

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [ ] Standard [ ] PDP
Master Plan [ ] New [ ] Revised
PSFOD [x] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Date: September 6, 2022



APPLICANT NAME: SBA Communications Corporation

Address: 8051 Congress Avenue
City: Boca Raton State: FL Zip: 33487-1307
Phone: 561-322-7817 Email: amasuda@sbsite.com
Property owner's name: (if not the applicant) John and Maria Ferrara

REPRESENTATIVE/CONTACT NAME:

Company Name: James J. Porter, Esq./Akerman LLP
Address: 401 East Jackson Street, Suite 1700
City: Tampa State: FL Zip: 33602
Phone: (813) 209-5057 Email: James.Porter@akerman.com

HOME OWNERS ASSOCIATION: [ ] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): R32 323 17 5130 0890 0120 Key No. 297878
2. SECTION 21, TOWNSHIP 23, RANGE 18
3. Current zoning classification: Commercial
4. Desired zoning classification: Commercial
5. Size of area covered by application: See zoning drawing filed herein
6. Highway and street boundaries:
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, JOHN FERRARA, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

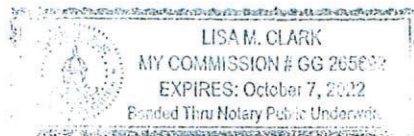
- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): SBA Communications Corporation
and (representative, if applicable): James J. Porter, Esq./Akerman LLP
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7th day of September, 2022, by John Ferrara who is personally known to me or produced FL/DL as identification.

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

Applicant requests approval for the conversion of an existing cellular communication tower from a stealth monopole design to a traditional monopole design. The tower was originally approved in 2008 (Resolution #2008-179) at a height of 155 feet with a condition of approval that “All antennas be concealed within the tower.” This request would remove that condition and allow antennas to be mounted on the exterior of the tower. The tower would remain in the same location and remain at the current approved height. Approval of this request would allow 5G equipment to be safely installed and would increase the quality of cellular coverage. The request would also better accommodate future growth for carriers.

The subject parcel where the tower is located is zoned commercial. The parcel the tower sits on is zoned as Commercial. The parcel directly to the west is a water treatment facility, and the parcels adjacent to the tower’s parcel are currently unused parcels filled with natural vegetation, which reduces the tower’s overall prominence. A monopole structure will not be visually intrusive to the surrounding properties and uses. The request is consistent with the Comprehensive Plan and compatible with the surrounding area. The request will affirmatively benefit the area by providing enhances cellular coverage and will not negatively impact the neighborhood.



# Tower Engineering Solutions, LLC

October 28, 2022

Re: 155 ft. Monopole  
SBA Site Number: FL40914-T  
SBA Site Name: John & Maria Ferrara  
Site Address: 13764 Linden Drive, Spring Hill, Florida, Hernando County  
TES Job #: 135580

To Whom It May Concern,

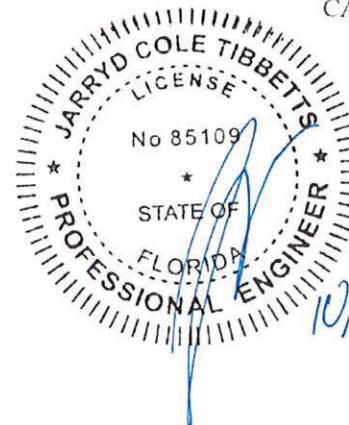
This letter is intended to address the fall radius of the existing monopole indicated above.

Now that the structural modifications (TES # 133014 dated 08/15/2022) have been completed The maximum structural usage is 101% at the base. While the exact failing mode is difficult to predict, in the extreme wind event when the wind load greatly exceeds the design capacity of the pole, it is our opinion that the first point of failure would likely occur in the section with the highest structural usage which is at the base of structure, resulting in a fall radius of 155' or less.

Sincerely,

Tawfeeq Alajaj  
Structural Engineer

TOWER ENGINEERING  
SOLUTIONS, LLC  
1320 Greenway Drive Ste 600  
Irving, TX 75038  
CA# 30690





## REQUIRED TOWER APPLICATION INFORMATION

Hernando County will require the following data (which may be a computer printout) for a proposed tower site and each adjacent cell site: <sup>1</sup>

Site name or other identification: 13764 Linden Drive, Spring Hill, FL

Tower owner's name: T-Mobile

Geographic coordinates (NAD83) of proposed location:

Longitude: 82.510186 W Latitude: 28.464292 N

Ground elevation AMSL See attachment

Overall height of the tower above ground level (AGL): See attachment

**For each antenna, including all microwave and sector antennas, the following information is required:**

The height above ground of the center of radiation: See attachment

Azimuth of the main lobe: See attachment

Manufacturer's name See attachment

Antenna type number: See attachment

Frequency band: See attachment

Beam tilt: See attachment

Null-fill parameters (both electrical and mechanical): See attachment

The effective radiated output power of the main radiation lobe: See attachment

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<sup>1</sup>The units for all parameters must be given with the data.