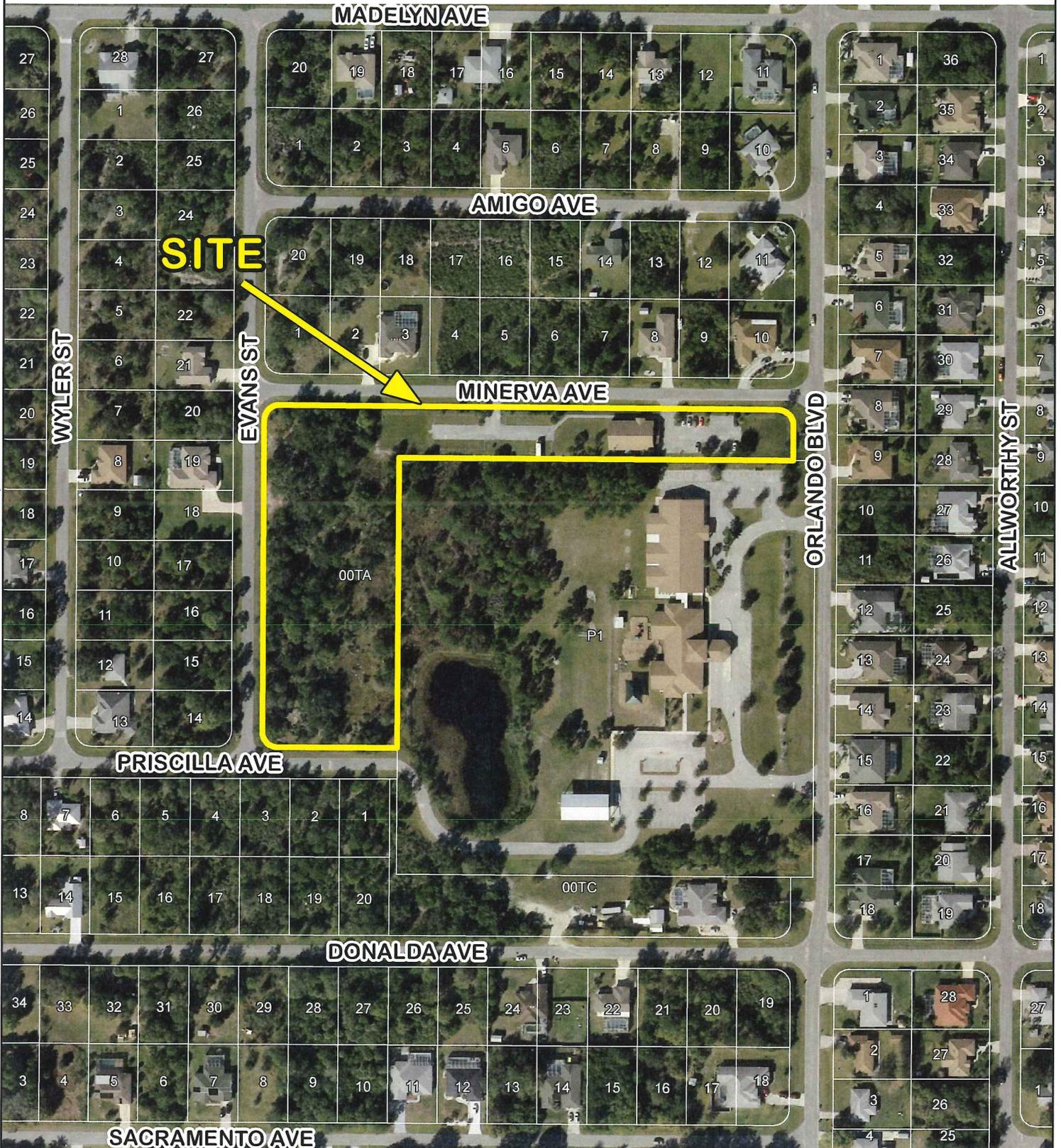
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CHARLOTTE COUNTY

2014 Aerial View for SE-16-001



02/40/22 Mid-County

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(NOT TO SCALE)

Section 3-9-33**Residential Single-family (RSF).**

- (a) *Intent.* The purpose and intent of these districts is to provide for single-family residential dwellings and other uses normally associated therewith. Among RSF-2, RSF-3.5 and RSF-5 districts, there are variations in requirements for lot area, width, and certain yards.
- (b) *Permitted Uses and Structures (P):* The following uses and structures are permitted in this district:
- (1) Assisted living facility or day care center, adult, six or less. (see section 3-9-62 Assisted Living Facility)
 - (2) Emergency services.
 - (3) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure "C".
 - (4) Minor Home Occupation. (see section 3-9-74 Home Occupations)
 - (5) Model home. (see section 3-9-78 Model Homes)
 - (6) Noncommercial boat docks.
 - (7) Park, public or not-for-profit.
 - (8) Single-family detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
 - (9) Telecommunications facility, 50 feet or less in height. (see section 3-9-68 Communication Towers)
- (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures are permitted in this district.
- (1) Boat lifts, boat ramps, and noncommercial boat docks.
 - (2) Carports, garages, and storage structures.
 - a. Detached accessory structures greater than 250 square feet in footprint shall be compatible in appearance with the primary residence, at a minimum, materials and color shall be compatible with the primary residence.
 - b. The total footprint of all detached accessory structures shall not exceed ten percent of the parcel size or 1,000 square feet, whichever is greater for a property less than a half-acre. If the property is one half acre or more in size, the total footprint of all detached accessory structures shall not exceed 3,000 square feet. The property owner(s) may apply for a Special Exception to exceed the total maximum accessory structures size limitations contained in this section.
 - c. Detached accessory structures shall be located behind the leading edge of the living area of the residence except carports and garages, but must maintain required setbacks.
 - d. Construction trailers and cargo containers are prohibited.
 - (3) Fences or walls, which may be permitted prior to the principal uses and structures.
 - (4) Greenhouses and other horticultural uses, provided no retail sales are made on the premises.
 - (5) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall not be permitted in a detached guest suite. It must meet all applicable development standards set forth in the zoning district.
 - (6) Keeping of pets, excluding animal breeding, boarding, and training.
 - (7) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.
- (d) *Conditional Uses and Structures (C):* (For rules and regulations for any use designated as a Conditional Use or Structure, see section 3-9-69 Conditional Uses and Structures)
- (1) Bed and breakfast, one or two bedrooms.
 - (2) Clubhouse.
 - (3) Cluster housing. (see section 3-9-67 Cluster Housing)
 - (4) Guest home.
 - (5) Subdivided lots with 50 foot wide frontage and 5,000 square foot.
- (e) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted by Special Exception, including but not limited to mobile homes, commercial parking lots and private clubs not otherwise permitted, or permitted by Special Exception, shall be unlawful in this district.
- (f) *Special Exceptions (S):* (For procedure see section 3-9-6.2 Special Exceptions)
- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
 - (2) Assisted living facility or day care center, adult, seven or more. (see section 3-9-62 Assisted Living Facility)

Section 3-9-33 Residential Single-family (RSF). (continued)

- (3) Bed and breakfast, three or more bedrooms.
- (4) Cemetery, mausoleum.
- (5) Community garden.
- (6) Day care center, child.
- (7) Elementary, middle, or high school.
- (8) Essential services. (see section 3-9-71 Essential Services)
- (9) Government uses and facilities.
- (10) Major Home Occupation. (see section 3-9-74 Home Occupations)
- (11) Place of Worship. (see section 3.7.82 Places of Worship)
- (12) Private clubs.
- (13) Telecommunications facility, greater than 50 feet in height. (see section 3-9-68 Communication Towers)
- (14) University or college.
- (15) Yacht clubs, country clubs, and other recreational amenities, including but not limited to tennis courts, basketball courts, and golf courses located on a separate parcel.
- (16) Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
 - b. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to section 3-9-6 Board of Zoning Appeals.

(g) *Development Standards:*

	RSF-2	RSF-3.5	RSF-5
Lot (minimum)	---	---	---
Area (square feet)	20,000	10,000	7,500
Width (feet)	100	80	70
Setbacks (minimum feet)			
Front	25	25	25
Side (interior)	15	7.5	7.5
Side (street)	20	15	15
Rear (interior)	20	20	20
Rear for all accessory structures (interior)	10	10	10
Rear (street)	25	25	25
Abutting a greenbelt	15	15	15
All accessory structures abutting a greenbelt	10	10	10
Abutting water	20	20	20
Bulk (maximum)			
Lot coverage of all buildings	40%	40%	40%
Height (feet)	38	38	38
Density (units/acres)	2	3.5	5

Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, Waterfront Property.

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article XXII, Chapter 3-5, of the Code, as the same shall be amended.

- (h) *Signs.* Signs shall be in accordance with section 3-9-85.
- (i) *Off-street parking.* Off-street parking shall be in accordance with section 3-9-79.

(Minutes of 12-08-1981, § 7; Res. No. 85-286, § 1, 10-05-1985; Res. No. 87-78, §§ 9, 10, 05-19-1987; Res. No. 87-254, § 17, 10-20-1987; Ord. No. 89-34, § 6, 05-31-1989; Ord. No. 91-10, 08-18-1992; Ord. No. 94-55, § 14, 11-03-1994; Ord. No. 2001-031, § 1(a), 01-25-2001; Ord. No. 2003-061, §§ 6, 7, 08-26-2003; Ord. No. 2014-053, § 1, 11-25-2014)

Section 3-9-68**Communication Towers.**

- (a) *Exempt Telecommunication Facilities.*
- (1) The following telecommunication facilities are exempt from the provisions of this section, provided they do not exceed 50 feet in height or the maximum height allowed by the zoning district, whichever is greater.
 - (2) Non-commercial freestanding or structure-mounted "receive only" antennas three meters or less in diameter that receive direct broadcast services.
 - (3) Amateur radio antennas and towers.
 - (4) An antenna or tower used as an accessory use to emergency services.
 - (5) Temporary towers associated with a special event may be permitted for a limited period of time by the County as part of the event.
 - (6) Temporary towers necessary to aid in post-disaster relief efforts.
- (b) *Co-location Requirements.*
- (1) All proposed telecommunication facilities shall co-locate with existing facilities wherever possible or the applicant must demonstrate that no existing telecommunication facility or alternate support structure within the applicant's geographic search area is reasonably available to support the applicant's facility. The applicant must demonstrate that the existing facilities or alternate support structures located within the geographic area meet one of the following criteria:
 - a. They are not of sufficient height to meet the applicant's engineering requirements.
 - b. They do not have sufficient structural strength to support the applicant's proposed antenna and related equipment.
 - c. They do not have sufficient space to allow the applicant's antenna and related equipment to function effectively and reasonably in parity with other similar equipment.
 - d. They are unavailable for lease under a reasonable leasing agreement.
 - e. They would result in electromagnetic interference with or by the antenna.
 - f. They have other limiting factors, including adverse economic reasons, that render an existing facility or alternate support structure unsuitable. Costs over the life of the applicable lease in excess of the cost of permitting and constructing a new facility shall be presumed to create an adverse economic reason.
 - (2) Co-locating on an existing tower or alternate support structure which must be modified or reconstructed to accommodate the co-location shall be considered a permitted use and may be modified or rebuilt to a taller height, not to exceed 40 feet over the tower's existing height provided it does not exceed the Federal obstruction standards set forth in 14 CFR part 77.
 - (3) Alternate support structures to which an antenna may be attached include, but are not limited to, commercial, office, and industrial buildings, multifamily residential buildings, mixed use buildings, water tanks, utility and light poles, poles at publicly-owned facilities, athletic facilities, or other structures not originally designed as antenna mounts.
- (c) *Additional Application Requirements.* In addition to the standard application requirements, the following information shall be submitted upon application for any telecommunication facility:
- (1) Special Exception application including all specified supporting documentation.
 - (2) Copies of letters to, and all responses from, other entities owning or using non-exempt communication towers, inquiring whether said entities have a need to co-locate antennas or have tower space available for co-location of antennas. All letters shall be sent certified mail, return receipt requested. The County shall maintain a list of telecommunication service providers which shall be considered the minimum contact list.
 - (3) A statement from the Florida Fish and Wildlife Conservation Commission (FWC) stating that the proposed tower meets all required setbacks from any nesting locations for birds listed as protected species in the FWC's Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida or its successor.

Section 3-9-68

Communication Towers. (continued)

- (4) For proposed facilities taller than 200 feet, a statement from the FAA stating that the proposed tower is determined not to be a hazard to air navigation.
 - (5) The applicant's geographic search area as set forth by engineering report and the existing towers or suitable alternate support structures within such geographic search area. If the applicant is not a service provider, the applicant must submit a letter from a service provider indicating their intent to use the tower. The geographic search area and other relevant data will be based, at minimum, on the service provider's need.
 - (6) The type of tower or supporting structure.
 - (7) The height of the tower including antennas above ground and above Mean Sea Level.
- (d) *Conditions of Approval.*
- (1) General Requirements
 - a. Telecommunication facilities shall not have any form of advertisement attached or otherwise affixed.
 - b. Telecommunication facilities shall not be illuminated except as required by Federal, State, or local laws or regulations or as a condition attached to a Special Exception.
 - c. Development of a telecommunication facility site shall be subject to the Habitat Preservation provisions of this Code.
 - d. No telecommunication facility shall be constructed on any property containing a rare vegetation community including, but not limited to, forested wetlands, tropical hardwood hammock, sandhill or xeric oak scrub if the construction or maintenance of the proposed facility would cause the destruction of any portion of the rare vegetation community.
 - e. The owner of any telecommunication facility must provide the County with the name, address, and telephone number of a contact person or persons to address or repair any problems with the tower. This information must be posted prominently at the facility and updated within 30 days in the event of any changes. Failure to comply with the requirement to provide and post the contact person information shall be a violation of this section.
 - f. If high voltage is necessary for the operation of the facility, signs displaying in large bold letters "HIGH VOLTAGE – DANGER" shall be located every 20 feet and attached to the fence or wall. In the case of structure-mounted antennas, signs shall be placed within ten feet of the antenna.
 - g. A fence or wall at least eight feet in height shall be provided around each facility located on the ground. Access to the facility shall be through a locked gate. Structure-mounted facilities shall be located and designed to be accessible to authorized personnel only.
 - h. Except where prohibited by a Zoning Overlay District, or other provisions of this Code, structure-mounted antennas are permitted up to a height of 20 feet above the existing height of the structure. The antenna shall be an unobtrusive color and where feasible the design elements of the building such as parapet walls, screen enclosures, or mechanical equipment shall screen it.
 - i. Any tower located in a residential zoning district shall be required to be a monopole.

(2) Setback Requirements

a. All telecommunications facilities shall meet the following setbacks:

- 1. Any new tower, equipment enclosures and ancillary structures shall be set back from all interior and rear lot lines a minimum of ten feet and shall meet the minimum setback requirements for the zoning district where it is located for the front lot line, except that where the minimum setback distance for the tower from any residentially zoned property line, public right-of-way, emergency evacuation route, existing school, or existing residential dwelling unit, is less than the height of the proposed tower, the minimum setback distance shall be increased to the height of the proposed tower, unless the tower will be constructed using "breakpoint" design technology, in which case the minimum setback distance shall be equal to 110 percent of the distance from the top of the tower to the "breakpoint" level of the tower. For example, on a 100 foot tall monopole tower with a breakpoint at 80 feet, the minimum setback distance would be 22 feet (110 percent of 20 feet, the distance from the top of the tower to the "breakpoint").

Section 3-9-68

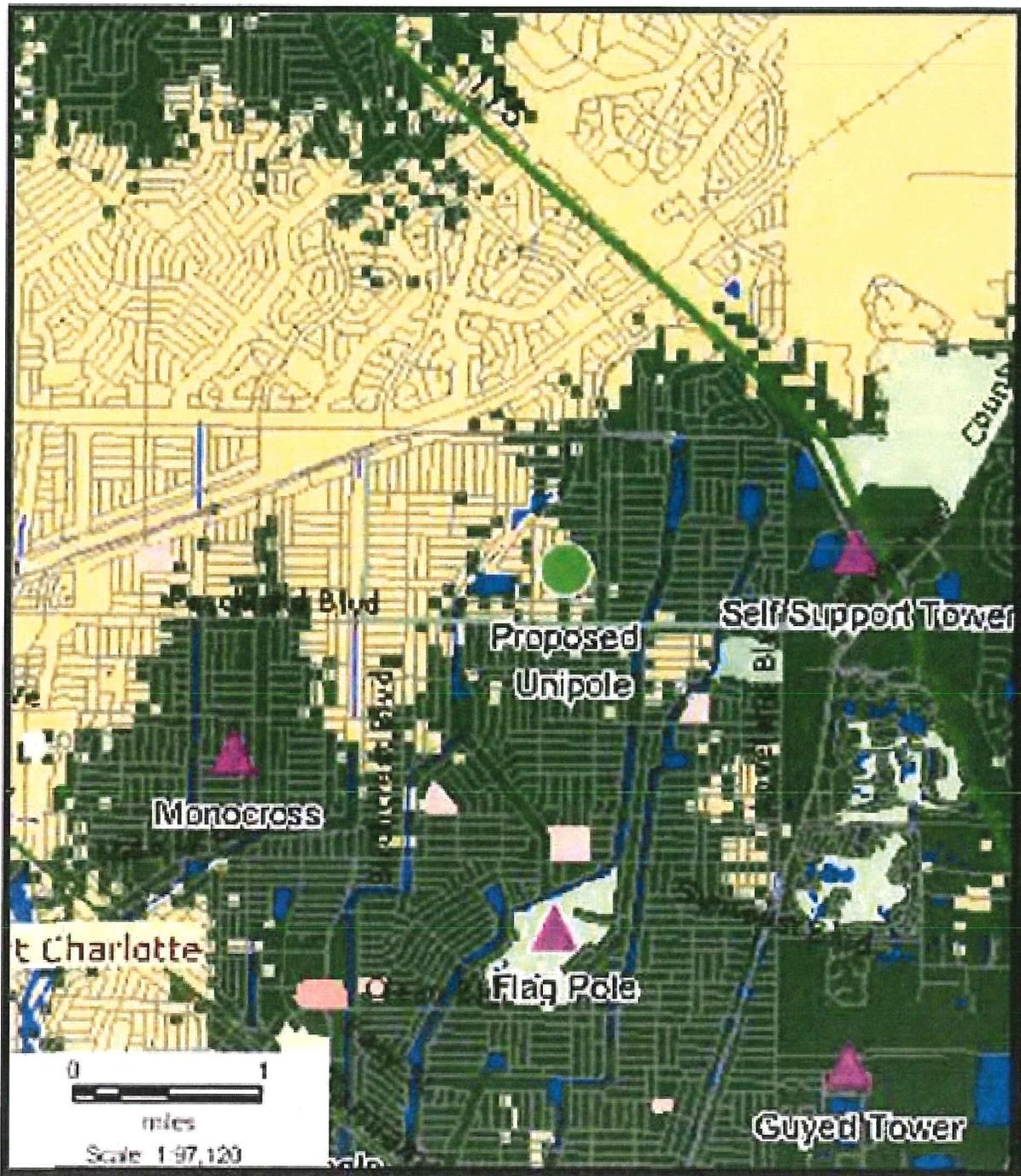
Communication Towers. (continued)

2. Certification by a professional engineer licensed by the State of Florida of the "breakpoint" design and the design's fall radius must be provided together with the other information required herein by the applicant.
 - b. All towers shall comply with regulations for height restrictions in airport zones of the Federal Aviation Administration, Federal Communication Commission and the Florida Department of Transportation, Division of Aeronautics, or a municipal or other airport authority qualified by law to establish airport hazard zoning regulations.
 - c. All towers shall be engineered so that in case of collapse, all parts of the structure will fall within the site.
 - d. Multiple towers on a site must be located at least as far from each other as the height of the taller tower.
- (e) *Replacement.*
- (1) Any replacement telecommunications tower seeking to increase the height of the existing tower shall be required to modify the existing Special Exception.
 - (2) Any replacement telecommunications tower without increase in height shall follow the existing Special Exception.
 - (3) Any replacement of the existing tower which did not receive a Special Exception approval shall be required to obtain a Special Exception.
 - (4) The replacement telecommunications tower shall be located on the same parcel or lot as the original tower.
 - (5) If the existing telecommunications facility is nonconforming, the applicant demonstrates that the proposed replacement tower will mitigate the nonconformity. This demonstration might be in the form of a change in design (for example from a lattice-style to a monopole style tower or a reduction in height) or in providing additional setbacks or buffers than those that apply to the existing tower.
 - (6) The existing telecommunications facility being replaced is removed within 120 days after completion of construction of the replacement telecommunications facility.
 - (7) Upon administrative approval, the replacement telecommunications facility will be deemed a legally conforming use.
- (f) *Abandonment.* If a telecommunication facility ceases to receive and transmit signals for a period of one year, then the facility will be deemed to be abandoned. The owner/operator of the abandoned facility shall be given 180 days after being provided with written notice of the determination of abandonment, to either reactivate or dismantle and remove the facility. If the facility is not removed or reactivated, the County may obtain authorization from a court of competent jurisdiction to remove the facility and necessary support equipment and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in the removal and disposal of the facility and support equipment plus court costs and attorney fees. Where the County determines that physical factors or the non-use constitutes an unsafe condition under the building code, such building code provisions and process shall supersede any time elements set forth.

(Ord. No. 1989-47, § 6, 06-22-1989; Ord. No. 1998-053, § 1, 07-14-1998; Ord. No. 2000-029, §§ 1-7, 08-22-2000; Ord. No. 2001-031, § 1(w), 06-12-2001; Ord. No. 2001-058, § 1, 09-25-2001; Ord. No. 2014-041, § 1, 11-25-2014; Ord. No. 2014-069, § 1, 11-25-2014)

Section 3-9-68
(Exhibit B-3)

Propagation Map without Proposed Tower

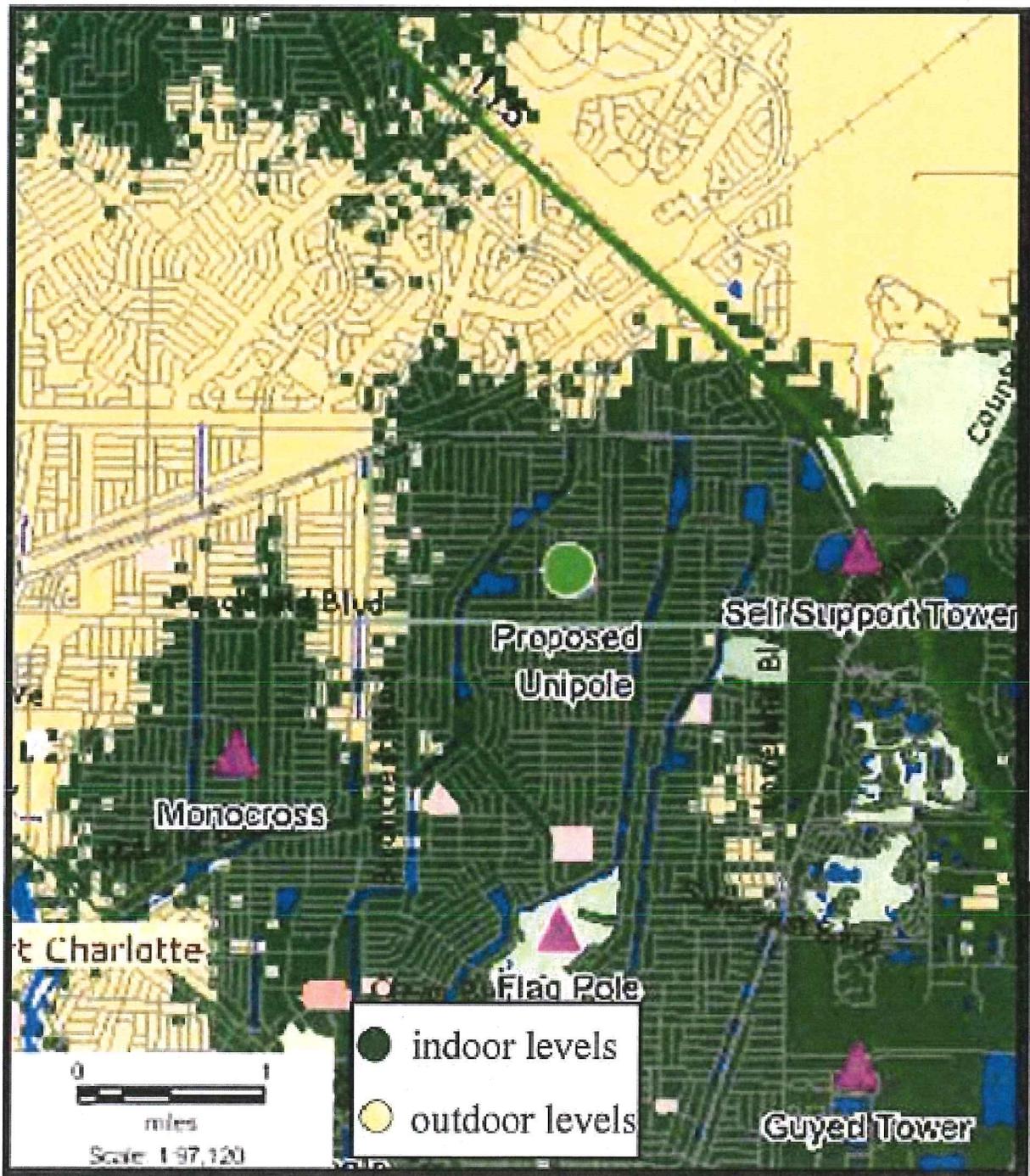


Existing Coverage Map

22455 Minerva Avenue

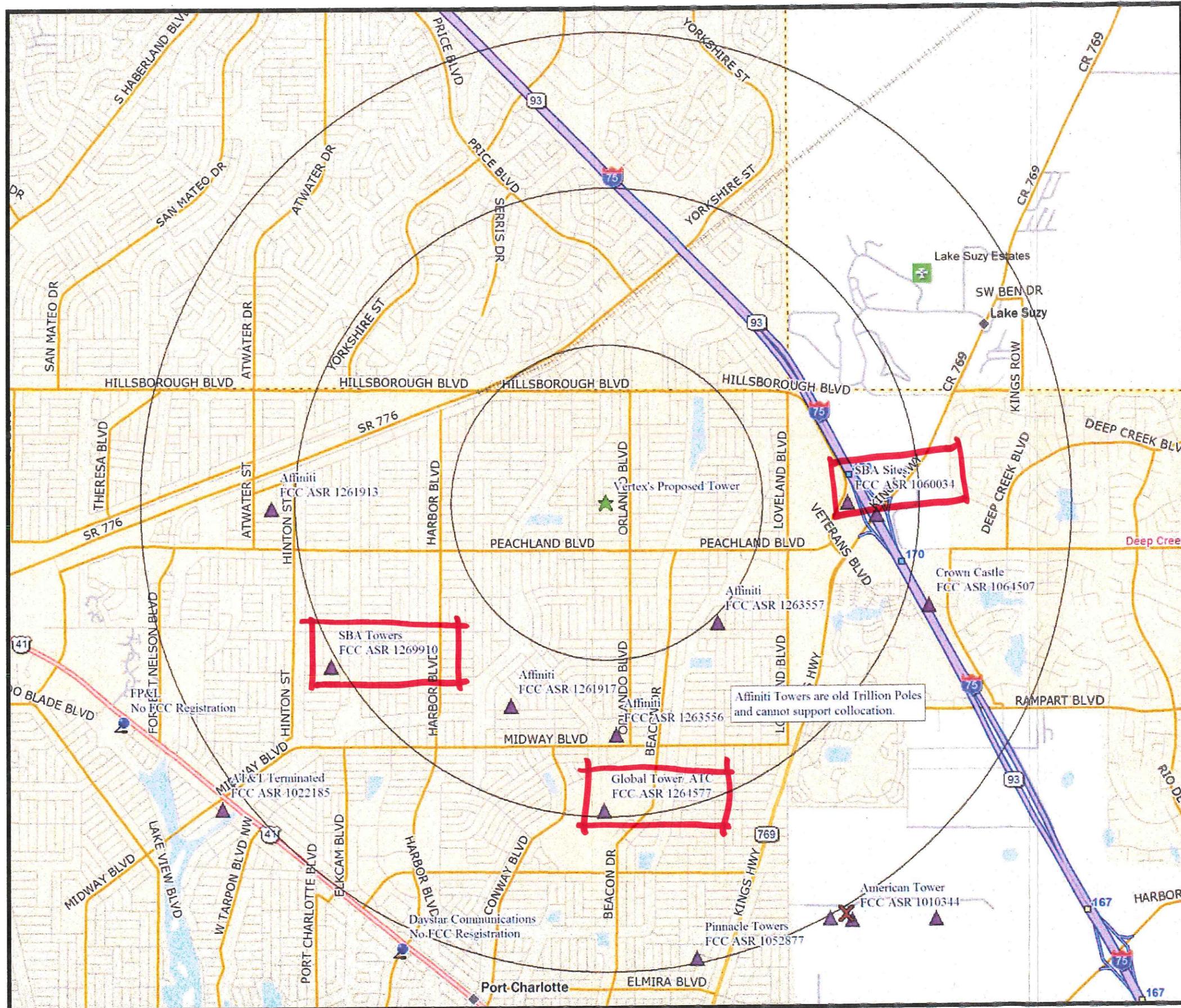
(Exhibit C-1)

Propagation Map with Proposed Tower



Proposed Coverage Map

Existing Towers Map



LEGEND

- 1-Mile Radius
- Proposed Tower
- Existing FCC-registered towers
- Former FCC-registered towers
- Constructed, non-FCC-registered towers

**Existing Towers
(Exhibit D)**

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 2, TOWNSHIP 40 SOUTH, RANGE 22 EAST,
CHARLOTTE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

Boundary Survey (Exhibit E-1)

PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORDS BOOK 1234, PAGE 213)

TRACT A, BLOCK 3104 OF PORT CHARLOTTE SUBDIVISION SECTION 50, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 64, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF TRACT "A", BLOCK 3104, PORT CHARLOTTE SUBDIVISION SECTION 50, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 64 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SITUATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 5/8" IRON ROD AND CAP (ILLEGIBLE), AT THE SOUTHERLY END OF THE 25 FOOT RADIUS CURVED PORTION OF THE NORTHWESTERLY CORNER OF TRACT "A", BLOCK 3104, PORT CHARLOTTE SUBDIVISION SECTION 50, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 64 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EVANS STREET (50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 00°00'03" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF SAID TRACT "A", FOR 453.91 FEET; THENCE SOUTH 89°56'14" EAST FOR 45.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75°50'41" EAST FOR 30.90 FEET; THENCE SOUTH 35°28'54" EAST FOR 43.44 FEET; THENCE SOUTH 25°34'38" WEST FOR 9.95 FEET; THENCE NORTH 87°46'18" WEST FOR 47.66 FEET; THENCE NORTH 05°19'28" WEST FOR 35.09 FEET TO SAID POINT OF BEGINNING.

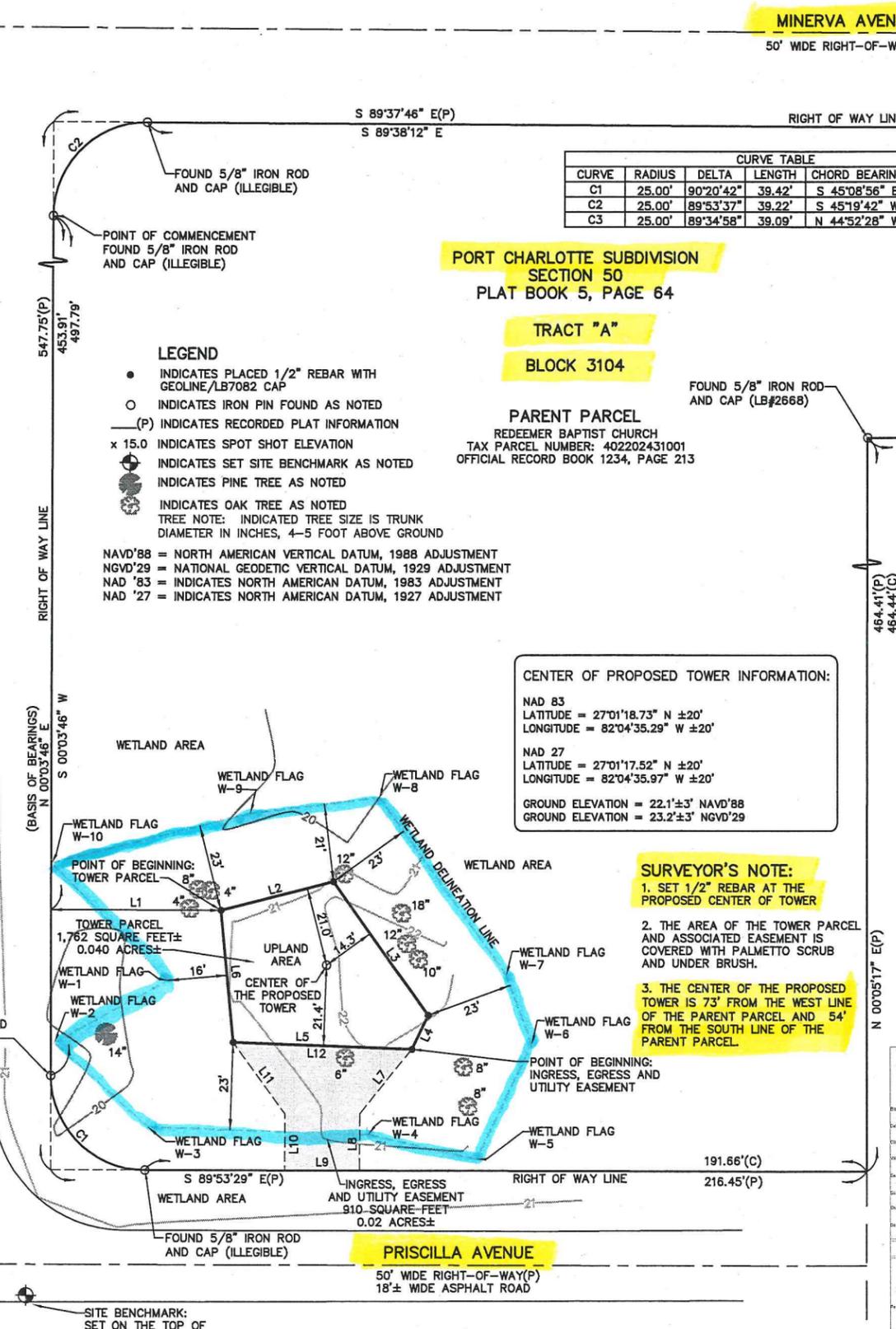
CONTAINING 1,762 SQUARE FEET (0.040 ACRES), MORE OR LESS.

INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF TRACT A, BLOCK 3104, PORT CHARLOTTE SUBDIVISION SECTION 50, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 64 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SITUATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 5/8" IRON ROD AND CAP (ILLEGIBLE), AT THE SOUTHERLY END OF THE 25 FOOT RADIUS CURVED PORTION OF THE NORTHWESTERLY CORNER OF TRACT "A", BLOCK 3104, PORT CHARLOTTE SUBDIVISION SECTION 50, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 64 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EVANS STREET (50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 00°00'03" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF SAID TRACT "A", FOR 453.91 FEET; THENCE SOUTH 89°56'14" EAST FOR 45.10 FEET TO THE NORTHWESTERLY CORNER OF A TOWER PARCEL; THENCE NORTH 75°50'41" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 30.90 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 35°28'54" EAST ALONG THE EASTERLY LINE OF SAID TOWER PARCEL FOR 43.44 FEET TO THE MOST EASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 25°34'38" WEST ALONG SAID EASTERLY LINE OF SAID TOWER PARCEL FOR 9.95 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL, AND THE POINT OF BEGINNING; THENCE SOUTH 38°54'45" WEST FOR 22.04 FEET; THENCE SOUTH 00°06'05" WEST FOR 15.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT "A" AND THE NORTH RIGHT OF WAY LINE OF PRISCILLA AVENUE (50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 89°53'29" WEST ALONG SAID SOUTHERLY LINE AND SAID NORTH RIGHT OF WAY LINE FOR 20.00 FEET; THENCE NORTH 00°06'05" EAST FOR 15.00 FEET; THENCE NORTH 35°59'58" WEST FOR 23.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 87°46'18" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 47.66 FEET TO SAID POINT OF BEGINNING.

CONTAINING 910 SQUARE FEET (0.021 ACRES), MORE OR LESS.



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00'	90°20'42"	39.42'	S 45°08'56" E	35.46'
C2	25.00'	89°53'37"	39.22'	S 45°19'42" W	35.32'
C3	25.00'	89°34'58"	39.09'	N 44°52'28" W	35.23'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°56'14" E	45.10'
L2	N 75°50'41" E	30.90'
L3	S 35°28'54" E	43.44'
L4	S 25°34'38" W	9.95'
L5	N 87°46'18" W	47.66'
L6	N 05°19'28" W	35.09'
L7	S 38°54'45" W	22.04'
L8	S 00°06'05" W	15.00'
L9	N 89°53'55" W	20.00'
L10	N 00°06'05" E	15.00'
L11	N 35°59'58" W	23.44'
L12	S 87°46'18" E	47.66'

LEGEND

- INDICATES PLACED 1/2" REBAR WITH GEOLINE/LB7082 CAP
- INDICATES IRON PIN FOUND AS NOTED
- (P) INDICATES RECORDED PLAT INFORMATION
- x 15.0 INDICATES SPOT SHOT ELEVATION
- INDICATES SET SITE BENCHMARK AS NOTED
- INDICATES PINE TREE AS NOTED
- INDICATES OAK TREE AS NOTED
- TREE NOTE: INDICATED TREE SIZE IS TRUNK DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND

NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT
 NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT
 NAD '83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT
 NAD '27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT

PORT CHARLOTTE SUBDIVISION
SECTION 50
PLAT BOOK 5, PAGE 64

TRACT "A"
BLOCK 3104

PARENT PARCEL
REDEEMER BAPTIST CHURCH
TAX PARCEL NUMBER: 402202431001
OFFICIAL RECORD BOOK 1234, PAGE 213

CENTER OF PROPOSED TOWER INFORMATION:

NAD 83
LATITUDE = 27°01'18.73" N ±0.0'
LONGITUDE = 82°04'35.29" W ±0.0'

NAD 27
LATITUDE = 27°01'17.52" N ±0.0'
LONGITUDE = 82°04'35.97" W ±0.0'

GROUND ELEVATION = 22.1'±3" NAVD'88
GROUND ELEVATION = 23.2'±3" NGVD'29

SURVEYOR'S NOTE:

- SET 1/2" REBAR AT THE PROPOSED CENTER OF TOWER
- THE AREA OF THE TOWER PARCEL AND ASSOCIATED EASEMENT IS COVERED WITH PALMETTO SCRUB AND UNDER BRUSH.
- THE CENTER OF THE PROPOSED TOWER IS 73' FROM THE WEST LINE OF THE PARENT PARCEL AND 54' FROM THE SOUTH LINE OF THE PARENT PARCEL.

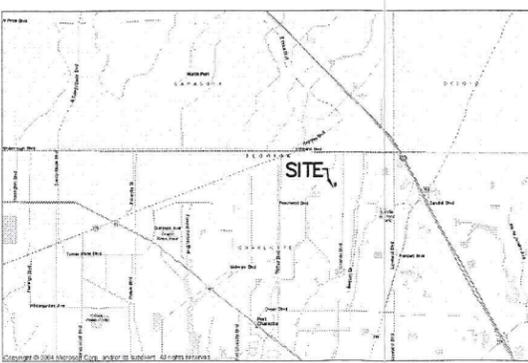
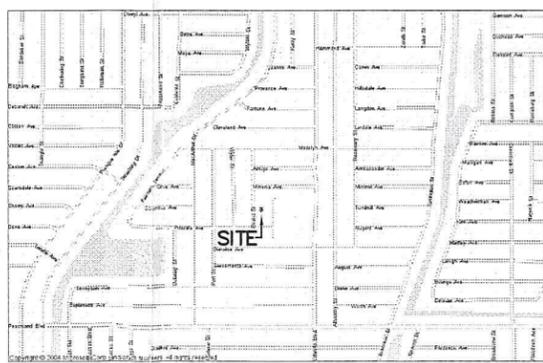
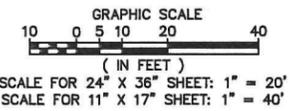
SURVEYOR'S NOTES

- BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 00°03'46" EAST ALONG THE WEST LINE OF TRACT "A", BLOCK 3104, PORT CHARLOTTE SUBDIVISION SECTION 50, PLAT BOOK 5, PAGE 64; ALSO BEING THE NORTH LINE OF THE PARENT PARCEL.
- UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUBSURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED NOVEMBER 30, 2015.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TKO GPS RECEIVER.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR AN ABSTRACT. THIS OFFICE HAS NOT PERFORMED AN INDEPENDENT SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
- PARENT PARCEL ADDRESS: 22455 MINERVA AVENUE, PORT CHARLOTTE, FL 33954

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120061 0064 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR CHARLOTTE COUNTY, FLORIDA, DATED 5/5/2003, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

CHARLOTTE ACADEMY MONTROSSORI
TAX PARCEL NUMBER: 402202431002
OFFICIAL RECORD BOOK 1050, PAGE 1785



GEOLINE SURVEYING, INC., 113 7082

 1/14/2016
 DAVID G. SHORT, P.S.M.
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE OF REGISTRATION NO. 5022

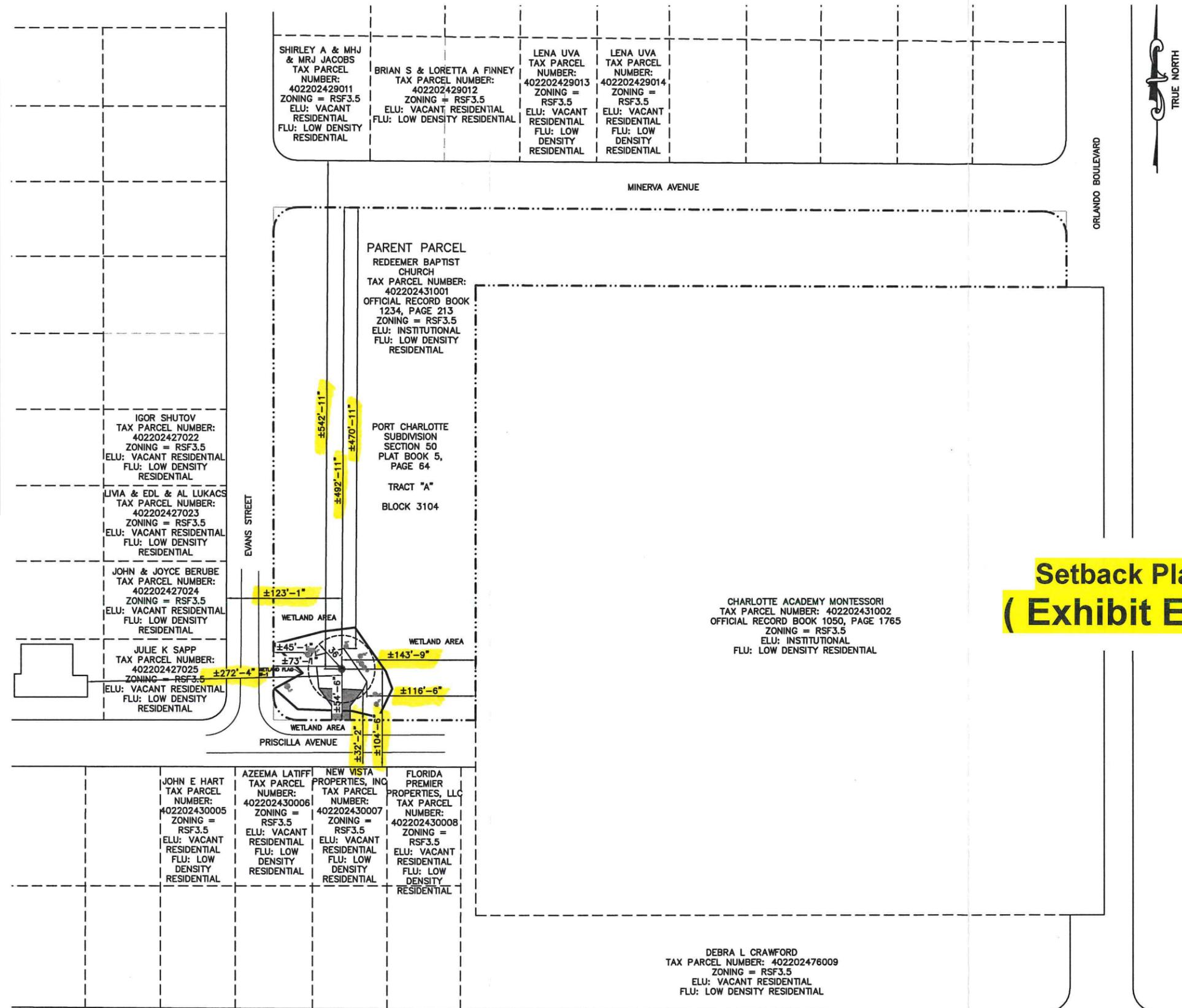
GEOLINE SURVEYING, INC.
 Professional Land Surveyors
 13490 NW 104th Terrace, Suite A
 Alachua, Florida 32615
 (386)418-0500 Fax: (386)482-9988
 geoline@geolineinc.com

DESIGNED: KEITH BARTON	SCALE: AS SHOWN
DRAWN: KEITH BARTON	DATE: NOVEMBER 30, 2015
CHECKED: DAVID SHORT	PROJECT #: 264-80

VERTEX DEVELOPMENT SITE NO. FL-5292
 PORT CHARLOTTE SITE, CHARLOTTE COUNTY, FLORIDA
 ADDRESS: 22455 MINERVA AVE., PORT CHARLOTTE, FL 33954
 DRAWING # 264-80 SHEET # 1 OF 1

T:\00-2014 PROJECTS\25_VERTEX DEVELOPMENT\Roost\Design\ZDsuaill Roost\XB.dwg June 12, 2014 1:50:34 PM chuckr

SETBACK TABLE		
SETBACK TO:	REQUIRED:	PROVIDED (CENTER OF TOWER)
PROPERTY LINE	10'	±492'-11" TO PROPERTY LINE (NORTH)
		±54'-6" TO PROPERTY LINE (SOUTH)
		±143'-9" TO PROPERTY LINE (EAST)
		±73'-1" TO PROPERTY LINE (WEST)
RESIDENTIAL STRUCTURE	39.6'	±272'-4" TO HOUSE (WEST)
RESIDENTIAL PROPERTY	39.6'	±542'-11" TO RESIDENTIAL PROPERTY LINE (NORTH)
		±104'-6" TO RESIDENTIAL PROPERTY LINE (SOUTH)
		±143'-9" TO RESIDENTIAL PROPERTY LINE (EAST)
		±123'-1" TO RESIDENTIAL PROPERTY LINE (WEST)
RIGHT OF WAY	39.6'	±492'-11" TO MINERVA AVE (NORTH)
		±54'-6" TO PRISCILLA AVE (SOUTH)
		±73'-1" TO EVANS ST (WEST)
DISTRICT SETBACKS	FRONT 25'	±470'-11" TO NORTH (FENCED COMPOUND)
	REAR 25'	±32'-2" TO SOUTH (FENCED COMPOUND)
	INTERIOR CORNER 7.5'	±116'-6" TO EAST (FENCED COMPOUND)
	SIDE STREET 15'	±45'-1" TO WEST (FENCED COMPOUND)



REV	DATE	DESCRIPTION
A	01/11/16	PRELIMINARY CDS REV "A"
B	01/15/16	PRELIMINARY CDS REV "B"
0	01/25/16	ISSUED CDS REV "0"

GOFF PROJECT NO.: 25150001-09

DRAWN BY:	CHECKED BY:
BMF	MM

VERTEX
DEVELOPMENT, LLC

405 SOUTH DALE MABRY
SUITE 244
TAMPA, FLORIDA 33609
PH: (813) 335-4768

EXPERT
CONSTRUCTION MANAGERS, INC.

815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:
GOFF
COMMUNICATIONS
2130 ASHLEY OAKS CIRCLE
SUITE #102
WESLEY CHAPEL, FL 33544
(813) 994-0365
EB #29708

**Setback Plan
(Exhibit E-3)**

P. MAIER
No 72513
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JANUARY 25, 2016
MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

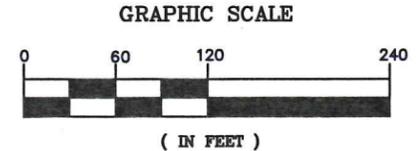
**PORT CHARLOTTE
FL-5232**

22455 MINERVA AVENUE
PORT CHARLOTTE, FL 33954
CHARLOTTE COUNTY

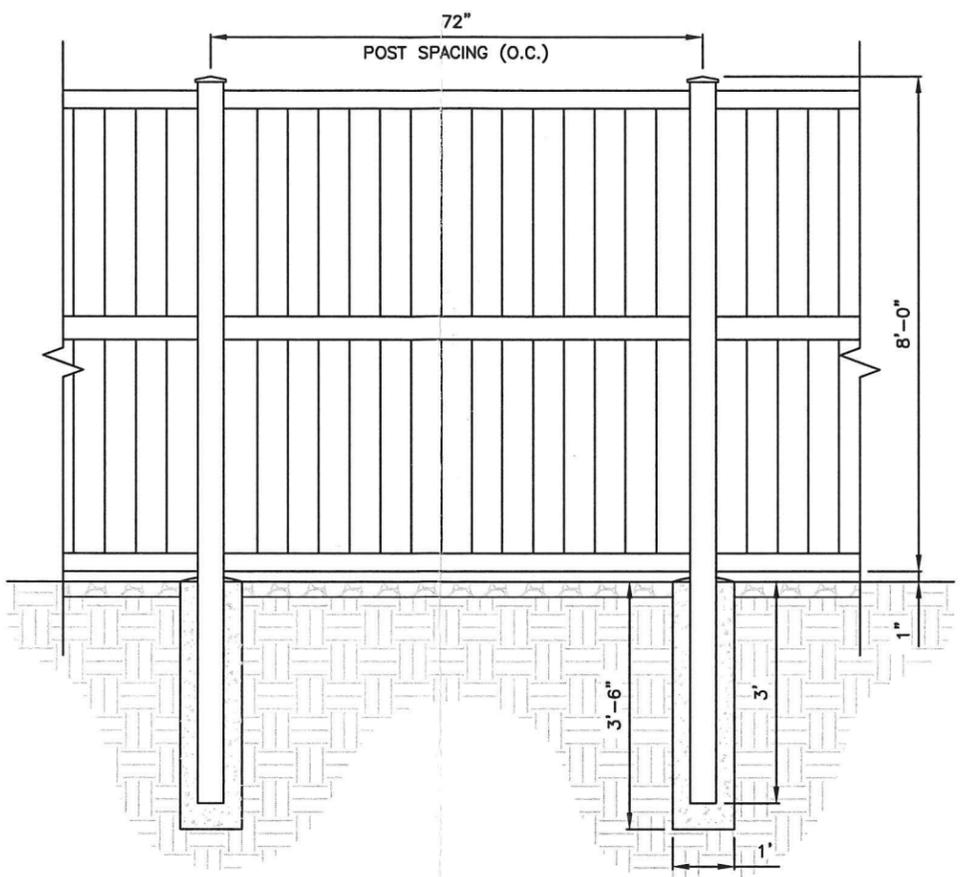
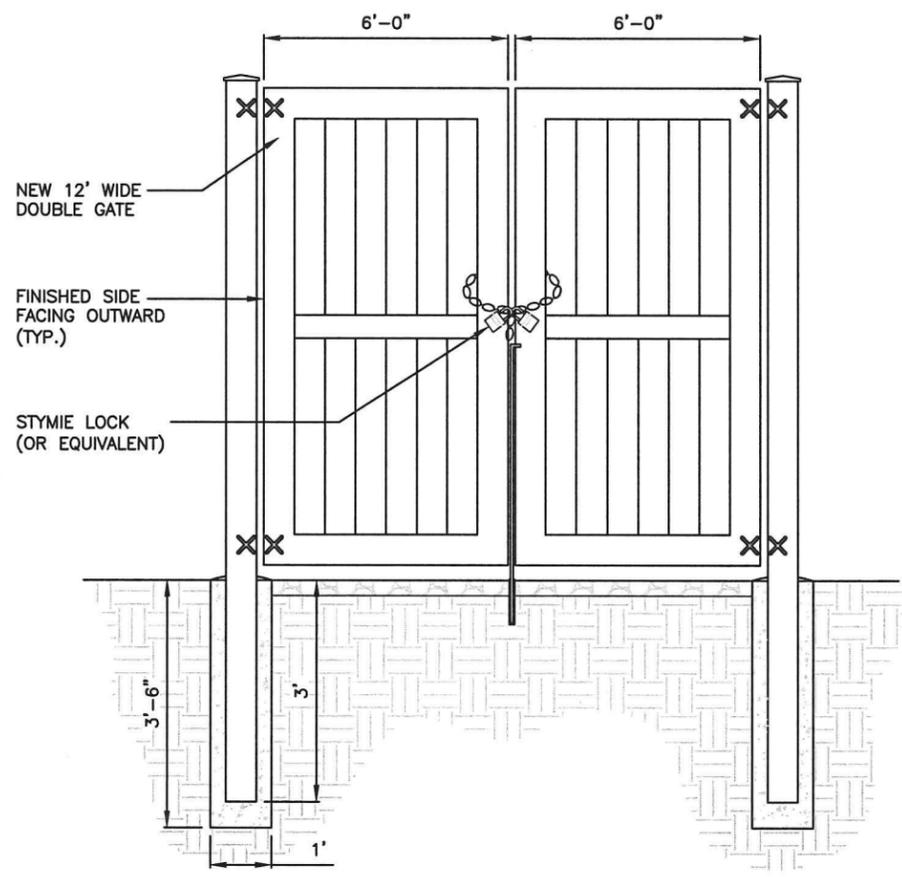
SHEET DESCRIPTION
SETBACK PLAN

SHEET NUMBER
C-3

1
C-3
SETBACK PLAN
SCALE: 1" = 120'
SCALE BASED ON 11"x17" ONLY



Goff Communications - T:\00-2014 PROJECTS\25_VERTEX DEVELOPMENT\Roost\Design\ZDsuaill Roost_XB.dwg June 12, 2014 1:50:34 PM chuckr



- NOTES:**
1. FENCE TO BE WHITE IN COLOR.
 2. FENCE TO BE INSTALLED FINISHED SIDE OUT.
 3. FENCE TO USE VINYL VERTICAL BOARDS.
 4. BOARDS ARE HOLLOW, 100% EXTRUDED VINYL.
 5. FENCE TO MAINTAIN A "NO-GAP" APPEARANCE, THROUGHOUT.
 6. CONTRACTOR TO COORDINATE FENCE INSTALLATION WITH ANY LOCAL ORDINANCES.
 7. ALL METAL HARDWARE TO BE HOT DIP GALVANIZED.
 8. GATE WILL BE LOCKED USING A STYMIE LOCK OR EQUIVALENT.
 9. FENCE DETAILS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.

REV	DATE	DESCRIPTION
A	01/11/16	PRELIMINARY CDS REV "A"
B	01/15/16	PRELIMINARY CDS REV "B"
0	01/25/16	ISSUED CDS REV "0"
GOFF PROJECT NO.: 25150001-09		
DRAWN BY: BMF		CHECKED BY: MM

VERTEX
DEVELOPMENT, LLC

405 SOUTH DALE MABRY
SUITE 244
TAMPA, FLORIDA 33609
PH: (813) 335-4768

EXPERT
CONSTRUCTION MANAGERS, INC.

815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:
GOFF
COMMUNICATIONS
2130 ASHLEY OAKS CIRCLE
SUITE #102
WESLEY CHAPEL, FL 33544
(813) 994-0365
EB #29708

1 COMPOUND FENCE DETAIL
SCALE: N.T.S.

**Fence Detail
(Exhibit E-5)**

VERTEX
DEVELOPMENT, LLC

PORT CHARLOTTE
FL-5232
22455 MINERVA AVENUE
PORT CHARLOTTE, FLORIDA 33954

FCC ASR #: TBD
LAT: 27° 01' 18.73" N - LONG: 82° 04' 35.29"

EMERGENCY CONTACT: 813-335-4768

**NO
TRESPASSING
AREA**

2 SIGNAGE DETAIL
SCALE: N.T.S.

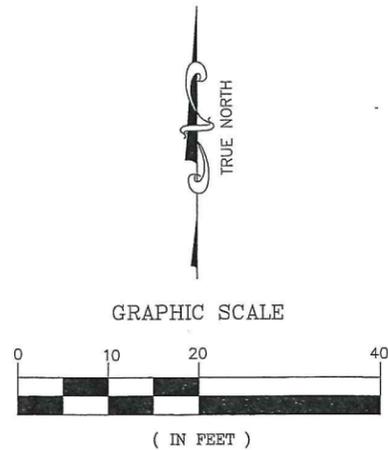
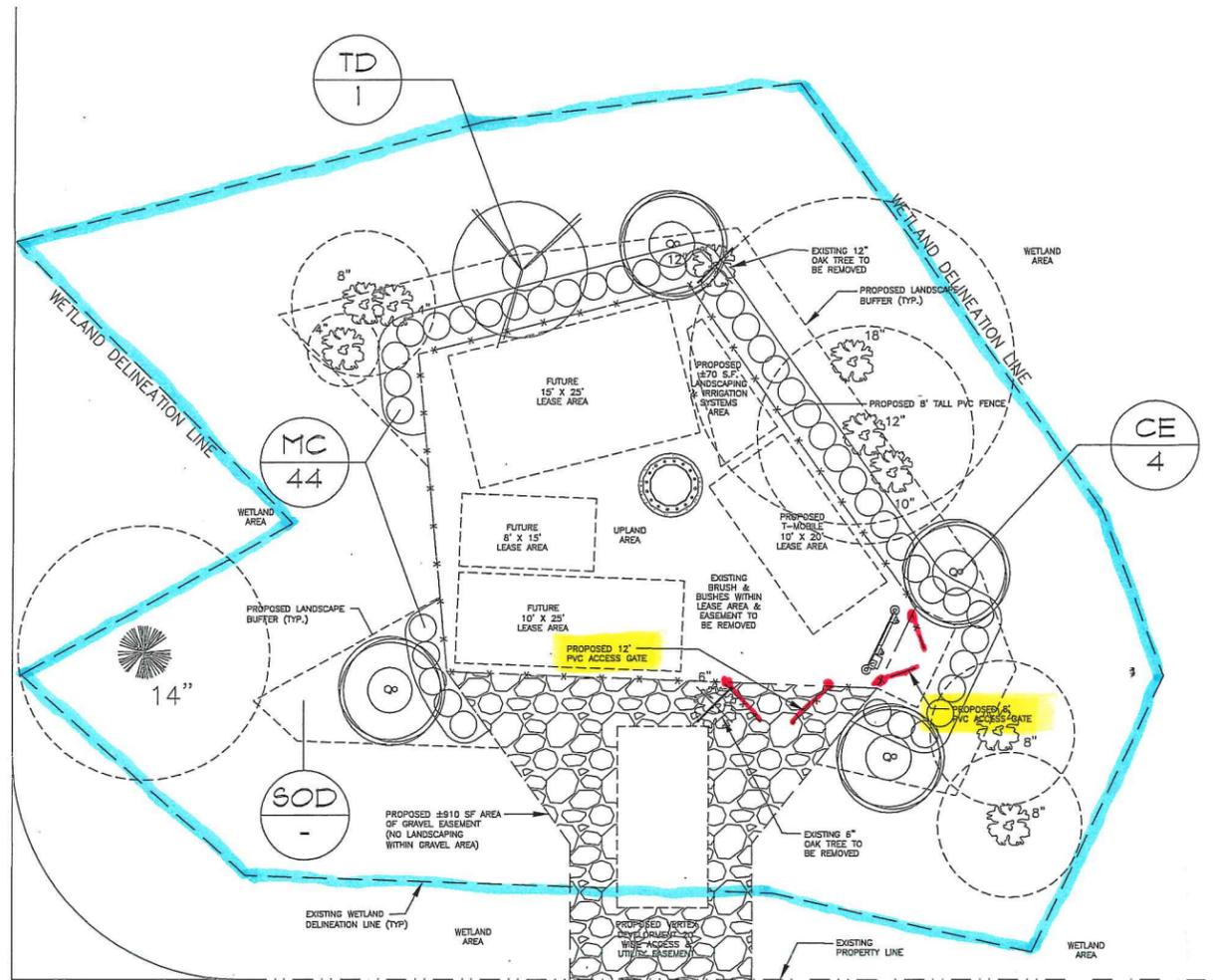
M.A. P. MAIER
LICENSE
No 72513
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

JANUARY 25, 2016

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

PORT CHARLOTTE FL-5232
22455 MINERVA AVENUE PORT CHARLOTTE, FL 33954 CHARLOTTE COUNTY
SHEET DESCRIPTION
SITE DETAILS
SHEET NUMBER
C-5

EVANS STREET



GENERAL LANDSCAPE NOTES

- All landscape material shall be fl. no. 1 grade or better, as specified in grades and standards for nursery plants, parts I and II, by Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurseryman Standards for Nursery Stock. Landscape material shall be planted according to Sound Nursery Practices.
- All shrubs shall be a minimum of 12" high at the time of planting and spaced no greater than 18"-36" on center. Shrubs shall not adversely impact existing tree root systems and shall be field adjusted if necessary.
- All required trees shall be a minimum of 8' ht. and 2" dbh at time of planting. Adjust tree locations as necessary to avoid utilities, obstructions, etc. see materials list for exact specifications.
- All required trees shall be located a minimum of 5 feet from impervious surfaces, all shrubs 2 feet.
- An automatic underground irrigation system shall be installed to maintain the landscape area in a healthy manner and provide 100% coverage.
- The contractor shall sod all disturbed areas. All planting shall be mulched to a 3" minimum depth.
- The contractor shall be responsible for the clean up of premises and removal of all discarded and surplus materials, and rubbish.
- Verify the locations of existing trees, lawns, and shrubs. Remove extraneous materials such as rocks, branches, building materials or unacceptable soils prior to planting sod, trees, and shrubs, where encountered.
- Contractor shall become acquainted with the related paving, site grading, and all utilities (including water, sewer, and electrical supply) to preclude any misunderstandings and ensure a trouble free installation.
- The exact location of all existing structures, underground utilities, and pipes may not be as indicated on drawings; the contractor shall determine the location of these items and shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect existing structures and utility services which must remain operational and shall be responsible for their replacement if damaged by him.
- Contractor shall call Sunshine State One-Call at least 48 hours prior to digging. (1-800-432-4770).
- Quantities on plan take precedence over materials list. Quantities o materials list are provided as a courtesy only.

LANDSCAPE MATERIALS LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
1	TD	Taxodium distichum	Bald Cypress	B/B, min. 8' oah. x 3'-4' spr. 2" dl.
4	CE	Conocarpus erectus	Buttonwood	B/B, min. 8' oah. x 3'-4' spr. 2" dbh
44	MC	Myrica cerifera	Wax Myrtle	min. 12" ht., 36" o.c.
	SOD	Paspalum notatum	Argentine Bahia Sod	sq.ft.
	MULCH	Pine Bark mulch	Pine Bark Mulch	Cu.Yd..

LANDSCAPE REQUIREMENTS

As per Charlotte County communication facility landscape code

The type 'D' buffer consist of five (5) Canopy Trees, three (3) accent / understory trees, 25 shrubs per every 100 l.f.

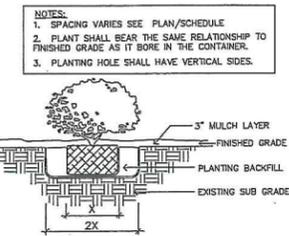
130' /100' = 1.3 X 5 = (7) canopy trees required, (6) existing trees and (1) new tree provided
1.3 x 3 = (4) accent trees required and provided

All required trees must be 8' tall and 2" dbh at planting
2 species required for total (11-20) trees
3 species required for total (21-30) trees

All required trees must be 8' tall and 2" dbh at planting
All required shrubs are 18" - 36" on center spacing and 12" tall

ABBREVIATIONS

B/B	BALLED AND BURLAPPED
C.T.	CLEAR TRUNK
OAH	OVERALL HEIGHT
HT.	HEIGHT
SFRD.	SPREAD
O.C.	ON CENTER
GAL.	GALLON
CU. YDS.	CUBIC YARDS
S.F.	SQUARE FEET
(A)	PLANT SYMBOL
(1)	QTY. OF PLANTS

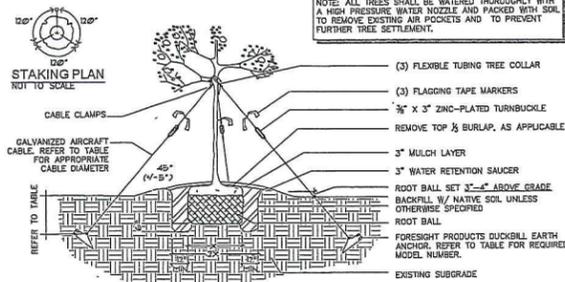


SHRUB/ GROUND COVER PLANTING DETAIL
NOT TO SCALE

DUCKBILL EARTH ANCHOR TABLE

TREE CALIPER	MODEL NUMBER	RATED CAPACITY	MINIMUM DEPTH OF INSTALLATION
UP TO 3"	40-DTS	300 LBS. EA.	20"
UP TO 6"	68-DTS	1,100 LBS. EA.	30"
UP TO 11"	88-DTS	3,000 LBS. EA.	42"
NOT RATED	138-DTS	5,000 LBS. EA.	60"

NOTE: RATED FOR WINDS UP TO 50 MPH



1 TYPICAL TREE PLANTING AT GRADE
NOT TO SCALE

NOTE: ALL TREES SHALL BE WATERED THOROUGHLY WITH A HIGH PRESSURE WATER NOZZLE AND PACKED WITH SOIL TO REMOVE EXISTING AIR POCKETS AND TO PREVENT FURTHER TREE SETTLEMENT.

NOTE: THE DUCKBILL ANCHORING SYSTEM IS DESIGNED TO BE USED WITH MANUFACTURER-SUPPLIED COMPONENTS. INSTALL ANCHORS AS PER MANUFACTURERS SPECIFICATIONS.

NOTE: ALL TREES SHALL HAVE A MINIMUM 5' DIAMETER MULCH RING. INCREASE SIZE AS NEEDED TO CERTAIN STAKING WITHIN THE MULCHED AREA.

Landscape Plan (Exhibit E-6)

[Handwritten signature]

JANUARY 25, 2016

Jason E. Rinard, RLA
FL LANDSCAPE ARCHITECT FL LA 0001608

PORT CHARLOTTE FL-5232

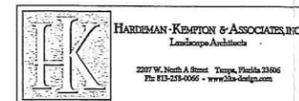
22455 MINERVA AVENUE
PORT CHARLOTTE, FL 33954
CHARLOTTE COUNTY

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER

L-1



January 27, 2016

Charlotte County Community Development Department
Attention: Ken Quillen
18400 Murdock Circle
Port Charlotte, FL 33948-1094

RE: Application for Special Exception Approval to allow for the construction and use of a 150-foot Unipole Communication Tower

Applicant: Vertex Development, LLC
405 South Dale Mabry Hwy #244
Tampa, FL 33609

Owner: Redeemer Baptist Church, Inc.
P.O. Box 495246
Port Charlotte, FL 33949

Contacts: Mary Doty Solik, Esquire
Doty Solik Law, P.A.
407-501-8606
msolik@dotysoliklaw.com

Vertex Development:
Alan Ruiz or Jennifer Frost
813-335-4768 / 813-480-7855
alanruiz@earthlink.net

Dear Mr. Quillen:

Enclosed herein please find Vertex Development, LLC's (Vertex) application for Special Exception Approval to construct a 150' unipole-type communications tower ("Tower"). I have enclosed the following documents pursuant to the Charlotte County Land Development Code (LDC) for Vertex's submittal:

- Application for Special Exception with Applicant Affidavit
- Agent of Record Letters
- Legal Descriptions
- Boundary and Topography Survey
- Property Card
- Warranty Deed
- Site Plans
- Landscaping and Irrigation Plans
- Written Description of Request (*this narrative letter*)
- Application Fee \$880 made payable to the "Charlotte County BOCC"
- Collocation Letters
- FWC E-mail Review Request
- FAA Application Form 7460-1 for Case ASN 2016-ASO-807-OE
- Federal Aviation Administration (FAA) 1-A Tower Certification
- FAA Notice Criteria Tool
- T-Mobile Statement of Need
- Habitat Assessment Report
- Fall Zone Letter
- Federal Communications Commission (FCC) TOWAIR Determination
- Existing Towers Map
- Zoning Affidavit
- One (1) CD with all supplemental materials

Narrative
(Exhibit F-1)

Vertex is requesting Special Exception Approval for a 150' Tower and associated ground equipment to be located on the southern end of the property at 22455 Minerva Avenue, Port Charlotte, Florida; Parcel ID: 402202431001. The total parent parcel is approximately 3.9 acres MOL (according to the Charlotte County Property Appraiser's Office), and it contains a church on the northeastern section of the parcel on otherwise vacant land. The parcel is zoned "RSF3.5" (Residential Single-family) with a future land use designation of low density residential.

The Tower will be designed to accommodate the four regional wireless telecommunication providers (T-Mobile, Verizon, AT&T and Sprint). The leased tower parcel is approximately 1,762 square feet in addition to any required easements for access, utilities and landscaping.

Please find below a description how Vertex's application meets the criteria of the applicable sections of the Charlotte County LDC.

Sec. 3-9-6.2. Special Exceptions

...

(i) Approval Criteria for Special Exceptions.

In addition to the Standard Approval Criteria for developments and uses permitted by this Code, a Special Exception shall be granted by the BZA only if all of the following Approval Criteria are satisfied.

(1) The proposed Special Exception is consistent with the Comprehensive Plan. **The site is located within the Mid County Planning District, within which about 52% of the County's population resides. The predominant existing land uses are residential and commercial. As the Tower is sited on a Church property, which is also adjacent to a school, Vertex contends the Tower would be consistent with the current surrounding institutional uses and the Comprehensive Plan.**

(2) The proposed Special Exception is compatible with existing and permitted uses surrounding the land on which the proposed Special Exception would exist [whereas "compatible" is defined as "capable of orderly, efficient integration and operation with other land uses and zoning districts."] **The Tower is sited on a portion of the Church property in order to be well buffered in relation to neighboring residential uses. Vertex is utilizing a unipole tower design in order to mitigate the Tower's appearance and to integrate the Tower with other surrounding land uses.**

(3) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare. **The siting of a Tower as a general public service and emergency service use (including E911) shall strengthen the wireless service to area and support the health, welfare and safety of the community.**

Sec. 3-9-68. Communication Towers

(a) *Exempt Telecommunication Facilities.*

Section not applicable.

(b) *Co-location Requirements.*

(1) All proposed telecommunication facilities shall co-locate with existing facilities wherever possible or the applicant must demonstrate that no existing telecommunication facility or alternate support structure within the applicant's geographic search area is reasonably

available to support the applicant's facility. The applicant must demonstrate that the existing facilities or alternate support structures located within the geographic area meet one of the following criteria:

- a. They are not of sufficient height to meet the applicant's engineering requirements.
- b. They do not have sufficient structural strength to support the applicant's proposed antenna and related equipment.
- c. They do not have sufficient space to allow the applicant's antenna and related equipment to function effectively and reasonably in parity with other similar equipment.
- d. They are unavailable for lease under a reasonable leasing agreement.
- e. They would result in electromagnetic interference with or by the antenna.
- f. They have other limiting factors, including adverse economic reasons, that render an existing facility or alternate support structure unsuitable. Costs over the life of the applicable lease in excess of the cost of permitting and constructing a new facility shall be presumed to create an adverse economic reason.

Reference Existing Towers Map: there are no existing FCC-registered towers within one mile of the proposed Tower. Furthermore, there are no structures in the geographical area to support the antennas in order to provide reliable wireless coverage. The siting of the proposed Tower as a general public service and emergency service use (including E911) shall strengthen the wireless service to area and support the health, welfare and safety of the community.

- (2) **Not Applicable.**
- (3) **Not Applicable.**

(c) *Additional Application Requirements.*

In addition to the standard application requirements, the following information shall be submitted upon application for any telecommunication facility:

- (1) Special Exception application including all specified supporting documentation.
Please see included Application and required supporting documents.
- (2) Copies of letters to and all responses from other entities owning or using non exempt communication towers, inquiring whether said entities have a need to co-locate antennas or have tower space available for co-location of antennas. All letters shall be sent certified mail, return receipt requested. The County shall maintain a list of telecommunication service providers which shall be considered the minimum contact list.
Please see Collocation Letters and Zoning Affidavit. To date, Vertex has not received any responses; however, Vertex shall notify Charlotte County upon receipt of any response.
- (3) A statement from the Florida Fish and Wildlife Conservation Commission (FWC) stating that the proposed tower meets all required setbacks from any nesting locations for birds listed as protected species in the FWC's Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida or its successor.
Please see FWC E-mail Review Request. Upon receipt, Vertex shall forward FWC's response statement to Charlotte County.
- (4) For proposed facilities taller than 200 feet, a statement from the FAA stating that the proposed tower is determined not to be a hazard to air navigation.
Not applicable; Vertex is proposing a 150' Tower.

- (5) The applicant's geographic search area as set forth by engineering report and the existing towers or suitable alternate support structures within such geographic search area. If the applicant is not a service provider, the applicant must submit a letter from a service provider indicating their intent to use the tower. The geographic search area and other relevant data will be based, at minimum, on the service provider's need.
Please see T-Mobile Statement of Need.
- (6) The type of tower or supporting structure.
Vertex is proposing a 150' unipole-type Tower, which all antennas, coaxial cables, and other associated equipment will be located internally; therefore, no equipment is mounted externally on the Tower. Please see Site Plans, page C-4, for illustration.
- (7) The height of the tower including antennas above ground and above MSL.
Vertex is proposing a 150' unipole-type Tower. The approximate AMSL is 172 feet.
- (d) *Conditions of Approval.*
- (1) General Requirements
- a. Telecommunication facilities shall not have any form of advertisement attached or otherwise affixed.
Vertex shall comply with this Section. Please see Site Plans, page N-1, Site Notes #5.
- b. Telecommunication facilities shall not be illuminated except as required by Federal, State, or local laws or regulations or as a condition attached to a Special Exception.
Vertex is not proposing to illuminate the Tower.
- c. Development of a telecommunication facility site shall be subject to the Habitat Preservation provisions of this Code.
Vertex shall comply with all applicable sections of the LDC.
- d. No telecommunication facility shall be constructed on any property containing a rare vegetation community including, but not limited to, forested wetlands, tropical hardwood hammock, sandhill, or xeric oak scrub if the construction or maintenance of the proposed facility would cause the destruction of any portion of the rare vegetation community.
Please see Habitat Assessment Report. As noted in the report, no rare vegetative communities or habitats were observed on the property. Vertex shall comply with this section.
- e. The owner of any telecommunication facility must provide the County with the name, address, and telephone number of a contact person or persons to address or repair any problems with the tower. This information must be posted prominently at the facility and updated within 30 days in the event of any changes. Failure to comply with the requirement to provide and post the contact person information shall be a violation of this Section.
Upon approval and construction of the Tower, Vertex shall supply Charlotte County with this information. Appropriate signage will be posted at the site.

- f. If high voltage is necessary for the operation of the facility, 1 signs displaying in large bold letters “HIGH VOLTAGE – DANGER” shall be located every 20 feet and attached to the fence or wall. In the case of structure-mounted antennas, signs shall be placed within ten feet of the antenna.
Vertex shall comply with this Section. Please see Site Plans, page N-1, Site Notes #5.
- g. A fence or wall at least eight feet in height shall be provided around each facility located on the ground. Access to the facility shall be through a locked gate. Structure mounted facilities shall be located and designed to be accessible to authorized personnel only.
Vertex is proposing an eight-foot solid PVC fence in order to maximize screening from the adjacent properties. The entry gate shall be locked. Please see Site Plans, page C-5, for illustration of the fence.
- h. Except where prohibited by a Zoning Overlay District or other provisions of this Code, structure-mounted antennas are permitted up to a height of 20 feet above the existing height of the structure. The antenna shall be an unobtrusive color and where feasible the design elements of the building such as parapet walls, screen enclosures, or mechanical equipment shall screen it. **Not applicable.**
- i. Any tower located in a residential zoning district shall be required to be a monopole.
Vertex is proposing a unipole-type Tower, which all antennas and coaxial cables are mounted internally.

(2) Setback Requirements

- a. All telecommunications facilities shall meet the following setbacks:
 - (1) Any new tower, equipment enclosures and ancillary structures shall be set back from all interior and rear lot lines a minimum of ten (10) feet and shall meet the minimum setback requirements for the zoning district where it is located for the front lot line, except that where the minimum setback distance for the tower from any residentially zoned property line, public right-of-way, emergency evacuation route, existing school, or existing residential dwelling unit, is less than the height of the proposed tower, the minimum setback distance shall be increased to the height of the proposed tower, unless the tower will be constructed using “breakpoint” design technology, in which case the minimum setback distance shall be equal to 110% of the distance from the top of the tower to the “breakpoint” level of the tower. For example, on a one hundred (100) foot tall monopole tower with a breakpoint at eighty (80) feet, the minimum setback distance would be 22 feet (110% of twenty (20) feet, the distance from the top of the tower to the “breakpoint”).
Please see Site Plans, Page C3, for illustration showing all district and tower setbacks, including the minimum 39.6’ feet (or 110 percent of the 36’ breakpoint). Vertex exceeds all required setbacks.
 - (2) Certification by a professional engineer licensed by the State of Florida of the “breakpoint” design and the design’s fall radius must be provided together with the other information required herein by the applicant.
Please see Fall Zone Letter.

- b. All towers shall comply with regulations for height restrictions in airport zones of the Federal Aviation Administration, Federal Communication Commission and the Florida Department of Transportation, Division of Aeronautics, or a municipal or other airport authority qualified by law to establish airport hazard zoning regulations.

Vertex's proposed Tower will comply will all applicable height regulations. Please see FAA Application, FAA Notice Criteria Tool and FCC TOWAIR. Finally, Section 333.025(1), Florida Statute provides: *However, permits from the Department of Transportation will be required only within an airport hazard area where federal standards are exceeded and if the proposed construction is within a 10-nautical-mile radius of the geographical center of a publicly owned or operated airport, a military airport, or an airport licensed by the state for public use.* Since the preliminary screenings from the FAA and FCC indicated that the proposed Tower does not exceed any federal standards, Vertex's Tower would be in compliance with FDOT requirements.

- c. All towers shall be engineered so that in case of collapse, all parts of the structure will fall within the site.

Please see the Fall Zone Letter and Site Plans, page C-3 for illustration of the 36' fall zone radius.

- d. Multiple towers on a site must be located at least as far from each other as the height of the taller tower. **Not applicable.**

(e) *Replacement.* **Section not applicable, as Vertex is proposing a new Tower.**

(f) *Abandonment.*

If a telecommunication facility ceases to receive and transmit signals for a period of one year, then the facility will be deemed to be abandoned. The owner/operator of the abandoned facility shall be given 180 days after being provided with written notice of the determination of abandonment, to either reactivate or dismantle and remove the facility. If the facility is not removed or reactivated, the County may obtain authorization from a court of competent jurisdiction to remove the facility and necessary support equipment and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in the removal and disposal of the facility and support equipment plus court costs and attorney fees. Where the County determines that physical factors or the non-use constitutes an unsafe condition under the building code, such building code provisions and process shall supersede any time elements set forth.

Vertex shall comply with this Section, as needed. Please see Zoning Affidavit.

**Narrative
(Exhibit F-6)**

Quillen, Ken

From: Jennifer Frost <Jennifer.Conrad@vertexdevelopment.net>
Sent: Friday, February 05, 2016 9:48 AM
To: Quillen, Ken; Derheimer, Suzanne
Cc: Mary Solik; Alan Ruiz
Subject: FW: Port Charlotte Communications Tower (FL5232)

Good Morning,

We have received the FWC response for the proposed tower.

Thank you,

Jennifer C. Frost, PMP

Program Manager

Vertex Development, LLC

813.480.7855m / 813.433.5508f

jennifer.conrad@vertexdevelopment.net

From: Hight, Jason [mailto:Jason.Hight@MyFWC.com]

Sent: Friday, February 5, 2016 9:45 AM

To: Jennifer Frost <Jennifer.Conrad@vertexdevelopment.net>

Cc: Wallace, Traci <traci.wallace@MyFWC.com>; Chabre, Jane <jane.chabre@MyFWC.com>

Subject: Port Charlotte Communications Tower (FL5232)

Ms. Conrad:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your letter and survey information regarding the Port Charlotte Telecommunications Tower (22455 Minerva Avenue, Port Charlotte, Florida). We have no comments, recommendations, or objections related to fish and wildlife or listed species and their habitat to offer on this project.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact me.

Sincerely,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 228-2055

**FWC Review Email
(Exhibit G)**

Project ID 22453, Port Charlotte Communications Tower

January 15, 2016

Expert Construction Managers, Inc.
815 Kings Ave.
Brandon, FL 33511

Attn: Christian Galvan

Re: Proposed 150 Ft Unipole with 36-Ft Fall Radius
Site: Port Charlotte Location: Charlotte County, Florida
PJF Job# 62616-0001.001

Dear Mr. Galvan:

We understand that there may be some concern on the part of local building officials regarding the reliability of communication poles. Communication structures are designed in accordance with the Telecommunications Industries Association / Electronic Industries Association Standards TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures." This is a nationally recognized standard and is modeled after the American National Standards Institute document ANSI A58.1. The TIA/EIA standard was developed by professional engineers experienced in the design of communication structures. Much of these specific design criteria are often not available in local building codes.

The pole and its foundation will be designed per the 2014 Florida Building Code (FBC) and the TIA-222-G standard (exception #5 of Section 1609.3.1) using Load and Resistance Factor Design (LRFD) methodology. This design methodology is also used in building design and is discussed in American Institute of Steel (AISC) and American Concrete Institute (ACI) design standards. Design using LRFD methodology results in an implied safety factor of 1.78 on the steel pole structure and on the reinforced concrete foundation cross-section. A 1.78 safety factor means that the pole would have to be subjected to 78% more load (than the design load) before full yielding of the pole cross-section would theoretically occur.

This pole shall be designed in accordance with the 2014 Florida Building Code, 5th Edition, based upon an ultimate 3-second gust wind speed of 149 mph converted to a nominal 3-second gust wind speed of 115 mph per section 1609.3.1 as required for use in the TIA-222-G Standard (per Exception #5 of Section 1609.1.1). Exposure Category C with a maximum topographic factor, K_{zt} , of 1.0 and Risk Category II shall be used in this design.

The monopole for this site will be designed as a "bend-over" pole. This means that the bottom of the pole will be intentionally over-designed in an attempt to limit the fall radius of the pole. This pole will be designed with the top 36-ft meeting the design wind criteria, but the bottom 114-ft will be strong enough to resist considerably more than the design wind. When steel becomes overstressed it does not suddenly break, it will bend and buckle. In the unlikely event that this pole should collapse, the upper portion of the pole would be overstressed first and would buckle. The upper portion of the pole would then swing down and hang from this level or, at worst, break off resulting in a fall radius of approximately 36-ft. Once the upper portion is no longer upright catching the full force of the wind, the stresses in the lower portion of the pole are reduced, making a further collapse of the pole unlikely.

**Engineering Letter
(Exhibit H-1)**

Columbus
250 E Broad St, Suite 600
Columbus, OH 43215
Phone 614.221.6679



Founded in 1965

www.PaulJFord.com

Orlando
3670 Maguire Blvd, Suite 250
Orlando, FL 32803
Phone 407.898.9039

100% Employee Owned

The pole will be designed by a qualified professional engineer for a wind velocity that meets the requirements for the area in which it is located. The pole will be properly designed with all of the applicable safety factors as required by the code. Communication poles are safe structures with a long history of reliable operation.

We hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. Please feel free to call with any comments you may have. We can be reached at (614) 221-6679 and will be glad to discuss this matter.

If you have any questions, please do not hesitate to call.

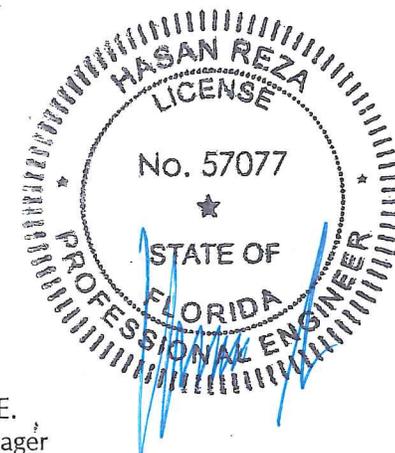
Sincerely,

PAUL J. FORD AND COMPANY



Kurt J. Swarts, P.E.
Project Manager
e-mail: kswarts@pjfweb.com

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Hasan Reza, P.E.
Department Manager
Florida PE #57077; Company PE#2848

JAN 15 2016

**Engineering Letter
(Exhibit H-2)**



January 25, 2016

Charlotte County Community Development Department

18400 Murdock Circle
Port Charlotte, FL 33948-1094

RE: Proposed Vertex Development Tower located at 22455 Minerva Ave in Port Charlotte

Dear Sir or Madam:

T-Mobile USA, Inc., is a wireless communications provider authorized by the Federal Communications Commission to provide state-of-the-art digital wireless personal communications throughout the State of Florida and throughout the United States. T-Mobile strives to provide our customers with the most reliable wireless service. This commitment to our customers necessitates that we expand our existing network to meet the current and future demands for wireless voice and data services.

Currently, T-Mobile has a need for an antenna support structure in the Presque Isle Lake area in Port Charlotte, Florida. It is our understanding that Vertex Development is proposing to build a 150-unipole type tower in that area with coordinates of N27-01-18.73, W82-04-35.29. Furthermore, there are no approved but unbuilt towers or structures that meet T-Mobile's geographical requirements. Finally, there are no other reasonably available opportunities for collocation.

We have determined that the proposed tower, at the 150-foot level, would meet our need to improve wireless service in this area of Charlotte County. If the proposed telecommunications tower is approved for Vertex, T-Mobile would be interested in collocating its equipment on this tower. T-Mobile respectfully requests approval of Vertex's request.

Sincerely,

A handwritten signature in black ink, appearing to read 'PK'.

Patrick Keane
T-Mobile RF Engineer

**T-Mobile Letter
(Exhibit I)**



MEMORANDUM

Date: February 18, 2016
To: Ken Quillen, Planner III
From: Susie Derheimer, Environmental Specialist
Subject: SE-16-001, Vertex Development, 22455 Minerva Avenue

The Zoning Environmental Review Section has conducted a cursory review (additional wildlife or environmental reviews may be required by state or federal agencies) of the above referenced petition for compliance with Environmental, Tree and Landscaping codes or ordinances and offers the following comments:

- ❖ A current listed species assessment and Florida Land Use, Cover and Forms Classification System (FLUCCS) map performed by Wildlands Conservation, dated January 22, 2016 has been submitted. The assessment indicates that the 3.9 acre site contains Mesic Hardwood-Coniferous Forest, wet prairies, and developed institutional lands and no rare vegetated communities were observed on the site. Environmental staff conducted a site inspection on February 18, 2016 and concurs with the observations and finds that the proposed >0.5 acres tower lease site will not cause the destruction of any rare vegetation community in compliance with Chapter 3-9-68(d)(1)(d.) and Chapter 3-5-348(b) 15-foot upland buffer to wetlands can and should be provided.
- ❖ The listed species survey depicts a potentially active gopher tortoise burrow within the tower lease site area; therefore, prior to any site clearing approvals a current gopher tortoise survey and, if necessary, a Florida Fish and Wildlife Conservation Commission (FWCC) relocation permit and verification of relocation activities must be provided to staff prior to the issuance of county permits and land clearing activities.
- ❖ In addition, in compliance with Chapter 3-9-68(c)(3) a statement from the Florida Fish and Wildlife Conservation Commission (FWC) stating that the proposed tower meets all required setbacks from any nesting locations for birds listed as protected species in the FWC's Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida or its successor has been provided.

(Exhibit J-1)

If this petition is approved, the following conditions will be reviewed for compliance upon Site Plan Review (if required) and the issuance of any county permit or land improvement activities:

All applicable county, state and federal authorization/permits, and mitigation for wetland and species impacts (if proposed) will be required.

Chapter 3-5:

Article IV, CLEARING, FILLING AND SOIL CONSERVATION,
Article XV, SURFACE WATER AND WETLAND PROTECTION,
Article XVI, OPEN SPACE/HABITAT RESERVATION TRUST.

Chapter 3-9-100:

BUFFERS, LANDSCAPING, and TREE REQUIREMENTS.

*All heritage trees (per Section 3090100.3(e)) must remain preserved.

This project must also comply with the Charlotte County Smart Charlotte 2050 Comprehensive Plan.

If there are any questions pertaining to this review please feel free to contact me at (941) 743-1290.

SD

(Exhibit J-2)

Quillen, Ken

From: Nocheck, Elizabeth
Sent: Friday, February 12, 2016 12:55 PM
To: Quillen, Ken
Subject: SE-16-001: Communications Tower at 22455 Minerva Avenue

Comments re: landscaping and fence

- The width of the required Type D buffer needs to be specified on the plans. Further review of the landscape plans and a tree permit application will be required at time of building permit review.
- There are shrubs shown surrounding the "proposed 8' PVC access gate" on the east side of the site. If this gate is to be used as an access point, should the shrubs be there? Also, there is a gap in the line of shrubs on the west side of the site. There are no proposed gates shown along this side of the fence. The required buffer shrubs should be located around the site in a contiguous manner except where access is needed.
- Trees must be a minimum of two caliper inches at planting rather than two inches at diameter at breast height (dbh). Please ensure all references and requirements meet Section 3-9-100: Buffers, Landscaping, and Tree Requirements of the Charlotte County Code.
- The proposed 8' white PVC fence meets the requirements of Section 3-9-100.1(e) Installation Standards for required buffer fences.

Elizabeth Nocheck

Planner II, Landscape Review Specialist
Community Development Department
18400 Murdock Circle
Port Charlotte, FL 33948-1094
phone: 941.764.4920 fax: 941.743.1598

Please click www.charlottecountyfl.gov to visit the Charlotte County homepage
"To Exceed Expectations in the Delivery of Public Services"

**Landscape Plan
Review Memo
(Exhibit K)**