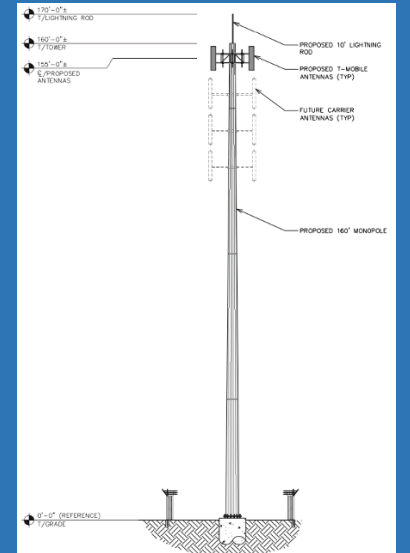


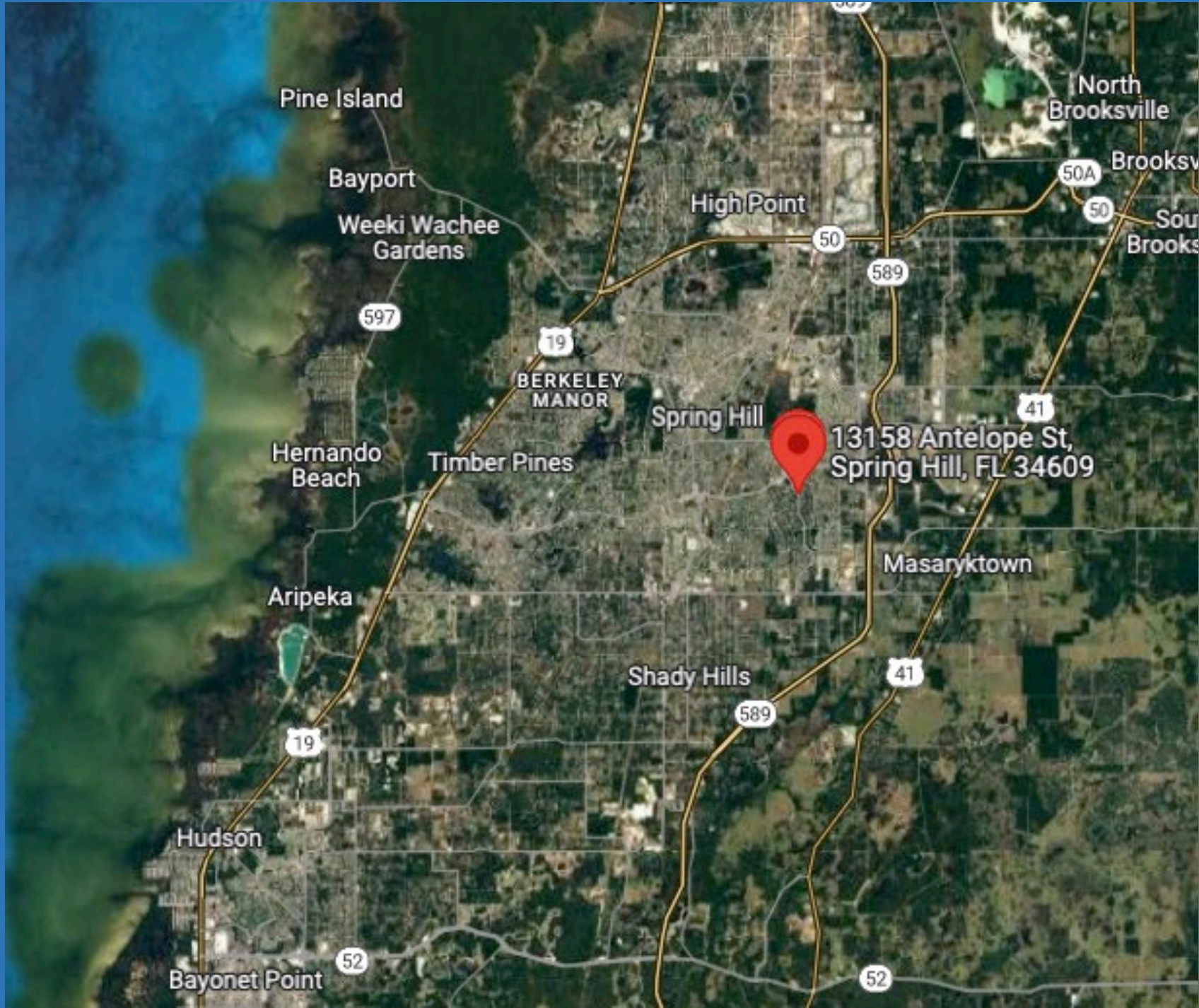
In OPPOSITION by the surrounding community's residential neighbors

H-22-10

Opposition to a  
Communication Tower







Pine Island

Bayport

Weeki Wachee  
Gardens

High Point

North  
Brooksville

Brooksv

Sou  
Brooks

597

19

50

589

50A

50

BERKELEY  
MANOR

Spring Hill

41

13158 Antelope St,  
Spring Hill, FL 34609

Hernando  
Beach

Timber Pines

Masaryktown

Aripeka

Shady Hills

41

19

589

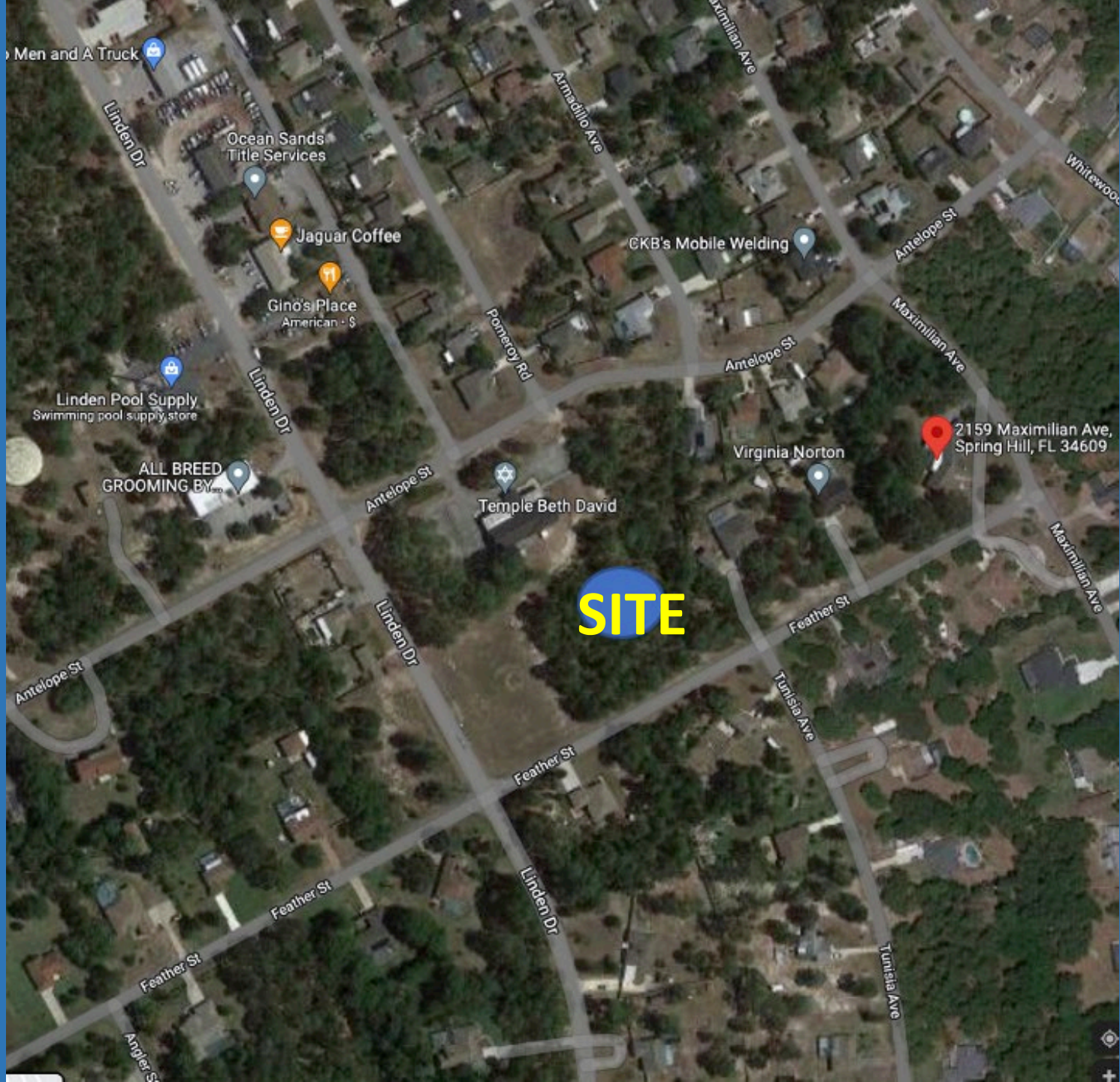
Hudson

52

52

Bayonet Point





Men and A Truck

Linden Dr

Ocean Sands Title Services

Jaguar Coffee

Gino's Place American · \$

Linden Pool Supply Swimming pool supply store

ALL BREED GROOMING BY...

Temple Beth David

CKB's Mobile Welding

Virginia Norton

2159 Maximilian Ave, Spring Hill, FL 34609

**SITE**

Armadio Ave

Pomeroy Rd

Antelope St

Maximilian Ave

Whitewood

Antelope St

Antelope St

Maximilian Ave

Antelope St

Linden Dr

Feather St

Feather St

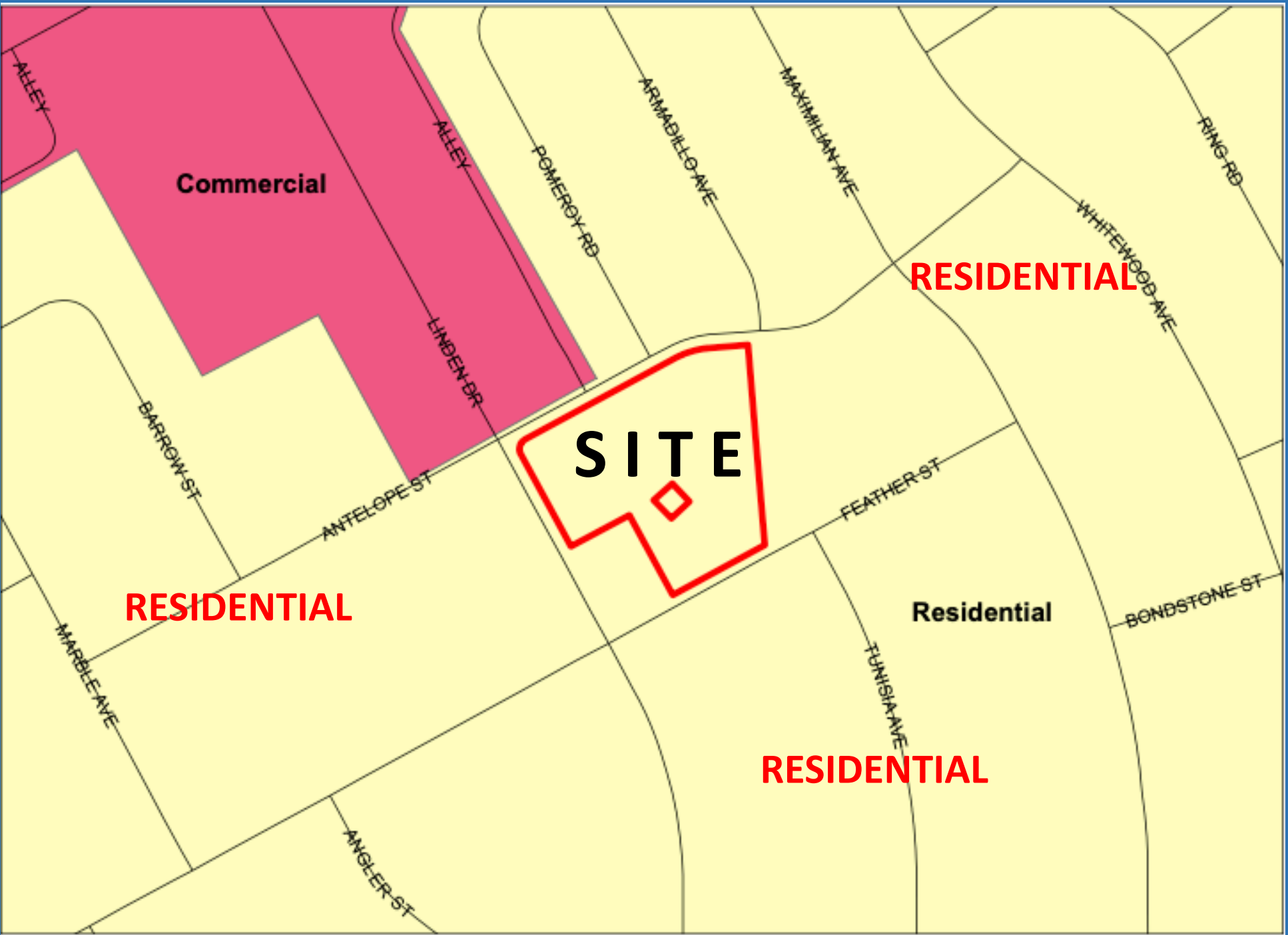
Tunisia Ave

Feather St

Linden Dr

Tunisia Ave

Angler St

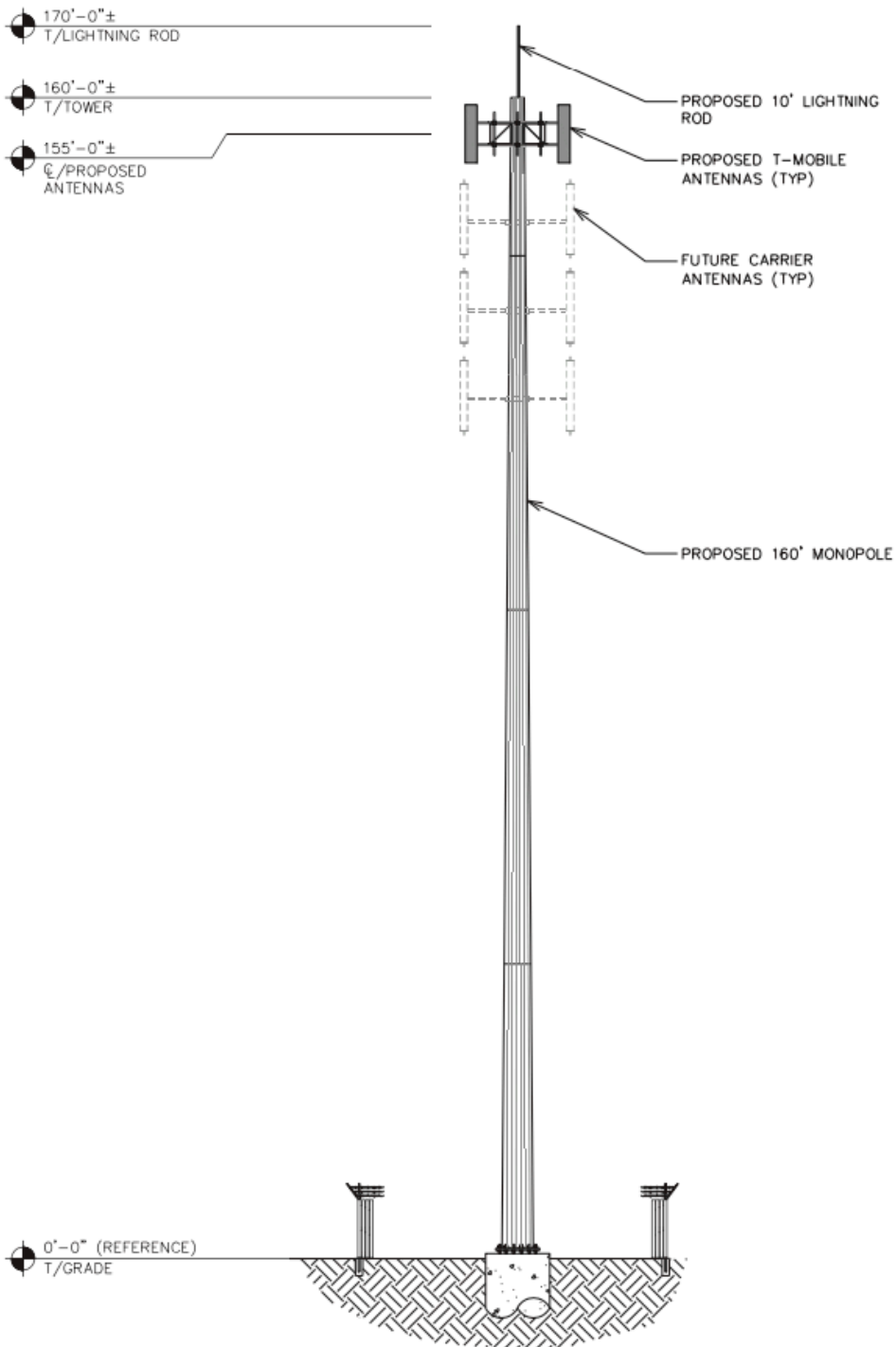


Surrounding  
Future Land  
Use  
categories:  
Residential





Surrounding  
Zoning:  
Residential



170' High

Staff Report: “buffering is 6’ high chain link fence...landscaping along that portion that faces the building...all other areas only where natural landscaping cannot be utilized”

Y AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE IS MAP IS NOT FOR RECORDATION.

THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS WILL APPEAR, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.



200' to residentially zoned property required

Providing:

202' South 213' East

\* THIS SPEC ONLY. THIS S VB ETS, LLC AND THE RIG EXHIBIT OR E NOR ANY POI HEREON HAS BOUNDARY S THIS DRAWN EQUIPMENT I ROBOTIC & G THE 1' COMT SURVEY ARE A VERTICAL A ARE APPROX BEARINGS SH (NAD 83) FLO PER THE FEN AS ZONE X # 12059C0305 NO WETLAND SURVEY. ALL ZONING OFFICIALS. ANY UNDERG FIELD SURVE UNDERGROU EITHER INSE THAT ANY UN INDICATED A INFORMATION UNDERGROU ADDITIONS O PARTY IS PRO ORIGINAL SU THIS MAP IS I GOVERNMENT DEVELOPME? PURPOSES S THERE WERE INGRESS-EGF THE LEASE A WITHIN THE F THE INGRESS CONFIRMED I

**CELL TOWER**

LEASE AREA (SEE SHEET 2 FOR DETAIL)  
30' INGRESS-EGRESS & UTILITY EASEMENT (SEE SHEET 2 FOR DETAIL)  
APPROX. SECTION LINE

ANELOPE STREET  
60' PUBLIC RIGHT-OF-WAY  
(PER PLAT BOOK 8 PG 84)

EAST LINDEN DRIVE  
70' PUBLIC RIGHT-OF-WAY  
(PER PLAT BOOK 8 PG 84)

FEATHER STREET  
60' PUBLIC RIGHT-OF-WAY  
(PER PLAT BOOK 8 PG 84)

N/F PARENT PARCEL  
THE JEWISH COMMUNITY CENTER OF HERRMANDO COUNTY, INC.  
PARCEL # R32 323 17 5130 0000 0010  
DB 595 PG 129  
ZONED PDP (SU) CHURCH  
A PORTION OF TRACT 'D'  
SPRING HILL UNIT 13  
(PLAT BOOK 8 PG 84)

N/F JENNIFER D. & JOHN E. SHOOK  
PARCEL # R32 323 17 5130 0895 0010  
DB 3332 PG 1715  
ZONED PDP (SF)  
LOT 1, BLOCK 895  
SPRING HILL UNIT 13  
(PLAT BOOK 8 PG 84)

N/F RONALD A. & BARBARA D. COMBLES  
PARCEL # R32 323 17 5130 0895 0080  
DB 3292 PG 116  
ZONED PDP (SF)  
LOT 8, BLOCK 895  
SPRING HILL UNIT 13  
(PLAT BOOK 8 PG 84)

LOT 12, BLOCK 888  
SPRING HILL UNIT 12  
(PLAT BOOK 8 PG 74)

LOT 7, BLOCK 888  
SPRING HILL UNIT 12  
(PLAT BOOK 8 PG 74)

N/F HERRMANDO COUNTY, FLORIDA  
R32 323 17 5130 0000 0000  
DB 365 PG 667  
ZONED: PDP (SU)

LOT 6, BLOCK 888  
SPRING HILL UNIT 12  
(PLAT BOOK 8 PG 74)

LOT 1, BLOCK 714  
SPRING HILL UNIT 12  
(PLAT BOOK 8 PG 74)

POC: IPF 1/2" RB  
N=1501179.3596  
E=492867.8245

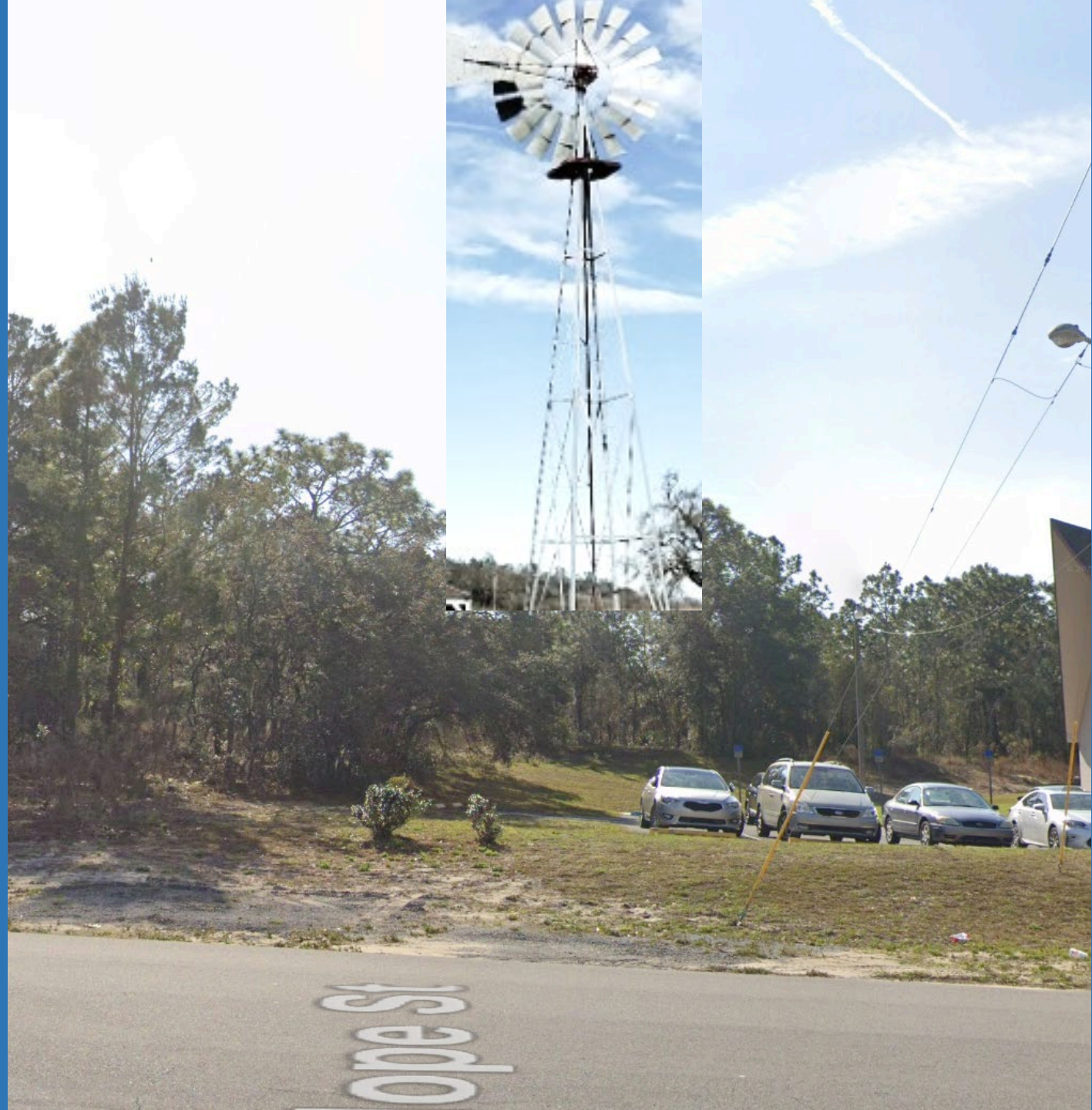




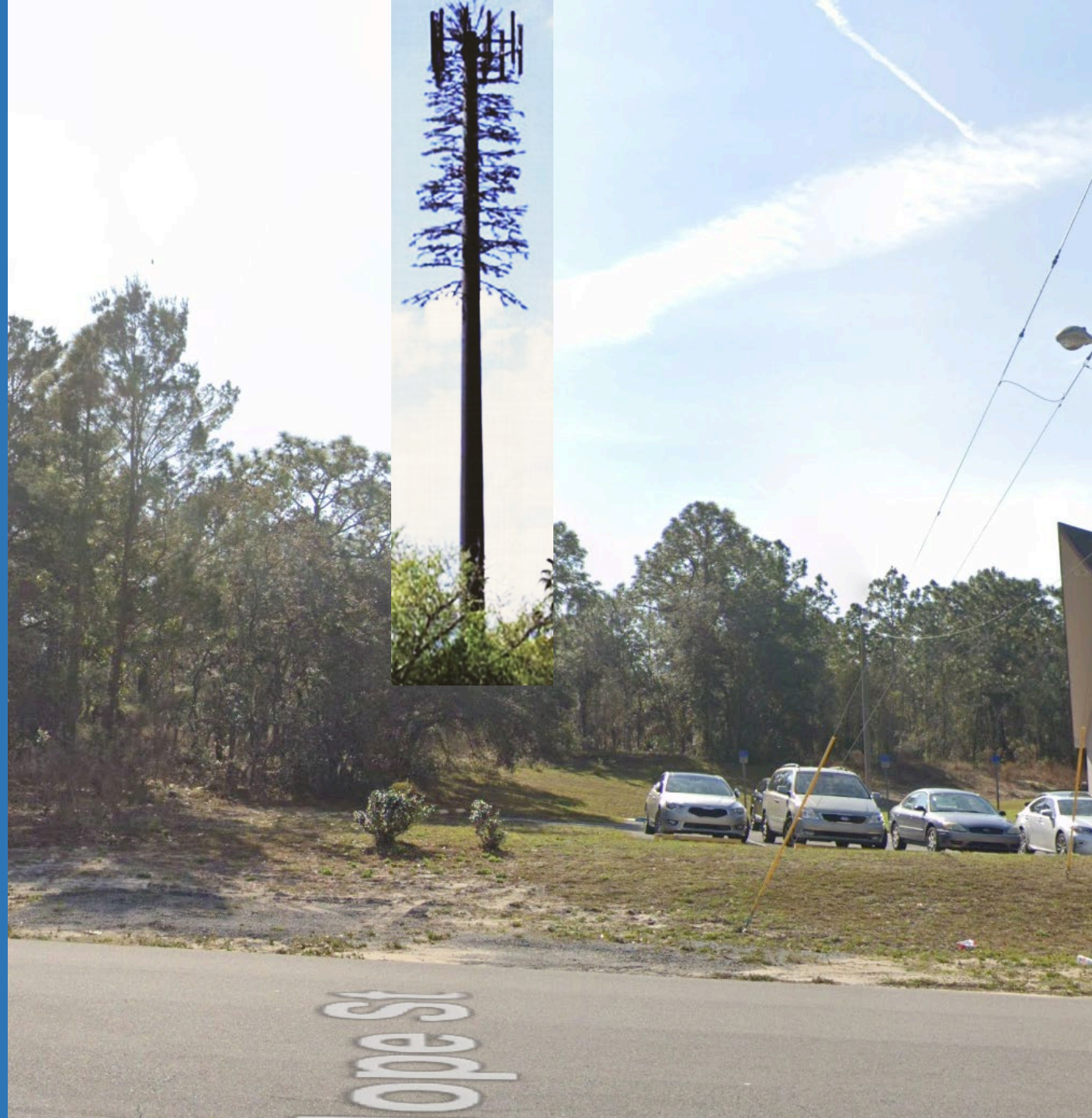












Maximum single family height in the PDP (Single Family) is 35':  
**APPLICANT is 170' : 450% INCREASE**

Structures are residential in nature  
**USE IS COMMERCIAL/NON-RESIDENTIAL**



# REQUIRED APPROVAL CRITERIA

**Specific Requirements for Towers: Appendix A, Article IV, Section 11(B)**

- (d) Be compatible with the surrounding land uses:**
  - (1) Shall not have a negative material impact on surrounding land uses;**
  - (4) Shall have minimal visual and functional conflict between the proposed use and nearby neighborhood uses.**



**Hernando County Comprehensive Plan**

**2040 PLAN**

**Section A. Chapter 1.**

**FUTURE LAND USE ELEMENT**

**Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.**

**Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas...**

Maximum single family height in the PDP (Single Family) is 35':  
**APPLICANT is 170' : 450% INCREASE**

Structures are residential in nature  
**USE IS COMMERCIAL/NON-RESIDENTIAL**



On behalf of the many, many citizens who have spoken out:

- Tower cannot be buffered, 6' chain link fence
- Don't know what the final tower would look like; this site impossible to buffer or hide
  - Located in center of virtually all residential use, zoning and Future Land Use categories
- Tremendously out of character, scale, proportion, form & appearance and it's use
  - Does not meet the review criteria or policies in your Comprehensive Plan