COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

Growth Management Department
Conference Rooms 609/610
2800 Horseshoe Drive North
Naples, FL 34104

March 23, 2023

9: 00 AM

Andrew W. J. Dickman, Esq., AICP
Hearing Examiner

Note: Individual speakers will be limited to 5 minutes unless otherwise waived by the Hearing Examiner. Persons Wishing to have written or graphic materials included in the hearing report packets must have that material submitted to County staff at Andrew.Youngblood@CollierCountyFL.gov 10 days prior to the Hearing. All materials used during presentation at the hearing will become a permanent part of the record.

Any person who decides to appeal a decision of the Hearing Examiner will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Decisions of the Hearing Examiner are final unless appealed to the Board of County Commissioners.

Hearing Procedures will provide for presentation by the Applicant, presentation by staff, public comment and applicant rebuttal. The Hearing Examiner will render a decision within 30 days. Persons wishing to receive a copy of the decision by mail may supply County staff with their name, address, and a stamped, self-addressed envelope for that purpose. Persons wishing to receive an electronic copy of the decision may supply their email address.

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. PL20230000354 - Appeal filed by Mitchell and Melanie Penne of the Administrative Approval of Site Development Plan SDP-PL20210002791, which authorized the development of a 250-foot telecommunication tower within the Rural Agricultural (A) Zoning District. The subject property is located at 1160 Kapok Street in section 15, township 49 south, range 27 east, Collier County, Florida. (Mike Bosi, Director Planning & Zoning) District 5

4. Other Business

5. Public Comments

6. Adjourn

03/23/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 24797
Item Summary: Petition No. PL20230000354 - Appeal filed by Mitchell and Melanie Penne of the Administrative Approval of Site Development Plan SDP-PL20210002791, which authorized the development of a 250-foot telecommunication tower within the Rural Agricultural (A) Zoning District. The subject property is located at 1160 Kapok Street in section 15, township 49 south, range 27 east, Collier County, Florida. (Mike Bosi, Director Planning & Zoning) District 5

Meeting Date: 03/23/2023

Prepared by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/28/2023 11:39 AM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/28/2023 11:39 AM

Approved By:

Review:

Corporate Business Operations	Mike Bosi	Review Item	Skipped	02/28/2023 11:40 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	03/07/2023 1:22 PM
Zoning	Mike Bosi	Review Item	Skipped	02/28/2023 11:40 AM
Zoning	Ray Bellows	Review Item	Completed	03/07/2023 1:51 PM
Zoning	Mike Bosi	Division Director	Completed	03/07/2023 1:57 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	03/23/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION

HEARING DATE: MARCH 23, 2023

SUBJECT: KAPOK TOWER ADMINISTRATIVE APPEAL, ADA-PL20230000354

PARTIES:

Mitchell and Melanie Penner
1235 Sugarberry St.
Naples, FL 34117

Agent: Zachary Lombardo, Esq.
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail N, Suite 200
Naples, FL 334103

AT&T Mobility & City Switch, LLC
8601 W. Sunrise Blvd
Plantation, FL 33322

Agent: Jeff Wright Esq.
Henderson, Franklin, Starnes & Holt, P.A.
8889 Pelican Bay Blvd, Suite 400
Naples, FL 34108

Collier County Growth Management & Community Development Division
2800 North Horseshoe Drive
Naples, FL 34104

REQUESTED ACTION:

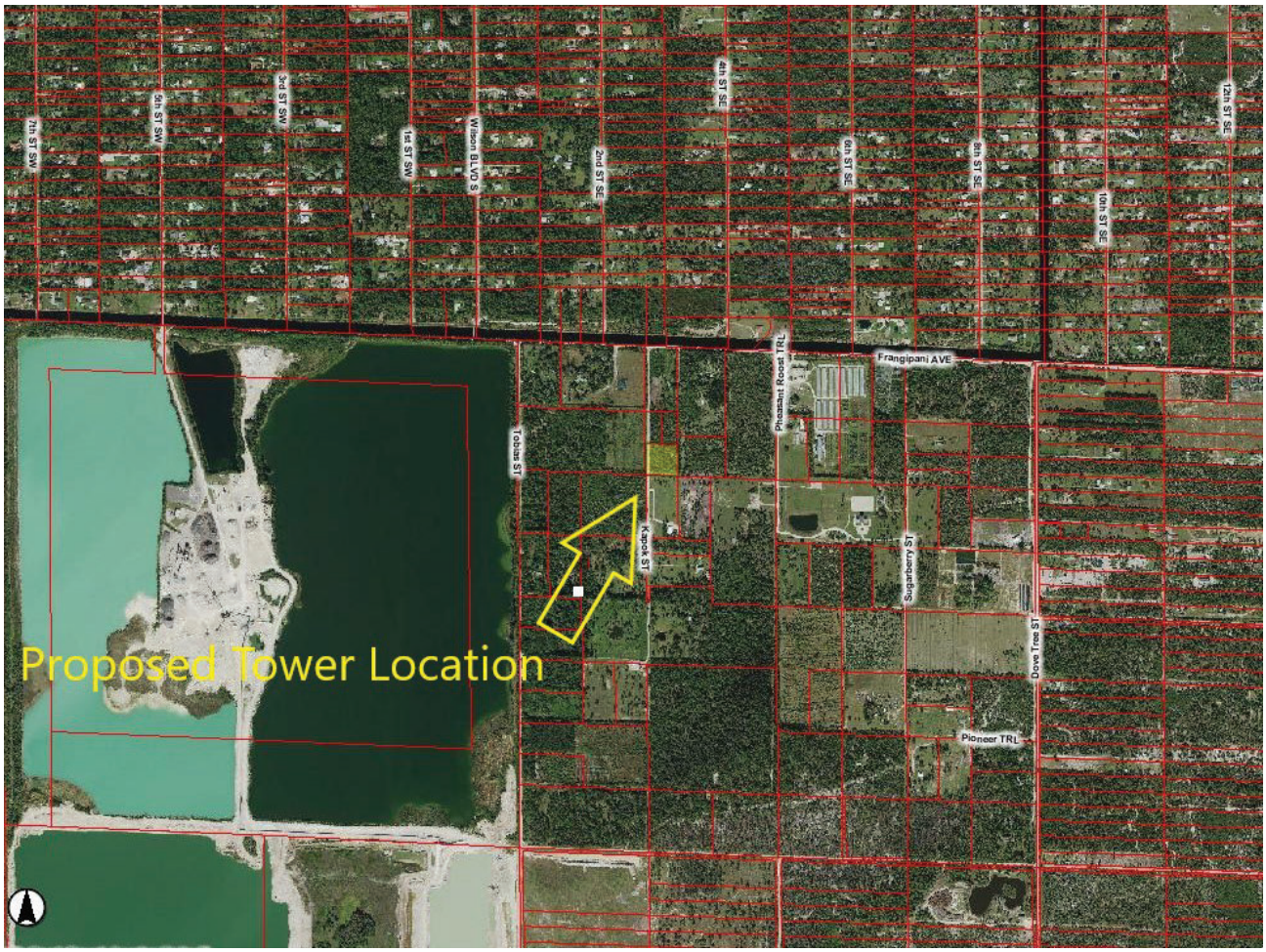
An appeal filed by Mitchell and Melanie Penner. of the administrative approvals of Site Development Plan (SDP) Petition SDP-PL20210002791 (Attachment "A") and regarding the approval of a 250-foot telecommunication tower within the Rural Agricultural Zoning District located at 1160 Kapok Street

JURISDICTION:

The Hearing Examiner has the authority to hear this appeal under LDC Section 8.10.00 and Ordinance No. 2013-25, as amended.

Attachment: Staff-Report-Kapok-Tower-appeal-2-28-23 (24797 : Kapok Tower Appeal)

GEOGRAPHIC LOCATION:



Considerations:

The subject site located at 1160 Kapok Street is within the Agricultural Zoning District within the Rural designated area of the Future Land Use Map. 5.05.09.G.2.b of the Collier Land development Code states, "*Agricultural zoning districts within the rural designated area: Towers shall not exceed 250 feet in height*." The proposed tower follows the stated regulations as indicated within the tower's submitted cover letter (Attachment B).

In addition to the specific height limitations imposed upon towers in the agricultural zoning district:

5.05.09.D requires, "*A tower with a height in excess of 185 feet above natural grade shall not be approved, unless the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment.*"

5.05.09.E requires, "*A tower with a height in excess of 185 feet above natural grade shall not be approved on a new tower site unless the applicant demonstrates that the proposed tower, antennas,*

Attachment: Staff-Report-Kapok-Tower-appeal-2-28-23 (24797 : Kapok Tower Appeal)

and accessory structures or uses cannot be located on any conforming old site or approved site situated within the effective radius."

5.05.09.F requires, "*Each new tower in excess of 185 feet in height (shared use tower), except towers that are approved to be perpetually unavailable, shall be designed to structurally accommodate the maximum amount of additional antenna capacity reasonably practicable*."

It should be noted that the applicant had submitted and Official Interpretation regarding the applicability of 5.05.09.D,E & F on the proposed tower (Attachment C).

The LDC indicates for all telecommunication towers that the effective radius is six miles. Staff recognizes that this is an outdated measurement more closely associated with cellular phones and appropriate for 1996 cellular technology and that today's 5G telecom systems, with a much greater band width have a reduced coverage radius. This reduced radius is illustrated within the propagation maps supplied within attachment D and establishes a reduced effective radius, as recognized by 5.05.09.D.2.

Staff has determined the application has satisfied the requirements of each section through the application material submitted within Attachment D, E & F, in which the Radio Frequency engineer for AT&T Mobility provides reasons for why the towers in the LDC started 6-mile effected radius do not provide adequate to satisfy coverage of the targeted area.

Additional Considerations:

It should be noted that all communication towers which provide for wireless emergency telephone services are classified as Essential Services, per 2.01.03.A.4 of the Land Development Code.

The FCC's basic 911 rules require wireless service providers to transmit all 911 calls to a PSAP, regardless of whether the caller subscribes to the provider's service or not.

Phase I Enhanced 911 (E911) rules require wireless service providers to provide the PSAP with the telephone number of the originator of a wireless 911 call and the location of the cell site or base station transmitting the call.

Phase II E911 rules require wireless service providers to transmit the location of a wireless 911 call, within certain parameters for accuracy. Under the FCC's rules, wireless providers are subject to increasingly stringent 911 location accuracy requirements almost every year through 2024.

Based upon the current FCC regulations all towers which host antennas for wireless communication companies are considered essential services per the Collier Land Development Code. Further the proposed tower will facilitate Firstnet, which is mandated by Congress to oversee the buildout, deployment, and operation of the nationwide public safety broadband network.

The Penner's position is provided for in Attachment- G & H

AT&T Mobility & City Switch, LLC position is provided for in the following attachments:

Attachment: Staff-Report-Kapok-Tower-appeal-2-28-23 (24797 : Kapok Tower Appeal)

Wright-Response to appeal letter
Wright-EXHIBIT A - aerial parcels
Wright-EXHIBIT B - Mar 17 2020 zvl
Wright-EXHIBIT C - 07.06 Review Comment Letter
Wright-EXHIBIT D. Kapok_6mi Radius Colocation Response
Wright-EXHIBIT E - 12.09 Review Comment Letter
Wright-EXHIBIT F - Updated Kapok_6mi Radius Colocation Response
Wright-EXHIBIT G - SDP Approval Letter3

STAFF RECOMMENDATION: Staff recommends that the Collier County Hearing Examiner **deny** the appeal based upon the documentation provided to satisfy the requirements of Section 5.05.09 of the Collier County Land Develop Code.

Attachment: Staff-Report-Kapok-Tower-appeal-2-28-23 (24797 : Kapok Tower Appeal)

CONSTRUCTION DRAWINGS

CITYSWITCH

CITYSWITCH SITE ID:
FLC009

CITYSWITCH SITE NAME:
KAPOK STREET

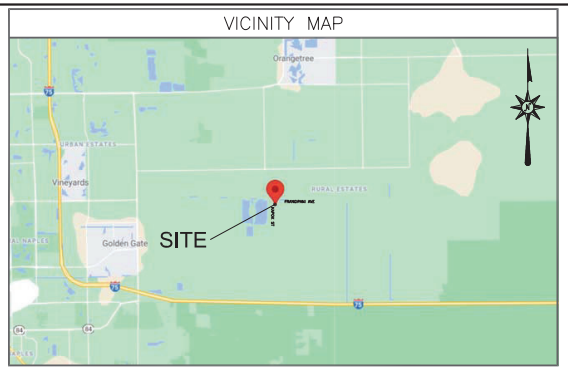
AT&T SITE NAME:
RURAL ESTATES

FA NUMBER:
12906066

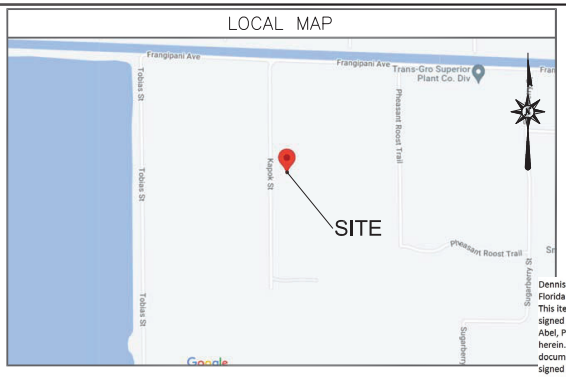
PACE JOB NUMBER:
MRNFL023952

SITE ADDRESS:
1160 KAPOK ST.
NAPLES, FL 34117

VICINITY MAP



LOCAL MAP



* THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

**THIS DOCUMENT WAS CREATED IN PART FROM THE ATT RFDS 4736058 V1.0 DATED 12/17/21.

SCOPE OF WORK

CITY SWITCH PROPOSES TO INSTALL AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A 250'–0" LATTICE TOWER WITH 10' LIGHTNING ROD. THE TOWER WILL BE PLACED INSIDE A 60'–0"x60'–0" FENCED COMPOUND, INSIDE A 100'–0"x100'–0" LEASE AREA.

SITE SUMMARY

SITE TYPE:	NEW SITE DESIGN
TOWER TYPE:	LATTICE
TOWER HEIGHT:	250'–0"
APPURTENANCE HEIGHT:	260'–0"
TYPE OF OCCUPANCY:	TELECOMMUNICATIONS
TOWER LATITUDE:	26°12'33.977"N (N 26.209438°)
TOWER LONGITUDE:	81°36'01.447"W (W 81.600402°)
ZONING JURISDICTION:	COLLIER COUNTY
COUNTY:	COLLIER COUNTY
PARCEL NUMBER:	00307880004
ZONED:	A
PARCEL SIZE:	104,805± SQ.FT.
LEASE AREA SIZE:	10,000± SQ.FT.
POWER COMPANY:	FLORIDA POWER AND LIGHT
CONTACT:	STEPHEN PAPPA: (239) 353–6089
TELEPHONE COMPANY:	TBD
CONTACT:	TBD

PROJECT DIRECTORY

LAND OWNER:	JOHANNES STEFFENS – –
CO–APPLICANT/CARRIER:	AT&T MOBILITY 3210 LAKE EMMA RD. LAKE MARY, FL –
APPLICANT/TOWER OWNER:	CITY SWITCH II, LLC 1900 CENTURY PLACE, SUITE 320 ATLANTA, GA 30345 CONTACT: GARY COOPER PHONE: (404) 600–1485
SITE DESIGN:	FDH INFRASTRUCTURE SERVICES 6521 MERIDIEN DRIVE RALEIGH, NC 27616 CONTACT: JAMES R. BILLUPS, PE, CFM PHONE: (919) 755–1012

THE PROPOSED TELECOMMUNICATIONS FACILITY IS AN ESSENTIAL SERVICE AS DEFINED BY COLLIER COUNTY ORDINANCES. BY FEDERAL LAW, ALL COMMUNICATIONS TOWERS ARE REQUIRED TO PROVIDE e911 SERVICES. IN ADDITION, THIS TOWER WILL PROVIDE FEDERALLY AUTHORIZED FIRSTNET SERVICES, ALSO CONSIDERED ESSENTIAL SERVICES.

Collier County
Reviewed and Approved For:
Permit Issuance
PL20210002791 Date: 12/28/2022

NOTE: ANY CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE PROPERTY OWNER.

DIRECTIONS

FROM SOUTHWEST FLORIDA INTERNATIONAL AIRPORT:
FOLLOW CHAMBERLIN PKWY TO DANIELS PKWY. HEAD NORTHWEST ON REGIONAL LANE TOWARD CHAMBERLIN PKWY. RESTRICTED USAGE ROAD. TURN LEFT ONTO CHAMBERLIN PKWY. TURN LEFT ONTO DANIELS PKWY. TURN LEFT TO MERGE ONTO I–75 S TOWARD NAPLES. TAKE EXIT 111 TOWARD NAPLES PARK. USE THE LEFT 2 LANES TO TURN LEFT ONTO IMMOKALEE RD (SIGNS FOR AVE MARIA/HODGES UNIVERSITY). TURN RIGHT ONTO WILSON BLVD N. TURN LEFT ONTO GOLDEN GATE BLVD E. TURN RIGHT ONTO 10TH ST SE. TURN RIGHT ONTO 10TH ST SE/FRANGIPANI AVE. CONTINUE TO FOLLOW FRANGIPANI AVE. TURN LEFT ONTO KAPOK ST. SITE ACCESS WILL BE ON THE LEFT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. FLORIDA BUILDING CODE 2020
2. ANSI/TIA/EIA–222–H
3. NATIONAL ELECTRIC CODE 2017
4. LOCAL BUILDING CODE
5. CITY/COUNTY ORDINANCES
6. 2020 FLORIDA FIRE PREVENTION CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811
48 HOURS BEFORE YOU DIG

LEGAL DESCRIPTION

REFER TO TOPOGRAPHICAL SURVEY AND SITE PLAN FOR LEGAL DESCRIPTION OF PARENT PARCEL AND LEASE AREA.

SHEET INDEX

SHEET NO.	DESCRIPTION	RFV. NO.	REVISION DATE
T–1	TITLE SHEET	0	11/4/22
S–1	SURVEY SHEET 1 OF 3	2	11/2/22
S–2	SURVEY SHEET 2 OF 3	2	11/2/22
S–3	SURVEY SHEET 3 OF 3	2	11/2/22
GN–1	GENERAL NOTES	0	11/4/22
GN–2	GENERAL NOTES	0	11/4/22
GN–3	GENERAL NOTES	0	11/4/22
GN–4	GENERAL NOTES	0	11/4/22
C–1	SITE PLAN	0	11/4/22
C–2	COMPOUND DETAILS	0	11/4/22
C–2.1	AT&T EQUIPMENT LAYOUT	0	11/4/22
C–3	GRADING & EROSION CONTROL PLAN	0	11/4/22
C–4	GRADING DETAILS	0	11/4/22
C–5	GRADING DETAILS	0	11/4/22
C–6	INTENTIONALLY OMITTED		
C–7	GRADING DETAILS	0	11/4/22
C–8	CONCRETE PAD DETAILS	0	11/4/22
C–9	GENERATOR CONDUIT DETAILS	0	11/4/22
C–10	AT&T ONE–LINE DIAGRAM	0	11/4/22
C–11	AT&T ANTENNA LAYOUT & DETAILS	0	11/4/22
C–11.1	AT&T ANTENNA AND COAX SCHEDULE	0	11/4/22
C–12	AT&T ANTENNA MOUNTING & DETAILS	0	11/4/22
E–1	COMPOUND ELECTRICAL PLAN	0	11/4/22
E–1.1	AT&T EQUIPMENT ELECTRICAL PLAN	0	11/4/22
E–2	METER & TELCO RACK	0	11/4/22
E–3	ELECTRICAL DETAILS	0	11/4/22
E–4	ONE–LINE DIAGRAM	0	11/4/22
G–1	COMPOUND & H–FRAME GROUNDING	0	11/4/22
G–1.1	AT&T GROUNDING PLAN	0	11/4/22
G–2	GROUNDING DETAILS	0	11/4/22
G–3	GROUNDING DETAILS	0	11/4/22
G–4	GROUNDING DETAILS	0	11/4/22
G–5	GROUNDING NOTES	0	11/4/22
A–1	EQUIPMENT CABINET	0	11/4/22
A–2	WIC MOUNT KIT	0	11/4/22
A–2.1	WIC PLATFORM STAIRS	0	11/4/22
A–3	GENERATOR DETAILS	0	11/4/22

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GA 30345

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INNOVATION
EN DRIVE
NC 27616
)755-1012
755-1031

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2022.11.07 10:26:24 -05'00'

ANIEL ABEL
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FL COA #28
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STATE LICENS
62750
11/4/22

DRAWN BY:
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JRB

DATE	REV	ISSUED BY
6/9/21	A	JRB
7/02/21	B	JRB
7/30/21	C	JRB
11/04/21	D	JRB
4/08/22	E	JRB
5/19/22	F	JRB
6/9/22	G	JRB
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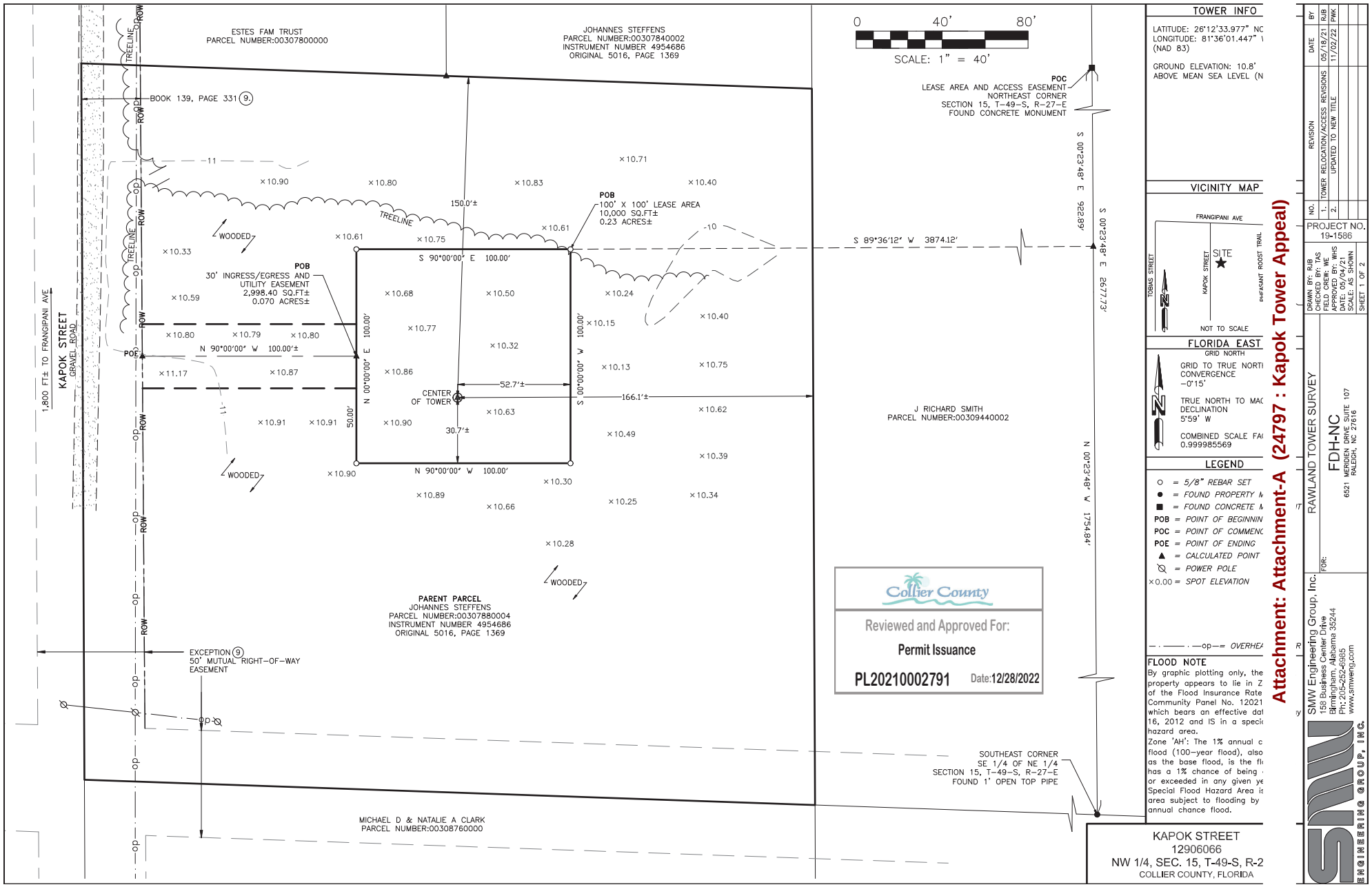
TES, FL 34117
UMBER:
6066
TITLE
SHEET
NUMBER
-1

Attachment: Attachment-A (24797 : Kapok Tower Appeal)



Collier County
Reviewed and Approved For:
Permit Issuance
PL20210002791 Date:12/28/2022

TOWER INFO

LATITUDE: 26°12'33.977" NO
LONGITUDE: 81°36'01.447" \
(NAD 83)

GROUND ELEVATION: 10.8'
ABOVE MEAN SEA LEVEL (N

VICINITY MAP

FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
-0°15'

TRUE NORTH TO MAG
DECLINATION
5°59' W

COMBINED SCALE FA
0.999985569

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY M
- ■ = FOUND CONCRETE M
- POB = POINT OF BEGINNIN
- POC = POINT OF COMMENC
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊘ = POWER POLE
- ×0.00 = SPOT ELEVATION
- —·——·—op— = OVERHEA

FLOOD NOTE

By graphic plotting only, the property appears to lie in Z of the Flood Insurance Rate Community Panel No. 12021 which bears an effective dat 16, 2012 and IS in a speci hazard area.
Zone 'AH': The 1% annual c flood (100-year flood), also as the base flood, is the fl has a 1% chance of being or exceeded in any given ye Special Flood Hazard Area is area subject to flooding by annual chance flood.

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-2
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1.	TOWER RELOCATION/ACCESS REVISIONS	05/18/21	RJB
2.	UPDATED TO NEW TITLE	11/02/22	PWK

PROJECT NO.
19-1586

DRAWN BY: RJB
CHECKED BY: TAS
FIELD CREW: WE
APPROVED BY: WHS
DATE: 05/04/21
SCALE: AS SHOWN
SHEET 1 OF 2

FOR: RAWLAND TOWER SURVEY
FDH-NC
6521 MERIDIEN DRIVE, SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

Attachment: Attachment-A (24797 : Kapok Tower Appeal)

SURVEYOR'S NOTES

1. This is an Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is April 28, 2021.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF7052. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
    Zoning Jurisdiction: Collier County Florida
    Zoning District: Agricultural (A)
    Surrounding Zoning: North-RFMUO-NBMO, South-RFMUO-NBMO, East-RFMUO-NBMO, West-RFMUO-NBMO
    Setbacks: Front-1/2 tower height, Rear-1/2 tower height, Side-1/2 tower height
15. Per Collier County Road Maintenance Division, Kapok Street in not a county maintained roadway.

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-21049075-01T
Date April 24, 2021 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
(9)	Book 139, Page 332	Does affect subject access easement and parent parcel. As shown hereon. Said document describes a 50 foot mutual right-of-way easement, 25 feet on each side along all section lines.

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PL20210002791 Date:12/28/2022

PARENT TRACT (FROM TITLE)

SITUATED IN THE COUNTY OF COLLIER, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 49 S, RANGE 27E.

TAX ID: 00307880004

BEING THE SAME PROPERTY CONVEYED TO JOHANNES STEFFENS, GRANTEE, FROM D. GARY WOODHEAD, GRANTOR, BY DEED RECORDED 03/15/2013, IN BOOK 4896, PAGE 2975 AND CORRECTED IN DEED RECORDED 03/12/2014 IN BOOK 5016, PAGE 1369 OF THE COLLIER COUNTY RECORDS.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;

COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15, S 00°23'48" E a distance of 922.89 feet to a point; Thence leaving said East line, S 89°36'12" W a distance of 3874.12 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence S 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000.00 square feet (0.230 acres) of land more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;

COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15, S 00°23'48" E a distance of 922.89 feet to a point; Thence leaving said East line, S 89°36'12" W a distance of 3874.12 feet to a set 5/8" rebar; thence S 00°00'00" W a distance of 100.00 feet to a 5/8" rebar set; thence N 90°00'00" W a distance of 100.00 feet to a 5/8" rebar set; thence N 00°00'00" E a distance of 50.00 feet and the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence N 90°00'00" W a distance of 100.00 feet, more or less to a point on the easterly right-of-way line of Kapok Street and the Point of Ending. Said easement contains (2,998.40 sq.ft.) 0.070 acres, more or less.

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch and description, to the best of my knowledge and belief, accurately represents lands surveyed and was done in accordance with the technical standards for property surveys in Florida as set forth in Chapter 180-7 of the rules of the Florida Board of Registration for Professional Engineers and Land Surveyors and as set for Professional Engineers and Land Surveyors and as set forth in Florida Plat Act O.C.G.A. 15-6-67.

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

WILLIAM H. SOMMERVILLE III CERTIFICATE NO. 6006141 STATE OF FLORIDA REGISTERED LAND SURVEYOR

11/02/22

William H. Sommerville, III
Florida License No. 0006141

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-2
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1.	TOWER RELOCATION/ACCESS REVISIONS	05/18/21	RJB
2.	UPDATED TO NEW TITLE	11/02/22	PWK

PROJECT NO. 19-1586

DRAWN BY: RJB
CHECKED BY: TAS
FIELD CREW: WE
APPROVED BY: WHS
DATE: 05/04/21
SCALE: AS SHOWN
SHEET 2 OF 2

RAWLAND TOWER SURVEY
FOR:
FDH-NC
6521 MERIDIEN DRIVE, SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
ENGINEERING GROUP, INC.

Attachment: Attachment-A (24797 : Kapok Tower Appeal)

GENERAL NOTES:

1. EVERY EFFORT HAS BEEN MADE IN THE CONSTRUCTION DOCUMENTS TO PROVIDE A COMPLETE SCOPE OF WORK. MINOR DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE CONTRACTORS FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

2. BIDDING REQUIREMENTS
   a. PRIOR TO THE SUBMISSION OF BIDS, VISIT THE JOB SITE TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. VISIT THE SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD DIMENSIONS AND CONDITIONS TO CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN.
   b. PROVIDE NOTIFICATION TO OWNER'S REPRESENTATIVE IN WRITING OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF PRICE PROPOSAL. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
   c. WHEN TOWER IS OWNED BY A THIRD PARTY, CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.
   d. WHERE ANCHORING TO A CONCRETE ROOF SLAB, CONFIRM (PRIOR TO SUBMITTING BID) THE PRESENCE OF POST TENSION TENDONS. INCLUDE PROVISIONS FOR X-RAY PROCEDURES TO LOCATE THE TENDONS PRIOR TO CONSTRUCTION.

3. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONSTRUCTION DOCUMENTS ARE INTENDED FOR DIAGRAMMATIC PURPOSES ONLY, UNO.

4. FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS NECESSARY TO COMPLETE PROJECT AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

5. SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONSTRUCTION DOCUMENTS. PROVIDE ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

6. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES APPLICABLE TO THE WORK.

7. CONSTRUCTION COORDINATION REQUIREMENTS
   a. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO START OF WORK.
   b. OBTAIN ALL PERMITS. SCHEDULE AND COORDINATE ALL INSPECTIONS.
   c. PROVIDE, AT THE PROJECT SITE, A FULL, CURRENT SET OF CONSTRUCTION DOCUMENTS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
   d. RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DOCUMENTS.
   e. PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
   f. PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND OWNER REQUIREMENTS.
   g. IF FAA LIGHTING AND MARKING IS PRESENT ON SITE AND IS POWERED BY ELECTRICAL SERVICE THAT IS TO BE INTERRUPTED, MAINTAIN THE NECESSARY LIGHTS DURING CONSTRUCTION AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A DISRUPTION.
   h. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
   i. STRUCTURAL COMPONENTS OF ADJACENT FACILITIES SHALL NOT BE ALTERED BY THIS CONSTRUCTION PROJECT, UNO. ENSURE THAT EXCAVATION DOES NOT AFFECT ADJACENT STRUCTURES.
   j. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL-APPROVED MATERIALS, IF APPLICABLE.
   k. BURIED UTILITIES MAY EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
   l. COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO OWNER'S REPRESENTATIVE.
   m. PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
   n. KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
   o. MAINTAIN THE INTEGRITY OF THE BUILDING ENVELOPE AND CONSTRUCT BARRIERS IN THE AREA OF WORK TO PREVENT DAMAGE FROM WEATHER AS WELL AS FROM CONSTRUCTION DUST AND DEBRIS.

8. INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS, UNO, OR WHERE LOCAL CODES OR ORDINANCES DIRECT OTHERWISE.

9. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY OWNER'S REPRESENTATIVE.

10. DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP THE APPROVED CONSTRUCTION DRAWINGS AND SUBMITTING THE REDLINED SET TO OWNER'S REPRESENTATIVE UPON COMPLETION. DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS TO BE SUBMITTED WITH REDLINED CONSTRUCTION DRAWINGS.

11. PROVIDE SUPPORTS FOR CABLES TO THE ELEVATION OF ALL INITIAL AND FUTURE ANTENNAS IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

12. A STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS (IF REQUIRED) TO DETERMINE THE STRUCTURAL CAPACITY TO SUPPORT THIS PROPOSED EQUIPMENT WAS PERFORMED OUTSIDE THE SCOPE OF THIS PROJECT.

13. CONFIRM THAT THE REQUIREMENTS OF THE STRUCTURAL ANALYSIS, MOUNT ANALYSIS AND ANY ASSOCIATED MODIFICATIONS HAVE BEEN FOLLOWED AND COMPLETED AS REQUIRED TO SUPPORT THE EQUIPMENT ASSOCIATED WITH THIS PROJECT.

SPECIAL INSPECTIONS:

1. WHEN REQUIRED, PROVIDE SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY OWNER'S REPRESENTATIVE AND THE LOCAL JURISDICTION.

2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.

Collier County
Reviewed and Approved For:
Permit Issuance
PL20210002791 Date:12/28/2022

ABBREVIATIONS

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GROUND LEVEL, ABOVE GRADE LEVEL
AWS	ADVANCED WIRELESS SERVICE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
BLK	BLOCKING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
D	DEPTH
DBL	DOUBLE
DEG	DEGREE
ø, DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DET	DETAIL
DWG	DRAWING
E	EXISTING
EA	EACH
ELEV, EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIF	FIBER INTERFACE FRAME, FACILITY INTERFACE FRAME
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GSM	GLOBAL SYSTEM MOBILE
GYP	GYPSUM BOARD
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
L	LENGTH
LBS	POUNDS
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCS	PERSONAL COMMUNICATION SERVICE
PDU	POWER DISTRIBUTION UNIT
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
REQ	REQUIRED
RF	RADIO FREQUENCY
RM	ROOM
RO	ROUGH OPENING
RRH	REMOTE RADIO HEAD
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
TMA	TOWER MOUNTED AMPLIFIER
TND	TINNED
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATION SERVICE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WCS	WIRELESS COMMUNICATION SERVICE
WP	WATER PROOF

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

SITE NOTES:

1. CLEAR AND GRUB SITE OF ALL VEGETATION, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. SUBGRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
2. PROVIDE ELEVATION OF SUBGRADE WITHIN 0.10 FOOT OF ELEVATIONS SHOWN ON PLAN MINUS DEPTH OF TOPSOIL, FILL, AND MULCH.
3. ROUGH GRADE ALL AREAS WITHIN 1 FOOT OF ELEVATIONS INDICATED BEFORE PLANTING. PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT SLABS, BUILDINGS AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER.
4. REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, UNDERCUT AND REPLACE WITH SUITABLE MATERIAL AT CONTRACTOR'S EXPENSE. ALL SUB GRADES AND AGGREAGATE BASE COURSES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM DUMP TRUCK, AND ANY SOFT SPOTS SHALL BE REWORKED OR REPLACED UNTIL PASSING PROOF ROLL.
5. BLEND NEW GRADES NATURALLY INTO EXISTING GRADES.
6. MAINTAIN POSITIVE DRAINAGE ON THE SITE AT ALL TIMES, INCLUDING KEEPING ALL EXISTING AND NEW DITCHES, PIPES AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION. ANY DAMAGE RESULTING FROM FAILURE TO COMPLY SHALL BE REMEDIED BY CONTRACTOR
7. IF REQUIRED, MAINTAIN CONTINUOUS EROSION CONTROL ON THE DOWNSTREAM SIDE OF THE SITE.
8. IN LANDSCAPE AREAS, FINISH GRADES ARE TO FOLLOW THE GRADES AND EDGE DETAILS INDICATED AND BE MOUNDED 6 INCHES IN THE CENTER OF THE BED ABOVE THE EDGE OF THE LANDSCAPE AREA.
9. DO NOT PLACE FILL OR EMBANKMENT MATERIAL ON FROZEN GROUND. DO NOT PLACE FROZEN MATERIALS, SNOW OR ICE IN ANY FILL OR EMBANKMENT.
10. NOTIFY OWNER'S REPRESENTATIVE IF MODIFICATIONS TO THE PROPOSED GRADING SEEM NECESSARY AND OBTAIN APPROVAL PRIOR TO START OF WORK.
11. FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON ENGINEERED FILL (COMPACTED TO 95% ASTM D698). ENSURE THAT EXCAVATIONS ARE FREE OF ORGANIC MATERIAL, DEBRIS, OR OTHER FOREIGN MATERIAL. NOTIFY OWNER'S REPRESENTATIVE IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED.
12. FILL AND SLAB BASE MATERIAL SHALL BE 3/4" MINUS CRUSHED ROCK PLACED IN 8" (MAXIMUM) LOOSE LIFTS AND COMPACTED TO 98% ASTM D698.

CONCRETE NOTES:

1. CONCRETE AND REINFORCING SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

CONCRETE CONSTRUCTION	ACI 318
CEMENT	ASTM C150, PORTLAND CEMENT TYPE II, UNO
REINFORCING STEEL	ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60 Ksi, UNO
WELDED WIRE FABRIC	ASTM A185
SPIRAL REINFORCEMENT	ASTM A615, GRADE 60, fy=60 KSI
ANCHOR BOLTS	ASTM A307
GRADE 60 REBAR WELDING	ASTM A706

   NOTES: ANY BARS SO NOTED ON THE DRAWINGS SHALL BE GRADE 60, fy=60 KSI. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.

2. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE		3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(≥ #6 BARS)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(≤ #5 BARS)	1-1/2"
SLABS AND WALLS	(INTERIOR FACE)	3/4"

3. AIR ENTRAIN ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C618, C989 AND C1017. AIR ENTRAIN CONCRETE EXPOSED TO FREEZING AND THAWING WHILE MOIST IN ACCORDANCE WITH ACI 318, SECTION 4.4.1.
4. DETAIL REINFORCING STEEL (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
5. PERFORM WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) USING LOW HYDROGEN ELECTRODES. PERFORM WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) USING E70 XX ELECTRODES. DO NOT WELD WITHIN 4" OF COLD BENDS IN REINFORCING STEEL.
6. DO NOT FIELD BEND REINFORCING PARTIALLY EMBEDDED IN CONCRETE UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER.
7. SUPPORT BARS ON CHAIRS OR DOBIE BRICKS.
8. FURNISH NON-SHRINK GROUT BY AN APPROVED MANUFACTURER. MIX AND PLACE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3 KSI, MINIMUM).
9. ALL EXPANSION ANCHORS TO BE HILTI BRAND, UNO. TEST ADHESIVE ANCHORS TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER AND LOCAL JURISDICTION.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

WIDE FLANGE SHAPES	ASTM A992, GRADE 50
SHAPES, PLATES, ANGLES, & RODS	ASTM A36, Fy 36 KSI
SPECIAL SHAPES AND PLATES	ASTM A572, Fy 50 KSI
PIPE COLUMNS	ASTM A53, Fy 35 KSI
STRUCTURAL TUBING	ASTM A500, Fy 46KSI
ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325 TWIST-OFF

2. BASE STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) ON THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
3. HOT DIP GALVANIZE AFTER FABRICATION PER A123/A123M-00 ALL STEEL EXPOSED TO WEATHER AND WHERE NOTED.
4. CONFORM TO ALL AISC AND AWS STANDARDS FOR WELDING. PERFORM WELDING BY ANSI/AWS D1.1 CERTIFIED WELDERS USING E70 XX ELECTRODES. USE ONLY PRE-QUALIFIED WELDS AS DEFINED BY AWS.
5. PROVIDE COLD-FORMED STEEL FRAMING MEMBERS OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
6. FOR BOLTED CONNECTIONS, USE 3/4" DIA., BEARING-TYPE, A325 BOLTS WITH A MINIMUM OF TWO BOLTS, UNO.
7. FOR NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING, USE 5/8" DIA. A307 BOLTS, UNO.
8. PREPARE AND PAINT IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN INSTRUCTIONS, UNO.
9. TOUCH UP ALL FIELD DRILLING, WELDING AND CUT SURFACES WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

PROJECT INFORMATION:

1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
3. CITYSWITCH CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY CITYSWITCH EMPLOYEES AND SUBCONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
6. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO THE SITE.
7. INSTALLATION OF PROPOSED TOWER WITH ANTENNAS, RADIOS AND LINES IN A PROPOSED COMMUNICATION FACILITY WITH SHELTER AND GENERATOR.

Collier County

Reviewed and Approved For:

Permit Issuance

PL20210002791 Date:12/28/2022

DESIGN CRITERIA

DESIGN WIND SPEED:	141 MPH (ULTIMATE, 3-SECOND GUST)
	109 MPH (NOMINAL, 3-SECOND GUST)
EXPOSURE:	C
RISK CATEGORY:	II

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

ELECTRICAL NOTES:

GENERAL

GENERAL CONDITIONS:

A. CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARD TO THE CONTRACTORS FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE ISSUED TO CONSTRUCTION MANAGER IN WRITING FOR CLARIFICATION PRIOR TO SUBMITTAL OF BID AND CONTRACT AWARD.

B. THE CONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION OF WORK UNDER THIS SECTION.

C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:

A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.

REFERENCES:

A. THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS, WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.

1. ANSI/IEEE (AMERICAN NATIONAL STANDARDS INSTITUTE)
2. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
3. ICEA (INSULATED CABLE ENGINEERS ASSOCIATION)
4. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
5. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
6. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
7. UL (UNDERWRITERS LABORATORIES. INC.)
8. AT&T GROUNDING AND BONDING STANDARDS, LATEST EDITION, AND COMPLY WITH AT&T GROUNDING CHECKLIST, LATEST VERSION

SCOPE OF WORK:

A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL.

B. ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE CONTRACTOR.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING OF TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.

D. THE CONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANGES WHILE COMPLETING THIS CONTRACT, THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT COMPLETION OF THE PROJECT.

PRODUCTS

GENERAL:

A. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW, AND FREE FROM DEFECTS.

B. ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.

C. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

D. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAN THE SHORT CIRCUIT CURRENT AVAILABLE, 10,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.

MATERIALS AND EQUIPMENT:

A. CONDUIT:

1. RIGID METAL CONDUIT (RMC) SHALL BE HOT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.

2. LIQUID TIGHT FLEXIBLE METAL CONDUIT (LFMC) SHALL BE UL LISTED.

3. CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE.

4. NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS SCHEDULE 80 PVC IS SPECIFIED. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.

B. CONDUCTORS AND CABLE:

1. CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, #12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.

2. #10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND #8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED.

3. SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.

4. STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURER'S RECOMMENDATIONS.

5. ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).

C. DISCONNECT SWITCHES:

1. DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION, RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR ENGINEER APPROVED EQUAL.

D. SYSTEM GROUNDING

1. ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE #2 AWG BARE, SOLID, TINNED, COPPER. ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.

2. GROUNDING BUSES SHALL BE BARE, TINNED ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.

3. CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDING CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLE COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS. INTERIOR CONNECTIONS USE TWO-HOLE COMPRESSION LUGS WITH INSPECTION WINDOW AND CLEAR HEAT SHRINK.

4. EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.

5. GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"x10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.

6. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE AT&T SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED TO ALL METALLIC JUNCTION BOXES, PULLBOXES, DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT.

E. OTHER MATERIALS:

1. THE CONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.

2. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

F. PANELS AND LOAD CENTERS:

1. ALL PANEL LABELS AND SCHEDULES SHALL BE TYPEWRITTEN.

EXECUTION:

GENERAL:

A. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.

LABOR AND WORKMANSHIP:

A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.

B. ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE CONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.

C. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

Dennis D. Abel, PE
Florida License No. 62750
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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

ELECTRICAL NOTES (CONTINUED)

COORDINATION:

A. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER–FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

INSTALLATION:

A. CONDUIT:

1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.
2. PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS, OR WHERE RIGID OTHERWISE NOTED.
3. INSTALL SCHEDULE 40 PVC CONDUIT WITH A MINIMUM COVER OF 24" UNDER ROADWAYS, PARKING LOTS, STREETS, AND ALLEYS. CONDUIT SHALL HAVE A MINIMUM COVER OF 18" IN ALL OTHER NON–TRAFFIC APPLICATIONS (REFER TO 2017 NEC, TABLE 300.5).
4. USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR EASE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.
5. A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE 90 DEGREE BENDS MAX. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTORY 90 DEGREE ELBOWS MAY BE USED.
6. FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.
7. PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.
8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENINGS IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. CONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
9. ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS OR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.
10. INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.
11. INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.
12. CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
13. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS AND/OR SLEEVES. PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THE PURPOSE.

B. CONDUCTORS AND CABLE:

1. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDUITS APPROVED FOR THIS PURPOSE.
2. PULLING LUBRICANTS SHALL BE UL APPROVED. CONTRACTOR SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.
3. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES AND EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OR TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS IS PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T GROUNDING AND BONDING STANDARDS, LATEST EDITION, AND COMPLY WITH AT&T GROUNDING CHECKLIST, LATEST VERSION, AND THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWER, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). SEE STANDARD 6.3.2.2.
5. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.
6. CONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE–IN–POINTS TO THE EXISTING GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
8. APPLY CORROSION–RESISTANT FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USE KOPR–SHIELD ANTI–OXIDATION COMPOUND ON ALL COMPRESSION GROUNDING CONNECTIONS.
9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
10. BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE #6 AWG GROUNDING CONDUCTOR TO A GROUND BUS.
11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 30" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE THE GREATER OF THE TWO DISTANCES.
12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
13. DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 30" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.
14. CONTRACTOR SHALL REPAIR, AND/OR REPLACE, EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.

ACCEPTANCE TESTING:

A. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.

B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON–COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON–COMPLIANCE.

C. TEST PROCEDURES:

1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST RESULTS.
2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.
3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS, SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES.
4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3–POINT "FALL–OF–POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURED VALUE IS OVER 5 OHMS.

Collier County
Reviewed and Approved For:
Permit Issuance
PL20210002791 Date: 12/28/2022

Dennis D. Abel, PE
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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

NOTES:

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION, THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
6. SITE PLAN AND PROPERTY LINES DEVELOPED FROM SURVEY COMPLETED BY SMW ENGINEERING GROUP, INC. DATED 10/01/2019.
7. ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO VERTICAL DATUM NAVD '88. THIS SITE IS LOCATED IN FEMA SPECIAL FLOOD ZONE AH. BASED UPON THE INFORMATION FOUND ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0430H, AND THE FLOOD INSURANCE STUDY FOR COLLIER COUNTY, FL, BOTH WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE 100-YEAR BASE FLOOD ELEVATION IS 12.1' ABOVE MEAN SEA LEVEL (M.S.L., NAVD'88), THE PROPOSED SURFACE ELEVATION OF THE COMPOUND IS 11.25. ALL EQUIPMENT SHALL BE ELEVATED TO A MINIMUM ELEVATION OF 13.25' M.S.L., INCLUDING EQUIPMENT PROVIDED ON PLATFORMS AND ON THE H-FRAME.
8. SEE LANDSCAPE PLAN FOR DETAILS OF BUFFER, SCREENING, AND IRRIGATION.
9. SHEET C-2 FOR CO-LOCATION INFORMATION FOR 4 TOTAL CARRIERS.

PARCEL INFORMATION:

OWNER: JOHANNES STEFFENS

ZONING: A

LAND USE: VACANT

PARCEL NUMBER: 003078800004

APPROXIMATE TOWER SETBACK DISTANCES*		
PROPERTY LINE	PROVIDED	REQUIRED**
NORTH	131'-0"±	125'-0"±
SOUTH	151'-0"±	125'-0"±
EAST	145'-2"±	125'-0"±
WEST	137'-0"±	125'-0"±

*THESE APPROXIMATE SETBACKS ARE BASED UPON AN ASSUMED BASE OF TOWER DIMENSION FROM FOUNDATION LEG TO ADJACENT FOUNDATION LEG OF 31'. ACTUAL SETBACKS MAY BE SLIGHTLY MORE OR LESS DEPENDENT UPON ACTUAL TOWER FOUNDATION LEG DIMENSIONS.
**ONE HALF OF THE TOWER HEIGHT OF 250' = 125'

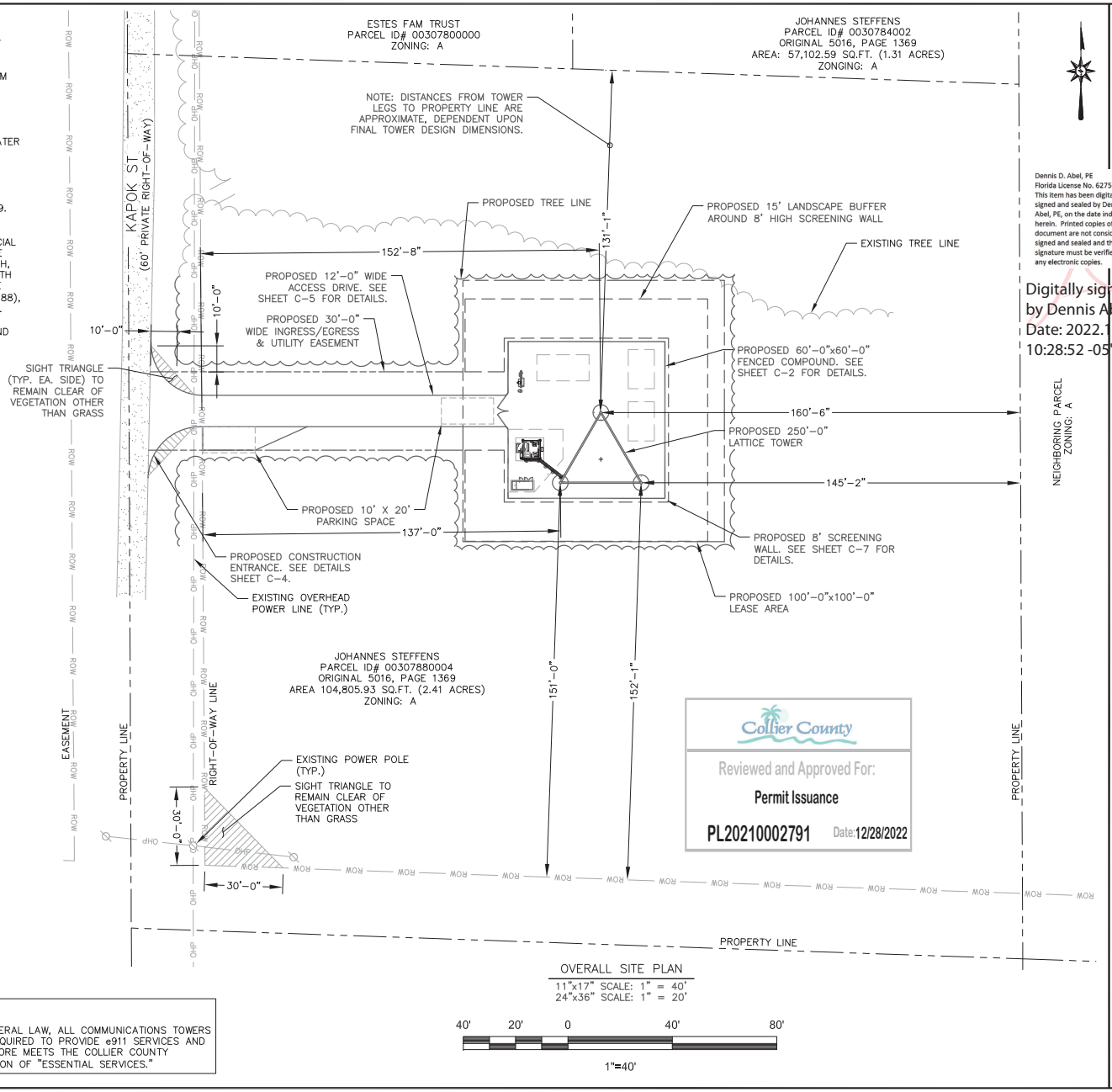
ANY ACCESSORY STRUCTURE WITHIN COMPOUND		
	REQUIRED SETACK	PROVIDED MINIMUM SETBACK
FRONT (W)	50'-0"±	117'-0"±
FRONT (S)	50'-0"±	144'-4"±
SIDE (N)	30'-0"±	103'-0"±
SIDE (E)	30'-0"±	136'-0"±

LEGEND:

- OHP — OVERHEAD POWER
- x — x — PROPOSED CHAIN-LINK FENCE
- x — x — EXISTING FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROW — RIGHT-OF-WAY
- PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- PROPERTY LINE

NOTE:

BY FEDERAL LAW, ALL COMMUNICATIONS TOWERS ARE REQUIRED TO PROVIDE e911 SERVICES AND THEREFORE MEETS THE COLLIER COUNTY DEFINITION OF "ESSENTIAL SERVICES."



OVERALL SITE PLAN

11"x17" SCALE: 1" = 40'
24"x36" SCALE: 1" = 20'

40' 20' 0 40' 80'

1"=40'

Dennis D. Abel, PE
Florida License No. 62750
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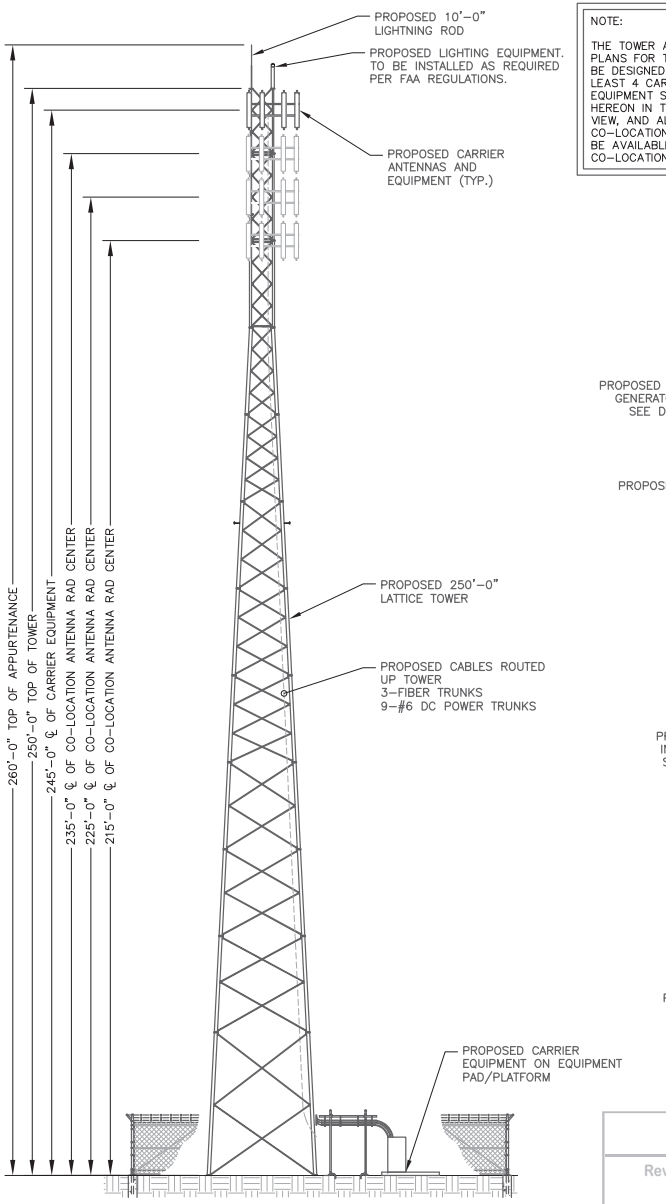
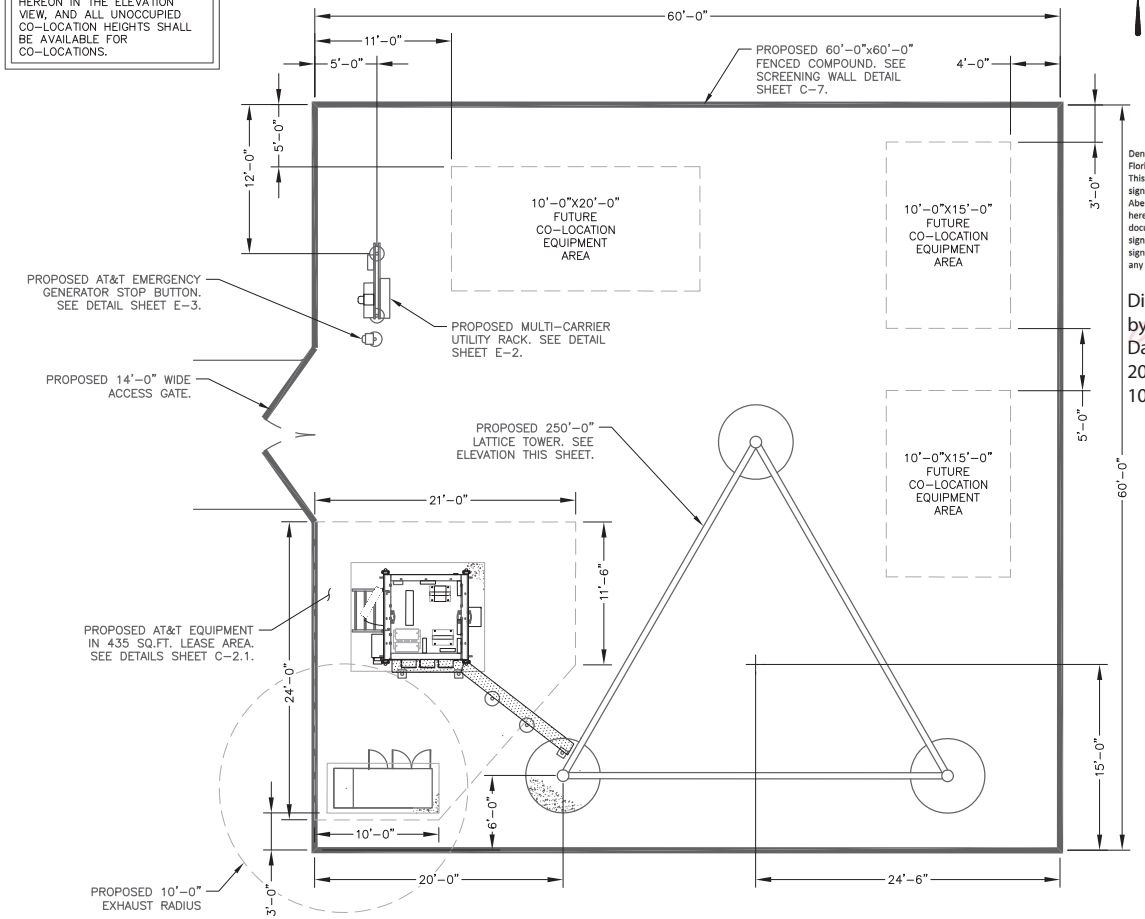
Attachment: Attachment-A (24797 : Kapok Tower Appeal)



TOWER ELEVATION
11"x17" SCALE: N.T.S
24"x36" SCALE: N.T.S

NOTE:

THE TOWER AND FOUNDATION PLANS FOR THIS SITE ARE TO BE DESIGNED TO SUPPORT AT LEAST 4 CARRIERS WITH EQUIPMENT SPACED AS SHOWN HEREON IN THE ELEVATION VIEW, AND ALL UNOCCUPIED CO–LOCATION HEIGHTS SHALL BE AVAILABLE FOR CO–LOCATIONS.



OVERALL SITE PLAN
11"x17" SCALE: 1" = 10'
24"x36" SCALE: 1" = 5'

1"=10'

Collier County
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PL20210002791 Date: 12/28/2022

NOTE:

ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO VERTICAL DATUM NAVD '88. THIS SITE IS LOCATED IN FEMA SPECIAL FLOOD ZONE AH. BASED UPON THE INFORMATION FOUND ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0430H, AND THE FLOOD INSURANCE STUDY FOR COLLIER COUNTY, FL, BOTH WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE 100–YEAR BASE FLOOD ELEVATION IS 12.1' ABOVE MEAN SEA LEVEL (M.S.L., NAVD'88). THE PROPOSED SURFACE ELEVATION OF THE COMPOUND IS 11.25. ALL EQUIPMENT SHALL BE ELEVATED TO A MINIMUM ELEVATION OF 13.25' M.S.L., INCLUDING EQUIPMENT PROVIDED ON PLATFORMS AND ON THE H–FRAME.

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SERVICES, LLC
11/4/22

DRAWN BY: ELR
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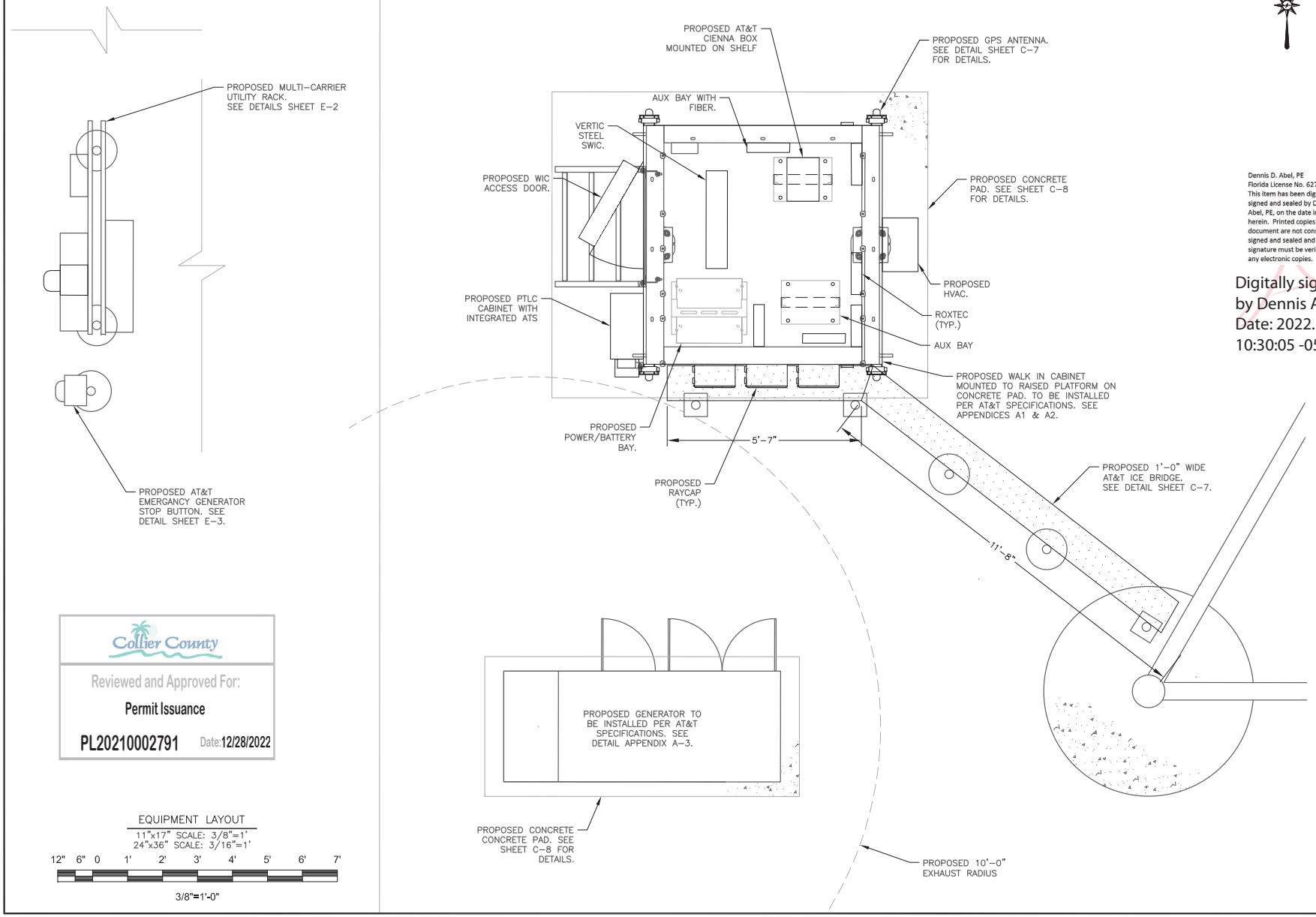
Attachment: Attachment-A (24797 : Kapok Tower Appeal)

NOTE: ALL EQUIPMENT IS TO BE INSTALLED PER AT&T SPECIFICATIONS. CONTRACTOR TO VERIFY WITH AT&T PRIOR TO CONSTRUCTION.



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EQUIPMENT LAYOUT

11"x17" SCALE: 3/8"=1'
24"x36" SCALE: 3/16"=1'

12" 6" 0 1' 2' 3' 4' 5' 6' 7'

3/8"=1'-0"

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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

EROSION CONTROL AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS FOR EROSION AND SEDIMENT CONTROL FOR THE AGENCY(IES) HAVING JURISDICTION OVER CLEARING AND GRADING OPERATIONS. AS A MINIMUM, ALL WORK SHALL COMPLY WITH THE LATEST PROVISIONS OF THE INTERNATIONAL BUILDING CODE. UTILIZE BEST MANAGEMENT PRACTICES (BMP) PRESCRIBED BY IBD TO PREVENT EROSION OF ON-SITE SOILS AND TRANSPORT OF THESE SOILS TO DOWNSTREAM PROPERTIES OR WATER BODIES. SPECIFIC BMP'S TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, A TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE AT THE BASE OF FILL SLOPES AND AROUND STOCKPILE AREAS, CHECK DAMS IN THE FLOW LINE OF SWALES AND DITCHES, AND TEMPORARY AND PERMANENT SEEDING.

2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS AS NECESSARY DURING CONSTRUCTION ACTIVITIES TO ENSURE THE PROTECTION OF ADJACENT PROPERTIES AND WATERWAYS. EXCEPT AS MAY BE REQUIRED TO INSTALL THE MEASURES, NO GRADING SHALL BE PERFORMED UNTIL THE TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE AND OTHER APPROPRIATE MEASURES ARE IN PLACE.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
   A. SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
   B. FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.

5. ALL EROSION CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION.

EROSION CONTROL CONSTRUCTION SEQUENCE:

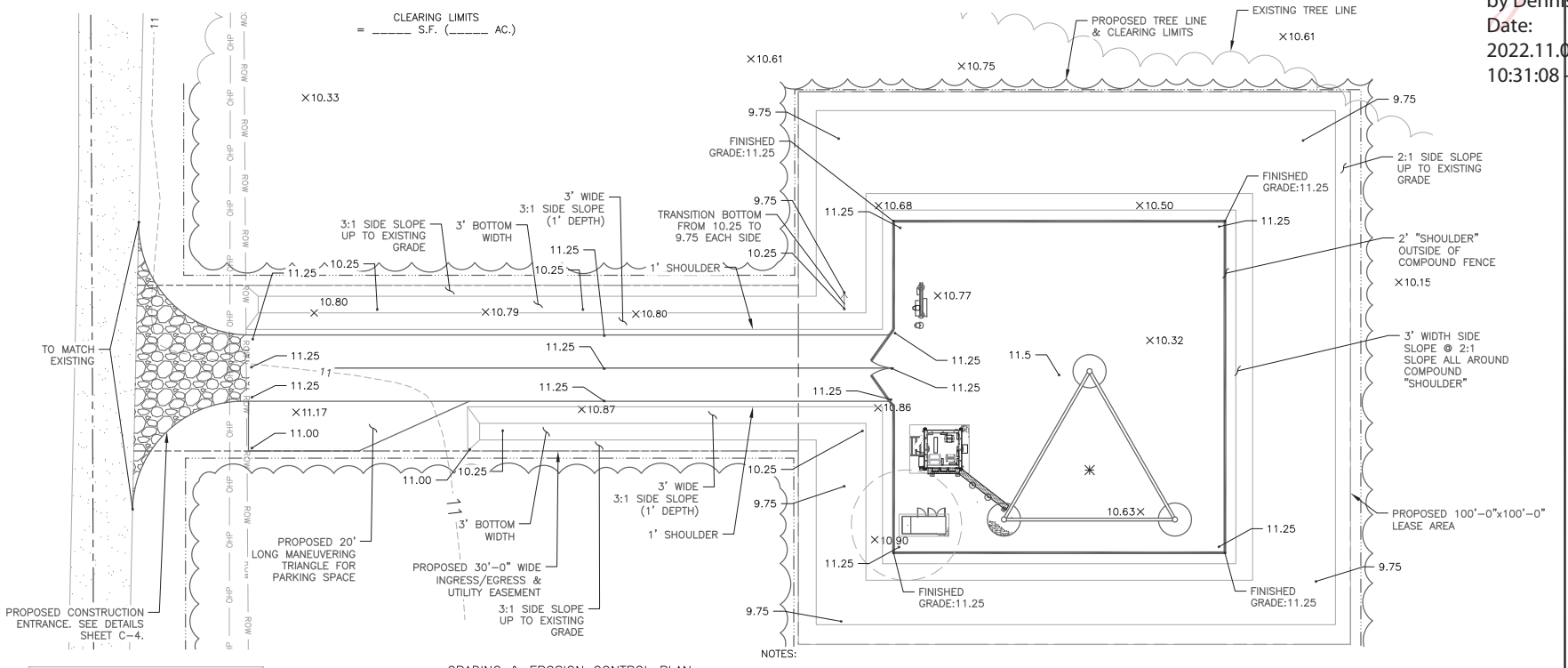
1. THE CONTRACTOR SHALL DESIGNATE AN ESC COORDINATOR FOR THE SITE AND COMMUNICATE TO THE OWNER AND ENGINEER;
2. INSTALL SILT FENCE WHERE SHOWN. COMPOUND FENCE TO BE INSTALLED AFTER SILT FENCE IS REMOVED;
3. COMMENCE WITH GRADING ACTIVITIES;
4. INSTALL EROSION CONTROL MEASURES AFTER GRADING BEGINS AS REQUIRED;
5. SEED AND MULCH DENUDED AREA WITHIN 7 DAYS AFTER ANY PHASE OF GRADING, ALSO COVER ALL EXPOSED AREAS BEFORE MAJOR STORM EVENTS;
6. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED;
7. REQUEST FINAL APPROVAL BY OWNER;
8. FLUSH ALL STORM PIPES AND REMOVE SEDIMENT FROM TEMPORARY BASIN(S).;
9. REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS.

NOTE:

ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO VERTICAL DATUM NAVD '88. THIS SITE IS LOCATED IN FEMA SPECIAL FLOOD ZONE AH. BASED UPON THE INFORMATION FOUND ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0430H, AND THE FLOOD INSURANCE STUDY FOR COLLIER COUNTY, FL, BOTH WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE 100-YEAR BASE FLOOD ELEVATION IS 12.1' ABOVE MEAN SEA LEVEL (M.S.L., NAVD'88), THE PROPOSED SURFACE ELEVATION OF THE COMPOUND IS 11.25. ALL EQUIPMENT SHALL BE ELEVATED TO A MINIMUM ELEVATION OF 13.25' M.S.L., INCLUDING EQUIPMENT PROVIDED ON PLATFORMS AND ON THE H-FRAME.

LEGEND:

OHP	OVERHEAD POWER
X X	PROPOSED CHAIN-LINK FENCE
X X	EXISTING FENCE
	EXISTING EASEMENT
	PROPOSED CORRIDOR
ROW	RIGHT-OF-WAY
	PROPOSED LEASE AREA
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING ROAD / TURNAROUND
	PROPOSED ROAD / TURNAROUND
	PROPERTY LINE
X ##.##	EXISTING GRADE
#.##	PROPOSED GRADE



GRADING & EROSION CONTROL PLAN

11"x17" SCALE: 1" = 20'
24"x36" SCALE: 1" = 10'

20' 10' 0 20' 40'

1"=20'

NOTES:

1. ALL MATERIAL EXCAVATED FROM LANDSCAPED AREAS AND SIDE SWALES TO BE REMOVED FROM SITE. MATERIAL NEEDED TO ELEVATE COMPOUND AND ACCESS DRIVE TO BE AGGREGATE ONLY.
2. GROUND ELEVATION AT PLATFORM TO BE 11.25' WITH THE PLATFORM AT 12.5'.
3. FOR FLOODPLAIN STORAGE COMPLIANCE, ALL MATERIAL EXCAVATED FOR CONSTRUCTION OF THE COMPOUND, ACCESS DRIVE AND RETENTION BASIS SHALL BE REMOVED AND DISPOSED OF OFF SITE
4. SEE DETAIL SHEET 5 FOR PROPER CONSTRUCTION OF COMPOUND AND ACCESS DRIVE FOR PROPER STORMWATER MANAGEMENT PERFORMANCE.
5. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE, AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

Collier County
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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

SPECIES	% OF MIXTURE	RATE
INTERMEDIATE WHEATGRASS	20%	25 LBS/ACRE (FLAT AREAS)
SLENDER WHEATGRASS	20%	
ANNUAL RYEGRASS	20%	
PERENNIAL RYEGRASS	15%	35–40 LBS/ACRE (DITCHES & SLOPES)
HAIRY VETCH	15%	
QUICKGUARD	10%	

SEEDBED PREPARATION:
1. REMOVE ALL LOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. FILL ANY EXISTING RILLS AND GULLIES.
2. IMMEDIATELY PRIOR TO SPREADING TOPSOIL, CORRECT PH OF THE SUBSOIL WITH LIME PER RECOMMENDATION OF SOILS TEST OR AT A RATE OF 2 TONS/ACRE OF GROUND AGRICULTURAL LIME. LOOSEN THE SUBGRADE OF THE SITE TO RECEIVE THE TOPSOIL BY DISKING OR SCARIFYING TO A DEPTH OF AT LEAST 2" TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.
3. UNIFORMLY SPREAD TOPSOIL TO A DEPTH OF 6" MIN. MAINTAIN GRADES SHOWN ON CONSTRUCTION PLANS.
4. APPLY AGRICULTURAL LIME (IF NECESSARY) AND FERTILIZER (8–24–24 OR EQUIVALENT AT A RATE OF 750 LBS/ACRE) TO TOPSOIL UNIFORMLY AND MIX WITH SOIL.
5. CONTINUE TILLAGE UNTIL A WELL–PULVERIZED, FIRM REASONABLY UNIFORM SEEDBED IS PREPARED 6 TO 8 INCHES DEEP AND LEAVE SMOOTH SEEDBED.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RE–SEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES. COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING AND MULCH.

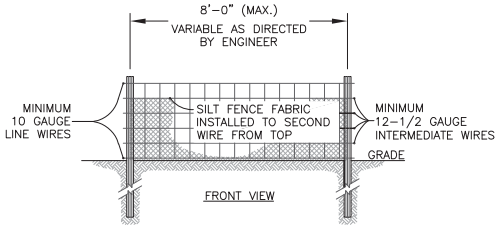
SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/AC GROUND AGRICULTURAL LIMESTONE AND 750 LB/AC 8–24–24 FERTILIZER.

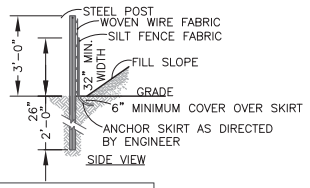
MULCH
APPLY 5,000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISC WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCHING ANCHORING TOOL.

MAINTENANCE
RE–FERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RE–SEED, RE–FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING SPECIFICATION

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.





NOTE:
USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.

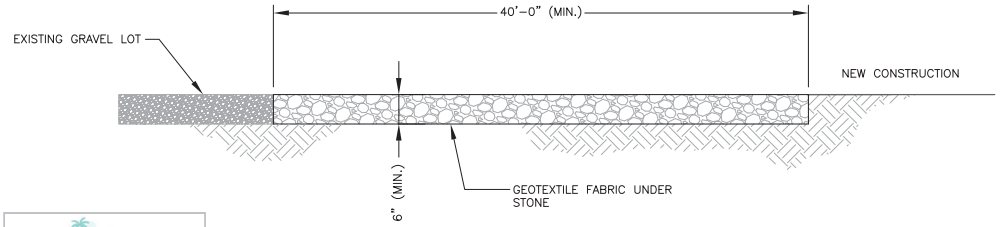
TEMPORARY SILT FENCE

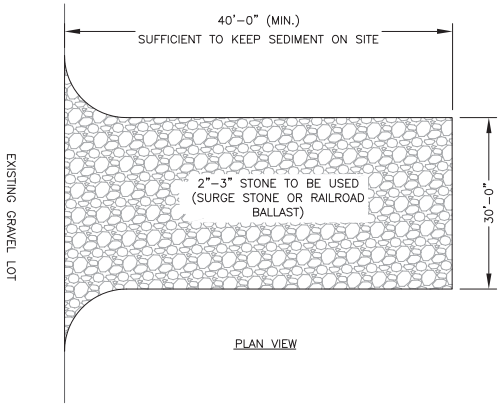
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.

2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.





TEMPORARY CONTRUCTION ENTRANCE & ARMORED ROAD SECTION DETAIL

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL, AND WET OR POOR SOILS ALONG ACCESS DRIVE. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 12", CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR AND VERIFIED BY PROOF-ROLL OR GEOTECHNICAL RECOMMENDATIONS.
3. CONSULT GRADING PLAN OR SITE PLAN FOR FINAL SITE GRADES.

RESTORATION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRAVEL ACCESS DRIVE REPAIR AND RESTORATION FOLLOWING CONSTRUCTION COMPLETION. ANY DISTURBED OR DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION UPON COMPLETION OF WORK.

GRAVEL DRIVE REQUIREMENTS:

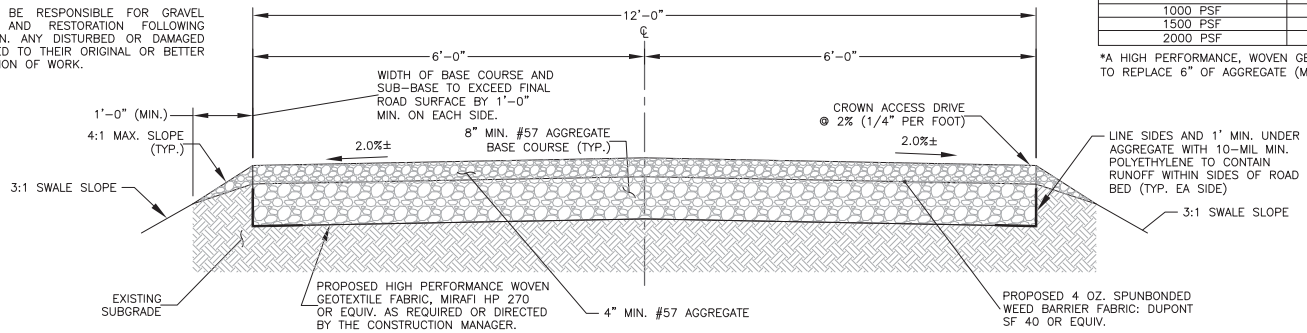
THICKNESS OF GRAVEL DRIVE BASE COURSE TO BE DETERMINED BASED ON THE EXISTING SOIL BEARING CAPACITY (PER UFC DESIGN RECOMMENDATIONS):

IF POOR OR WET SOILS ARE PRESENT BELOW BASE COURSE, CONTRACTOR TO INSTALL 6" MIN. WELL-GRADED GRAVEL/SAND SUB-BASE TO FACILITATE ADEQUATE DRAINAGE AND STABILITY.

FOR ACCESS DRIVE SLOPES GREATER THAN 10%, CONTRACTOR TO USE MIRAFI HP 270 OR EQUIVALENT GEOTEXTILE FABRIC.

BEARING CAPACITY	REQ'D AGGREGATE THICKNESS
1000 PSF	*16" MIN.
1500 PSF	12" MIN.
2000 PSF	8" MIN. (SEE DETAIL)

*A HIGH PERFORMANCE, WOVEN GEOTEXTILE FABRIC MAY BE USED TO REPLACE 6" OF AGGREGATE (MIRAFI HP 270 OR EQUIVALENT)



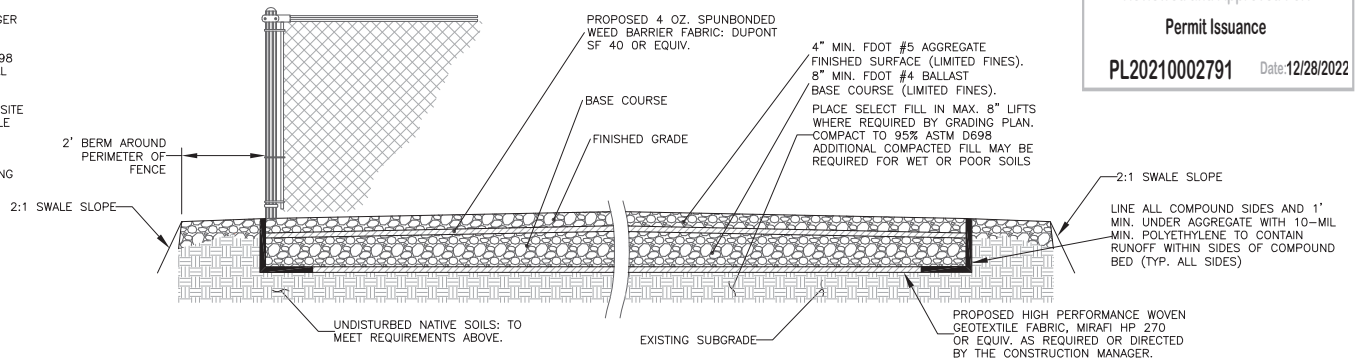
GRAVEL DRIVE CROSS SECTION
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTE:

FOR FLOODPLAIN STORAGE COMPLIANCE, ALL MATERIAL EXCAVATED FOR CONSTRUCTION OF THE COMPOUND, ACCESS DRIVE AND RETENTION BASINS SHALL BE REMOVED AND DISPOSED OF OFF SITE. PLACEMENT OF 10-MIL POLYETHYLENE AROUND PERIMETER AND UP TO SURFACE IS CRITICAL TO PROPER STORMWATER MANAGEMENT PERFORMANCE.

NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL, AND WET OR POOR SOILS FROM PROPOSED COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 12", CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. SUBGRADE TO BE COMPACTED TO 95% ASTM D698 AND VERIFIED BY PROOF-ROLL OR GEOTECHNICAL RECOMMENDATIONS.
3. IF THE GEOTECHNICAL REPORT PERMITS, USE ONSITE SOILS FOR SELECT FILL PROVIDED IT IS AVAILABLE AND FREE OF DELETERIOUS MATERIALS AND ORGANICS.
4. SEASONAL HIGH WATER TABLE MAY BE AT EXISTING GROUND SURFACE



COMPOUND CROSS SECTION
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTE:

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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

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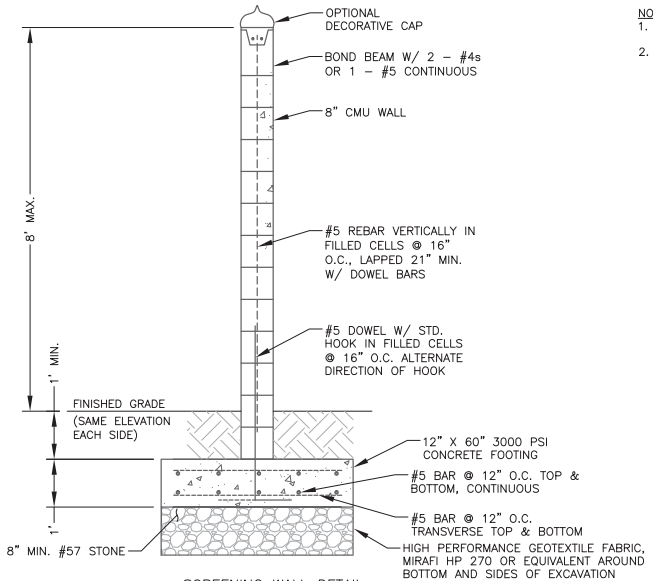
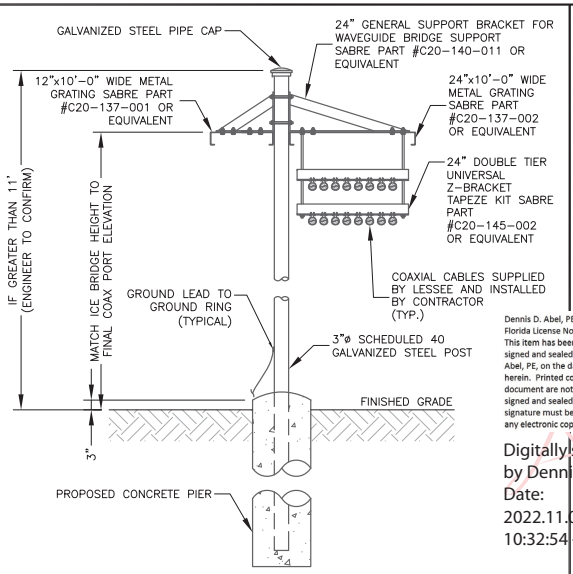


SCREENING WALL DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTE:
1. PROVIDE 3" MIN. COVER OVER ALL REINFORCING.
2. PROVIDE CONTROL JOINTS PER NCMA TEK 10-2B @ 14' MAXIMUM SPACING, AND 7' MAX. FROM CORNERS.



ICE BRIDGE DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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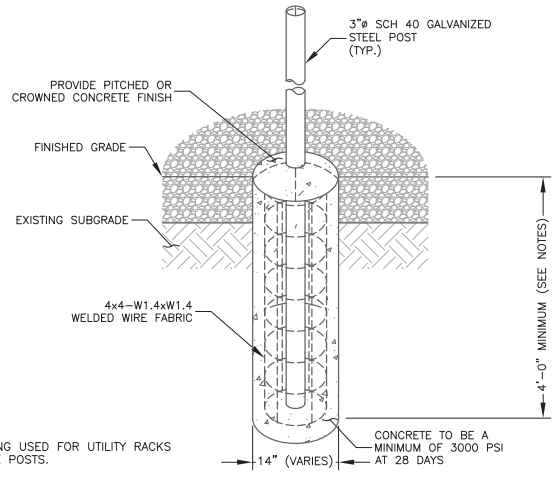
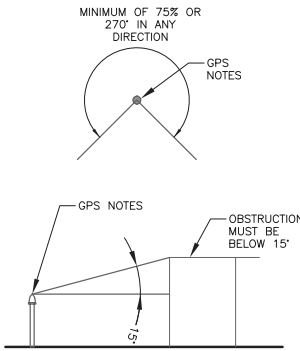
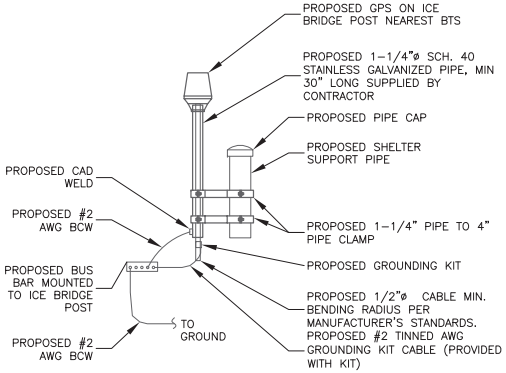


NOTES:
1. PIER REINFORCING USED FOR UTILITY RACKS AND ICE BRIDGE POSTS.
2. MAINTAIN 3" MINIMUM COVER IN ALL DIRECTIONS.
3. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.

PIER FOUNDATION DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

GPS NOTES:
1. THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
2. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4"ø, SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE, THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END, THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MIN. 18") USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
3. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2° OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2° LEVEL.
4. DO NOT SWEEP TEST THE GPS ANTENNA.





GPS ANTENNA DETAIL
11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.

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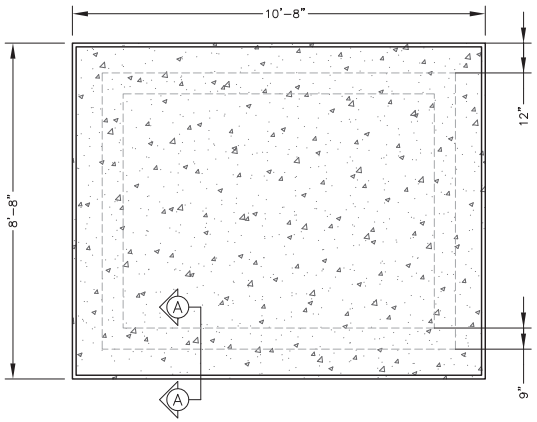
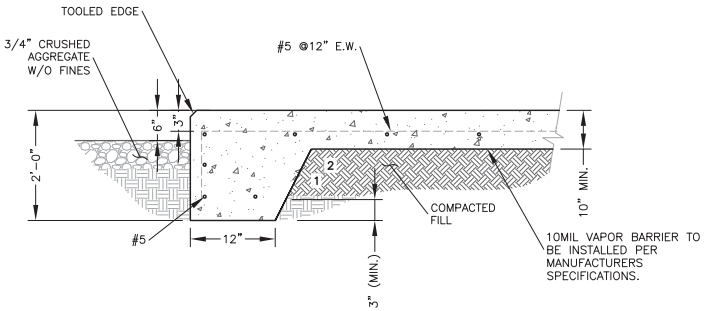


SHELTER FOUNDATION PLAN
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



(A–A) CONCRETE FOUNDATION SECTION
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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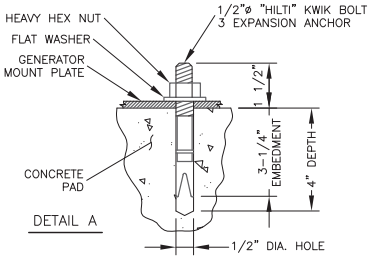
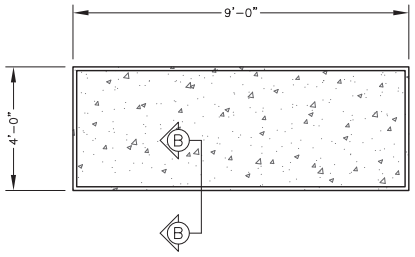
GENERAL CONCRETE NOTES:

1. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (2500 PSI BEFORE TOWER ERECTION) IN 3 DAYS FOR FOUNDATIONS AND 3500 PSI IN 28 DAYS FOR FLOOR SLABS AND CONDUIT ENCASEMENTS.
2. UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE NEW BILLIT STEEL, CONFORMING TO ASTM A–615, GRADE 60, DEFORMED.
3. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. (ACI 315).
4. ALL BAR SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS OTHERWISE SHOWN.
5. ALL EXPOSED EXTERNAL CORNERS OF CONCRETE TO BE TOOLED EDGE, UNLESS OTHERWISE NOTED.
6. PROVIDE TWO (2) #4 DIAGONAL BARS IN TOP FACE OF SLAB IN GRADE AT ALL RE–ENTRANT CORNERS. EXTEND THESE BARS 18" PAST CORNERS.
7. CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES.
8. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL ELECTRICAL OPENINGS AND EQUIPMENT PADS WITH THE ELECTRICAL EQUIPMENT DETAIL AND SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITIES.
9. EXISTING SOILS BENEATH FOUNDATION SHALL HAVE A MINIMUM NET ALLOWABLE BEARING PRESSURE OF 2000PSF.

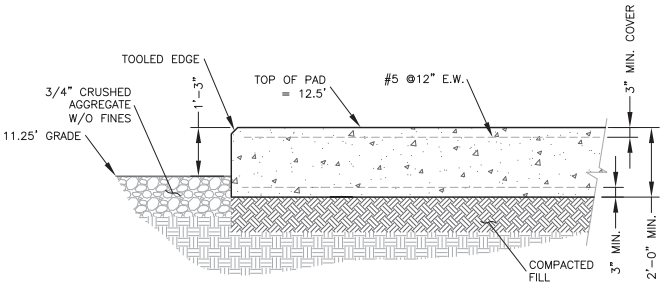
NOTE: COORDINATE PAD INSTALLATION WITH GROUNDING INSTALLATION



NOTES:
1. BOLTS CAN BE INSTALLED 2 DAYS AFTER POURING CONCRETE PROVIDED THE KWIK BOLTS ARE ONLY TIGHTENED TO A SNUG TIGHT CONDITION.
2. APPLY "HILTI" HIT–RE 500–SD EPOXY TO ALL GAPS TO PREVENT WATER/MOISTURE BUILD–UP.
3. PROVIDE 4 ANCHOR BOLTS PER SIDE.



AT&T GENERATOR PAD
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



(B–B) CONCRETE FOUNDATION SECTION
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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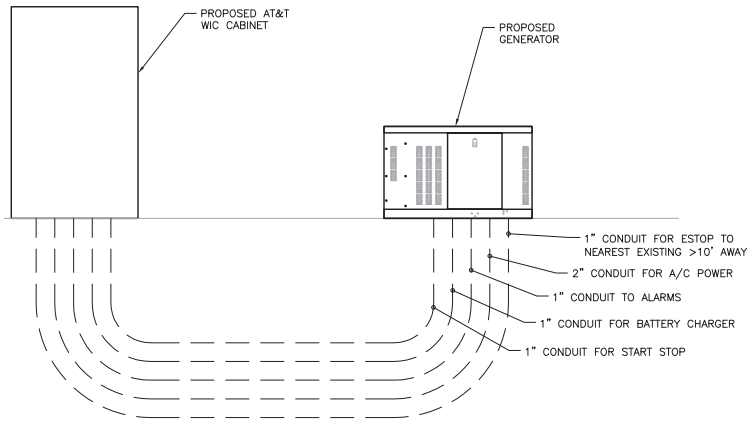
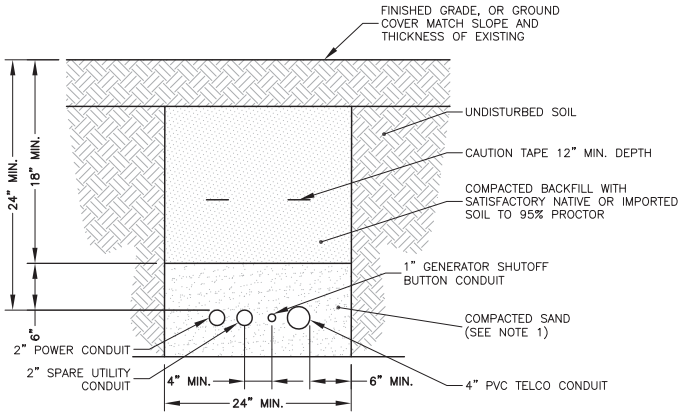
NOTES:

1. SEE SHEET C-2 FOR ALL EQUIPMENT LOCATIONS.
2. CONTRACTOR TO HAND DIG ALL NEW TRENCHES INSIDE COMPOUND.
3. CONDUIT ROUTING IS SCHEMATIC ONLY. CONTRACTOR SHALL DETERMINE SUITABLE ROUTING IN THE FIELD.
4. CONTRACTOR SHALL PROVIDE PVC CONDUIT BELOW FINISH GRADE AND RGS CONDUIT ABOVE FINISH GRADE. PROVIDE LIQUID TIGHT FLEX CONDUIT PRIOR TO CONNECTION TO CABINET OR GENERATOR.
5. CONSULT MANUFACTURES SPECIFICATIONS FOR ALL CONNECTIONS INSIDE GENERATOR AND RBS/SSC CABINETS.
6. CONTRACTOR SHALL VERIFY GENERATOR OUTPUT BREAKER FURNISHED IS A MAXIMUM OF 200 AMPS. IF NOT, CONTRACTOR SHALL PROVIDED A NEW 200A DC BREAKER FOR OVER CURRENT PROTECTION OF CIRCUIT.
7. CONTRACTOR TO ARRANGE TO PAY FOR UNDERGROUND UTILITY LOCATION SURVEYS FOR ALL TRENCHING. RE-USE NATIVE BACKFILL AND REINSTATE TO ORIGINAL CONDITION. INSTALL 6" WIDE METALLIC LINE RED PLASTIC MARKER TAPE 8" ABOVE ALL BURIED CONDUIT.
8. SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.



GENERATOR CONDUIT RISER DIAGRAM
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



TRENCH DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTE:

1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND

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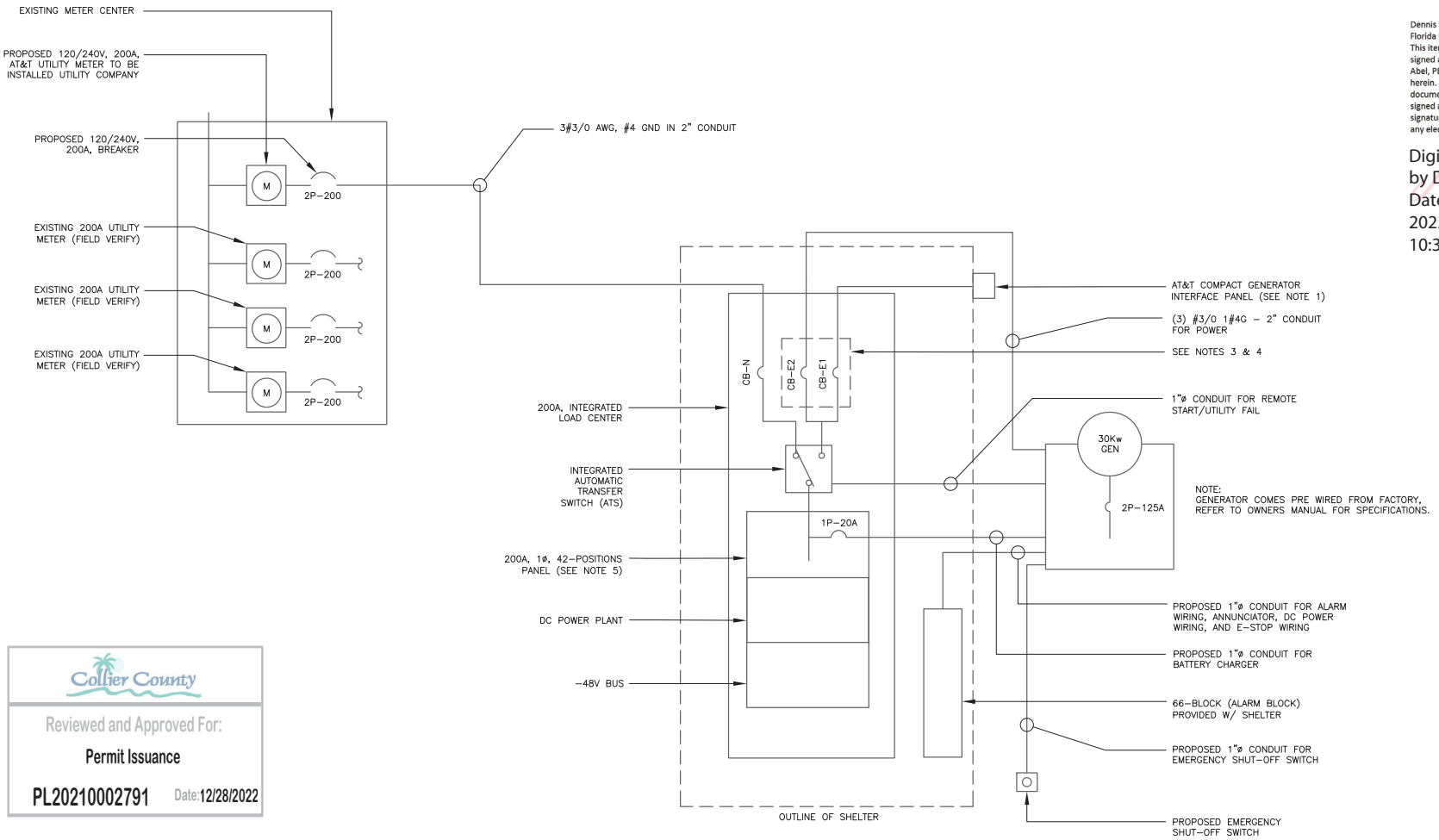
Attachment: Attachment-A (24797 : Kapok Tower Appeal)

NOTE:

1. PROVIDE ARC FLASH WARNING LABELS ON ALL PANELS PER NEC 110.16 AND IN ACCORDANCE WITH SHEET E-1.
2. PROVIDE EQUIPMENT IDENTIFICATION LABELS PER NEC 225.37 AND IN ACCORDANCE WITH SHEET E-1.
3. CB-N AND CB-E1 ARE 2P-200A MAIN BREAKERS.
4. CB-E1 MECHANICALLY INTERLOCKED.
5. POWER TRANSFER LOAD CENTER (PTLC) INCLUDES A CAM-LOC GENERATOR CONNECTION PANEL, AN MTS, A MECHANICALLY INTERLOCKED TRANSFER SWITCH, A 200A 42-POS PANEL AND SURGE SUPPRESSION.
6. ALL ITEMS IN NOTE 5 ARE PREWIRED BY MANUFACTURER.



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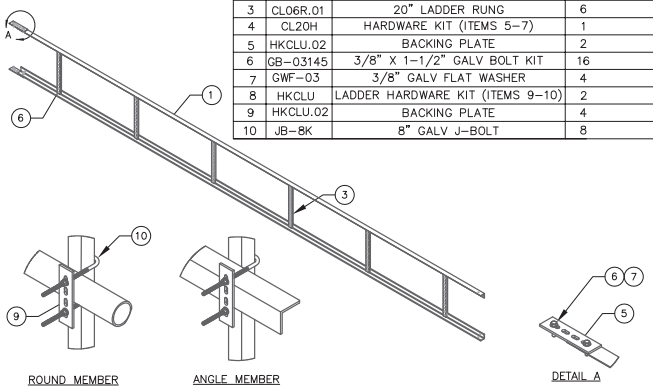
ITEM	PART NO.	DESCRIPTION	QTY.
1	CL20.01	20' ANGLE SIDE RAIL	2
2	CL0620UH	HARDWARE KIT (ITEMS 3–10)	1
3	CL06R.01	20" LADDER RUNG	6
4	CL20H	HARDWARE KIT (ITEMS 5–7)	1
5	HKCLU.02	BACKING PLATE	2
6	GB–03145	3/8" X 1–1/2" GALV BOLT KIT	16
7	GWF–03	3/8" GALV FLAT WASHER	4
8	HKCLU	LADDER HARDWARE KIT (ITEMS 9–10)	2
9	HKCLU.02	BACKING PLATE	4
10	JB–8K	8" GALV J–BOLT	8



ANDREW CABLE LADDER CL–0620–U DETAIL

11"x17" SCALE: N.T.S.
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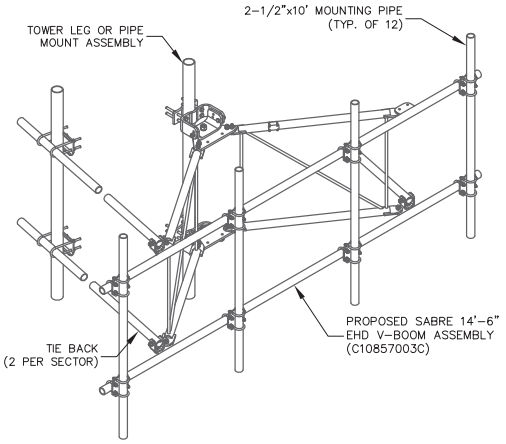
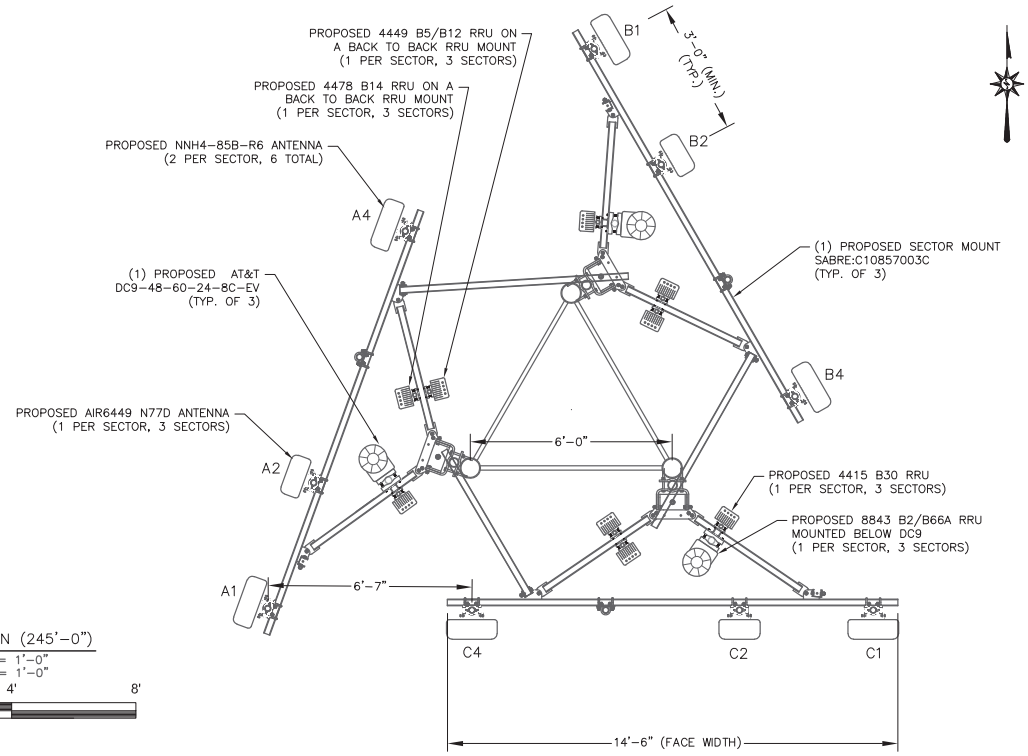


ANTENNA MOUNT FRAME DETAIL

11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY RFDS INFORMATION WITH AT&T PRIOR TO CONSTRUCTION. RFDS #4736058. UPDATED 12/17/2021 USED TO GENERATE CONSTRUCTION DRAWINGS.
2. CONTRACTOR TO OBTAIN A CURRENT RFDS PRIOR TO CONSTRUCTION.
3. A STRUCTURAL MOUNT ANALYSIS DATED 6/30/21 HAS BEEN PERFORMED BY FDH INFRASTRUCTURE SERVICES.
4. 36" MINIMUM SEPARATION BETWEEN ANTENNA POSITIONS 1 AND 2, AND 2 AND 4.



ANTENNA MOUNTING PLAN (245'–0")

11"x17" SCALE: 1/4" = 1'–0"
24"x36" SCALE: 1/8" = 1'–0"

4' 2' 0 4' 8'

1/4"=1'-0"

CABLE COUNT	
QUANTITY	CABLE TYPE
3	FB–L98B–235
9	WR–VG66ST–BRD

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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

NOTES:
1. CONTRACTOR TO VERIFY RFDS INFORMATION WITH AT&T PRIOR TO CONSTRUCTION. RFDS #4736058. UPDATED 12/17/2021 USED TO GENERATE CONSTRUCTION DRAWINGS.
2. CONTRACTOR TO OBTAIN A CURRENT RFDS PRIOR TO CONSTRUCTION.

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PL20210002791 Date:12/28/2022

DC / FIBER DEMARCATION BOX						
RAYCAP DC FIBER DEMARCATION BOX			CABLES			
MOUNTING HEIGHT	MODEL	QUANTITY	MODEL	SIZE	QUANTITY	LENGTH OF LINE
245'–0"	DC9–48–60–24–8C–EV	3	ROSENBERGER (18) PAIR FIBER TRUNK	3/8"	3	< 300'–0"
			(3) #6 AWG CONDUCTOR SHIELDED DC CABLE	.997"	9	< 300'–0

ANTENNA AND COAX SCHEDULE

SECTOR	AZ	ANTENNAS							CABLES					RRU		A2 MOD	COMPONENT			TMA	
		RAD CENTER	ANTENNA		QTY	APPROX ANTENNA SPECS	DOWN TILT		MODEL	SIZE	QTY	LENGTH/ LINE	COLOR CODE	MODEL	QTY	QTY	MODEL	TOWER QTY	GRND QTY	MODEL	QTY
			MAKE	MODEL			ELEC	MECH													
ALPHA (A1)	290°	245'±	COMMSCOPE	NNH4–85B–R6	1	H=72"x W=19.6"x D=7.8"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	1 RED	4449 B5/B12	1	–	–	–	–	–	–
														–	–					–	–
														4415 B30	1					–	–
ALPHA (A2)	290°	245'±	ERICSSON	AIR6449 N77D	1	H=31.5"x W=15.9"x D=8.7"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	2 RED	–	–	–	–	–	–	–	–
														–	–					–	–
														–	–					–	–
ALPHA (A4)	290°	245'±	COMMSCOPE	NNH4–85B–R6	1	H=72"x W=19.6"x D=7.8"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	3 RED	4478 B14	1	–	–	–	–	–	–
														–	–					–	–
														8843 B2/B66A	1					–	–
BETA (B1)	60°	245'±	COMMSCOPE	NNH4–85B–R6	1	H=72"x W=19.6"x D=7.8"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	1 BLUE	4449 B5/B12	1	–	–	–	–	–	–
														–	–					–	–
														4415 B30	1					–	–
BETA (B2)	60°	245'±	ERICSSON	AIR6449 N77D	1	H=31.5"x W=15.9"x D=8.7"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	2 BLUE	–	–	–	–	–	–	–	–
														–	–					–	–
														–	–					–	–
BETA (B4)	60°	245'±	COMMSCOPE	NNH4–85B–R6	1	H=72"x W=19.6"x D=7.8"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	3 BLUE	4478 B14	1	–	–	–	–	–	–
														–	–					–	–
														8843 B2/B66A	1					–	–
GAMMA (C1)	180°	245'±	COMMSCOPE	NNH4–85B–R6	1	H=72"x W=19.6"x D=7.8"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	1 GREEN	4449 B5/B12	1	–	–	–	–	–	–
														–	–					–	–
														4415 B30	1					–	–
GAMMA (C2)	180°	245'±	ERICSSON	AIR6449 N77D	1	H=31.5"x W=15.9"x D=8.7"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	2 GREEN	–	–	–	–	–	–	–	–
														–	–					–	–
														–	–					–	–
GAMMA (C4)	180°	245'±	COMMSCOPE	NNH4–85B–R6	1	H=72"x W=19.6"x D=7.8"	–	–	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	1	8'–0"	3 GREEN	4478 B14	1	–	–	–	–	–	–
														–	–					–	–
														8843 B2/B66A	1					–	–
			TOTAL		9				TOTAL FIBER JUMPERS		9	96'–0"		TOTAL	12						

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6/9/21	JANUARY	A	JRB
7/02/21	JANUARY	B	JRB
7/30/21	JANUARY	C	JRB
11/04/21	JANUARY	D	JRB
4/08/22	JANUARY	E	JRB
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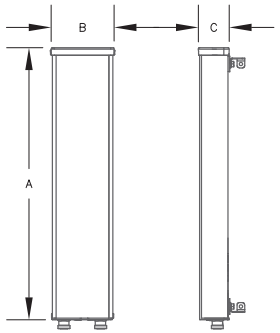
Attachment: Attachment-A (24797 : Kapok Tower Appeal)



ANTENNA MODEL	LENGTH(A)	WIDTH(B)	DEPTH(C)	WEIGHT
COMMSCOPE NNH4-85B-R6	72.0"	19.6"	7.8"	82.2 LBS
ERICSSON AIR6449 N77D	31.5"	15.9"	8.7"	95 LBS

ANTENNA SPECIFICATIONS
11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.

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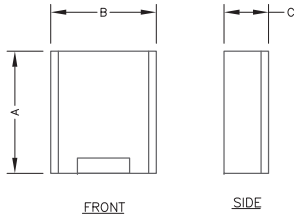
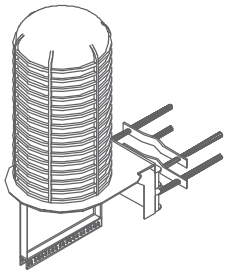
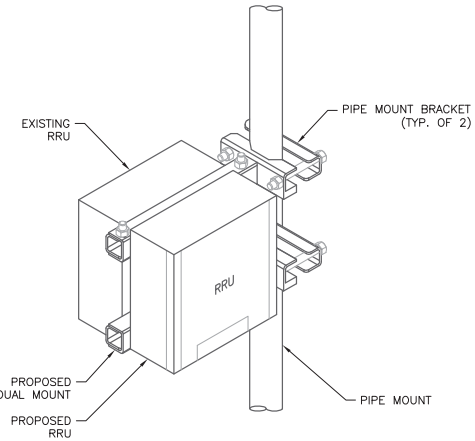


NOTE:
CONTRACTOR TO VERIFY ALL PROPOSED EQUIPMENT WITH AT&T AND THE MOST RECENT VERSION OF THE RFDS.

RADIO SPECIFICATIONS				
MODEL	LENGTH (A)	WIDTH (B)	DEPTH (C)	WEIGHT (lb)
RRUS 4449 B5/B12	17.9"	13.19"	9.44"	71
RRUS 4478 B14	18.1"	13.4"	8.26"	59.4
RRUS 4415 B30	16.5"	13.4"	5.9"	46
RRUS 8843 B2/B66A	14.9"	13.2"	10.9"	72

RADIO SPECIFICATIONS
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

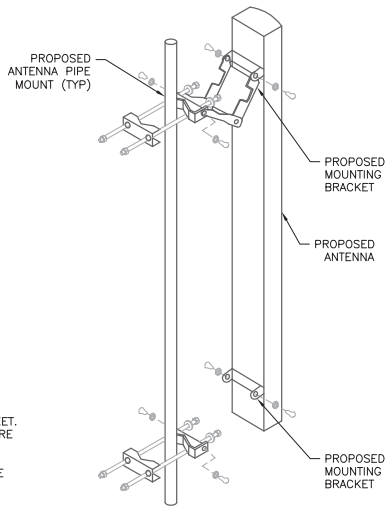




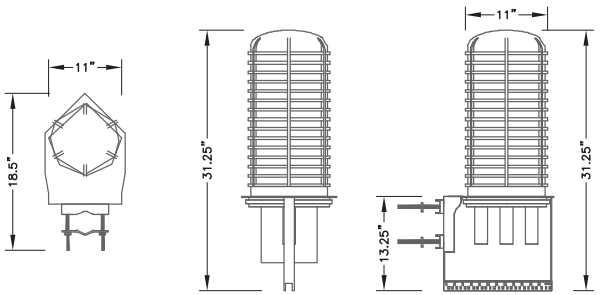
NOTES:

1. RRU MANUFACTURER VIA AT&T SUPPLIES RRU, RRU PIPE-MOUNTING BRACKET. SUBCONTRACTOR SHALL SUPPLY PIPE AND INSTALL ALL MOUNTING HARDWARE INCLUDING RRU PIPE-MOUNTING BRACKET.
2. FOR PIPE DIAMETERS FROM 6" TO 15", AT&T CAN SUPPLY A PAIR OF PIPE MOUNTING METAL BANDS WITH BOLTING WELDMENT.
3. NO PAINTING OF THE RRU OR SOLAR SHIELD IS ALLOWED

DUAL RRU MOUNTING BRACKET
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



ANTENNA MOUNTING
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



RAYCAP DC9-48-60-24-8C-EV							
DIMENSIONS (WxDxH)	NOMINAL OPERATING VOLTAGE	NOMINAL DISCHARGE CURRENT	MAXIMUM DISCHARGE CURRENT	MAXIMUM CONTINUOUS OPERATING VOLTAGE	VOLTAGE PROTECTION RATING	WIND LOADING	TOTAL WEIGHT
11"x31.25"x11"	48 VDC	20 KA 8/20µ	60 KA 8/20µ	75 VDC	600 V	150 MPH SUSTAINED (105.7 LBS) 195 MPH GUST (213.6 LBS)	32.8 LBS

DC SURGE SUPPRESSOR DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

NOTE:
CONTRACTOR TO INSTALL NUMBERED MULE–TAPE/PULL STRINGS IN ALL CONDUITS.

NOTES:

1. PROPOSED (2) 4"ø PVC SCHEDULE 40 POWER CONDUITS WITH (1) SET OF (3) 350–KCMIL CU OR 500–KCMIL AL CONDUCTORS PER CONDUIT FROM PROPOSED METER BANK. (TO HANDHOLE INSTALLED BY LOCAL POWER PROVIDER. EXACT LOCATION TO BE COORDINATED WITH LOCAL POWER PROVIDER.)
2. ±380' OF (1) 4"ø PVC CONDUIT W/ (3) 1–1/4"ø INNERDUCTS AND 200# PULL TAPE FROM MEET POINT HANDHOLE TO NEMA ENCLOSURE ON COMMUNITY H–FRAME. NEMA CAN BE UTILIIZED FOR LUMEN PATCH PANEL.
3. PROPOSED H–FRAME W/ MULTI–GANG METER BANK & TELCO BOX. SEE DETAILS SHEET E–2.
4. PROPOSED CARRIER METER & 200 AMP MANUAL DISCONNECT TO BE INSTALLED INTO PROPOSED MULTI–GANG METER RACK.
5. ±50' OF (1) 4"ø PVC CONDUIT W/ 200# PULL TAPE FROM NEMA ENCLOSURE ON COMMUNITY H–FRAME TO WIC/SHELTER.
6. PROPOSED (1) 4"ø PVC SCHEDULE 40 POWER CONDUIT W/(3) #3/0 & (1) #4 GROUND FROM PROPOSED METER BANK TO PROPOSED AT&T EQUIPMENT CABINET.
7. 1"ø CONDUIT FOR EMERGENCY GENERATOR SHUT OFF BUTTON
8. EMERGENCY SHUTOFF BUTTON. SEE DETAIL SHEET E–3.
9. MEET POINT: LUMEN TO PLACE HANDHOLE AT ROW. IF HANDHOLE IS NOT IN PLACE AT TIME OF CONDUIT INSTALL, THEN CONDUIT WILL BE STUBBED UP.
10. FIF FRAME/RACK WILL HAVE OPEN SPACE FOR LUMEN NID/RAD UNIT. (2) –48vDC SUPPLIES + RETURNS & (1) #6 GROUND WILL BE SERVICE LOOPED AT THE RACK. POWER SUPPLIED VIA PDU IN FIF FROM BATTERY BACKED POWER PLANT.

COMPOUND ELECTRICAL PLAN
11"x17" SCALE: 1"=5'
24"x36" SCALE: 1"=2.5'

5' 0 5' 10'
1"=5'

LEGEND:

- OVERHEAD POWER
- PROPOSED CHAIN–LINK FENCE
- EXISTING FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- RIGHT–OF–WAY
- PROPOSED LEASE AREA
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED GUY WIRE
- EXISTING ROAD / TURNAROUND
- PROPOSED ROAD / TURNAROUND
- PROPERTY LINE
- PROPOSED SILT FENCE
- PROPOSED TELCO CONDUIT
- PROPOSED POWER CONDUIT

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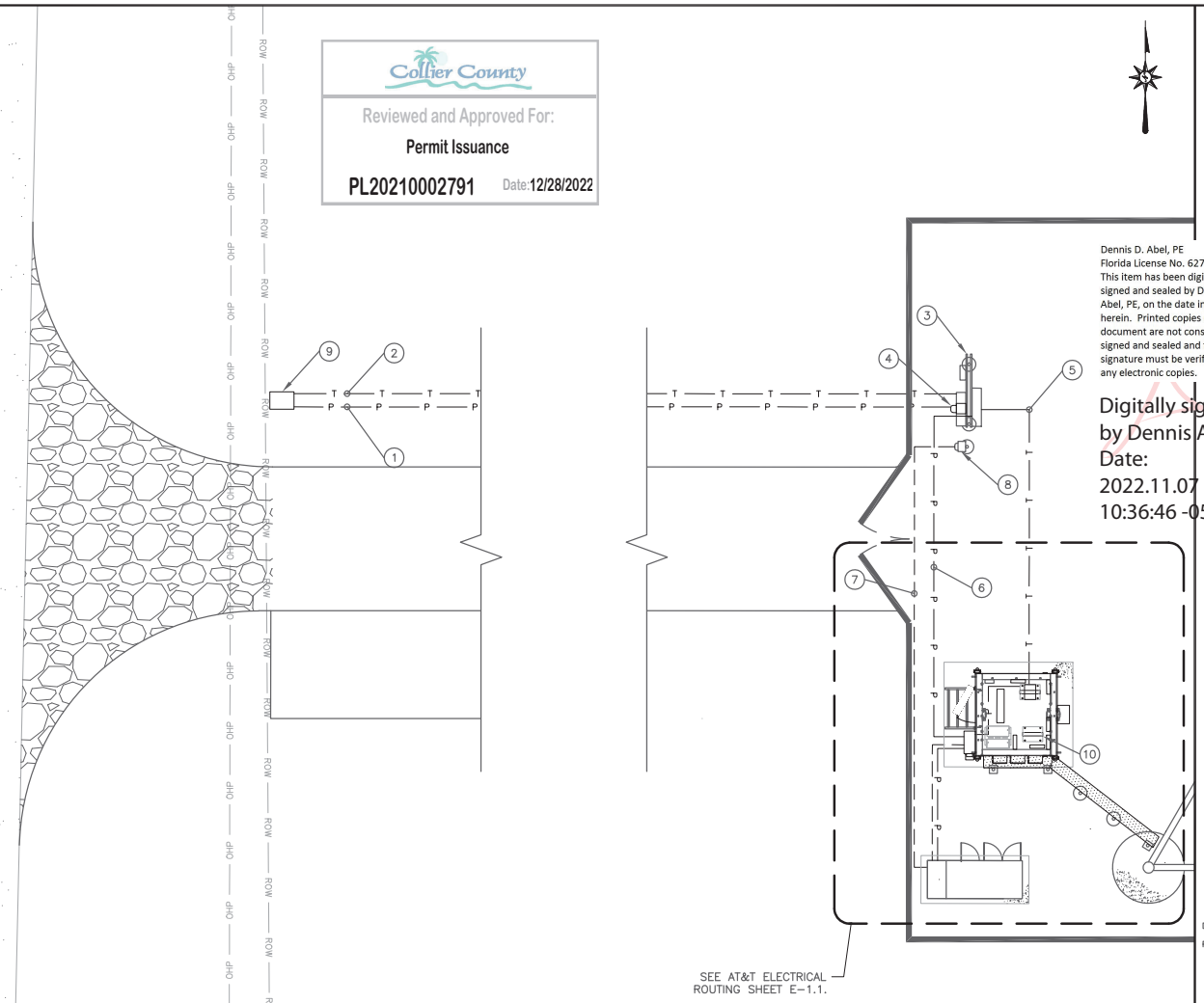

SEE AT&T ELECTRICAL ROUTING SHEET E–1.1.

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7/02/21	B	JRB
7/30/21	C	JRB
11/04/21	D	JRB
4/08/22	E	JRB
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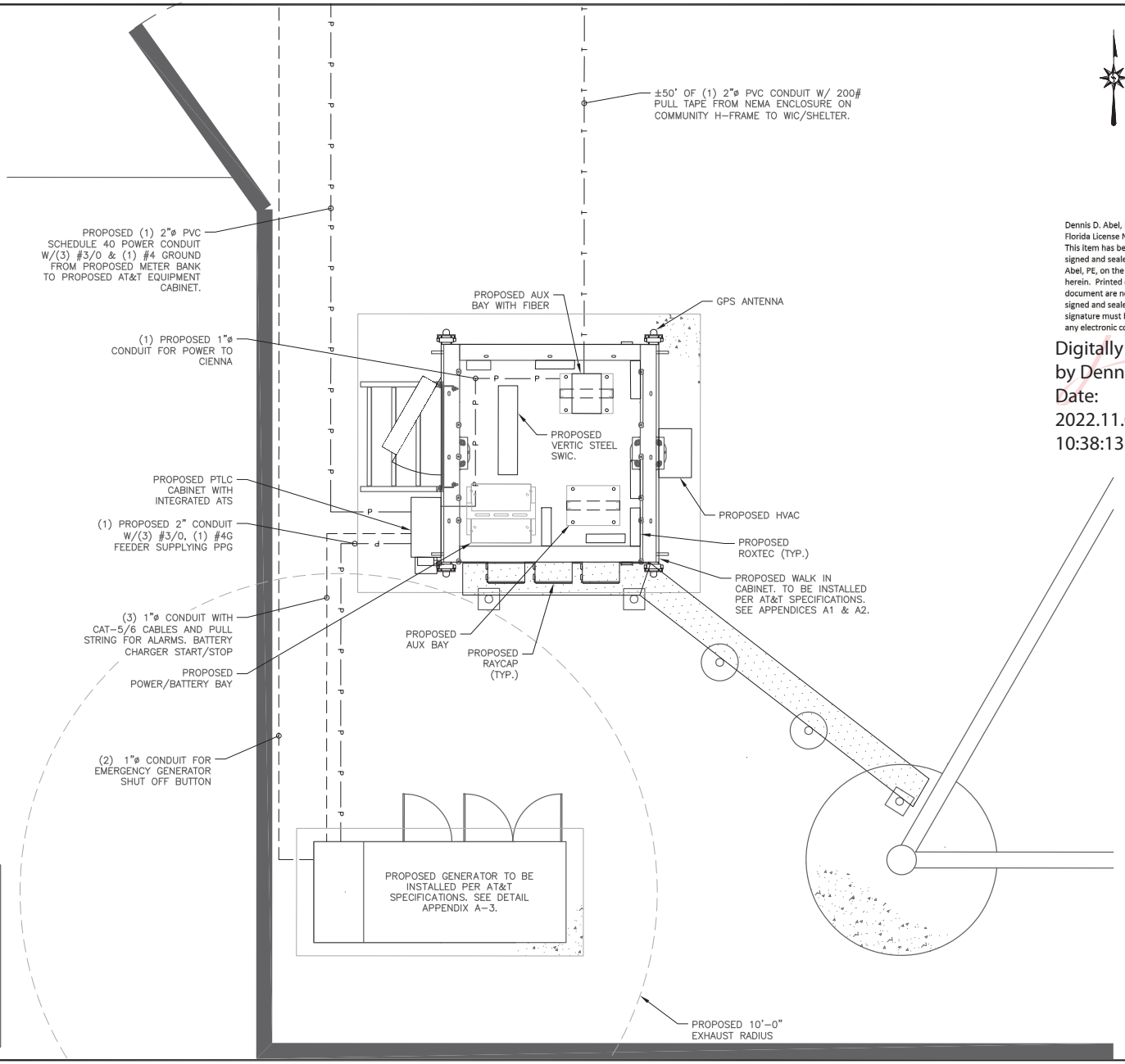
Attachment: Attachment-A (24797 : Kapok Tower Appeal)

NOTE:
CONTRACTOR TO INSTALL NUMBERED MULE–TAPE IN ALL CONDUITS.



COMPOUND ELECTRICAL PLAN
11"x17" SCALE: N.T.S
24"x36" SCALE: N.T.S

LEGEND:

OHP	OVERHEAD POWER
X X	PROPOSED WOOD FENCE
X X	EXISTING FENCE
	EXISTING EASEMENT
	PROPOSED CORRIDOR
ROW	RIGHT–OF–WAY
	PROPOSED LEASE AREA
P P	PROPOSED POWER CONDUIT
T T	PROPOSED TELCO CONDUIT

Collier County
Reviewed and Approved For:
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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

CALLOUTS:

1. 600A, 120/240V, 1 PHASE, 3 WIRE, 6 POSITION METERING CENTER (200A MAX CIRCUIT BREAKER) (SQUARE D METER MPR64200 OR EQUIVALENT)
2. 200A TENANT SERVICE DISCONNECT (SQUARE D CATALOG #QOM2200MVH OR EQUIVALENT)
3. 200A, 120/240V, 1 PHASE, 3 WIRE, 12 POSITION LOAD CENTER (SQUARE D QO LOAD CENTER #QO112L200GRB, OR APPROVED EQUIVALENT)
4. 120/240V, 1–GANG COMMERCIAL GRADE OUTDOOR ELECTRICAL BOX W/ 20A COMMERCIAL GRADE DUPLEX RECEPTACLE
5. 80KA, 120/240V, 1 PHASE, 3 WIRE TRANSIENT VOLTAGE SURGE SUPPRESSER (TESCO CATALOG #302065 OR APPROVED EQUIVALENT)
6. SINGLE DOOR TELCO ENCLOSURE (4'–0"x4'–0"x18") (HOFFMAN CATALOG #CSD483612 OR APPROVED EQUIVALENT)
7. 3/4" PLYWOOD BACKBOARD
8. 3" NOMINAL SCHEDULE 40, GALVANIZED STEEL PIPE WITH PIPE CAP
9. HORIZONTAL SUPPORT MEMBER (UNISTRUT P1000 OR APPROVED EQUIVALENT)
10. CONTRACTOR TO MAINTAIN 3'–0" MINIMUM CLEARANCE FROM METERING CENTER TO NEAREST OBSTRUCTION
11. TOWER LIGHTING CONTROLLER BY TOWER OWNER (TWR LIGHTING, INC. MODEL LK1E1DBL OR APPROVED EQUIVALENT)
12. CONCRETE PIER FOUNDATION TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE A MINIMUM OF 6" BELOW FROST LINE (48" MINIMUM, TYP.) – SEE PIER FOUNDATION DETAIL ON SHEET C–6
13. #2 SOLID, TINNED, BARE COPPER LEADS TO COMPOUND GROUND RING
14. EXISTING SUB–GRADE

Collier County
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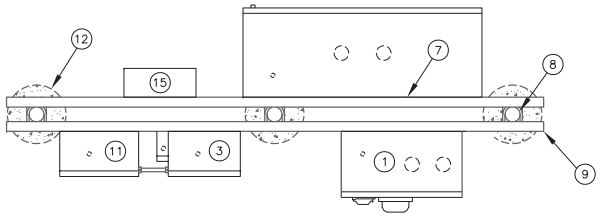
PL20210002791 Date:12/28/2022

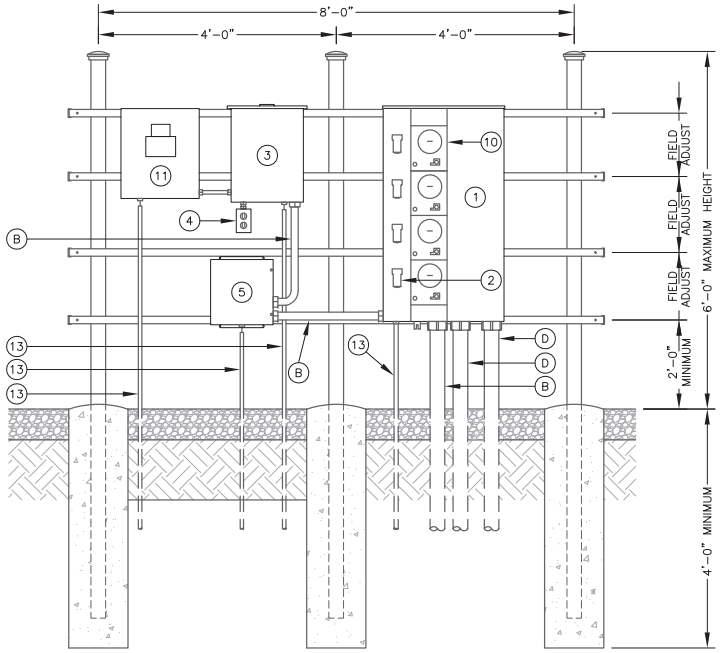
CONDUIT CHART		
CALLOUT	SIZE	TYPE
A	1"	PVC SCHEDULE 40
B	2"	PVC SCHEDULE 40
C	3"	PVC SCHEDULE 40
D	4"	PVC SCHEDULE 40

NOTE:

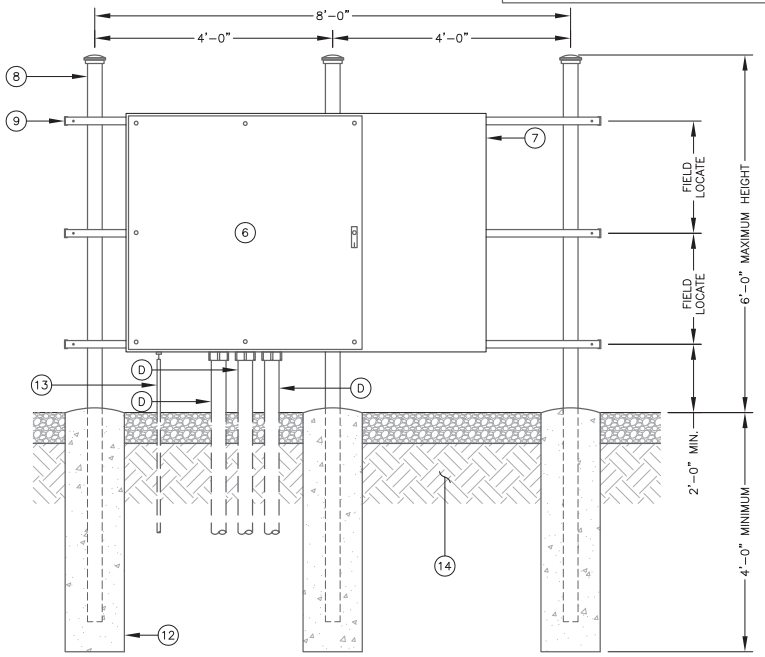
1. CONTRACTOR TO INSTALL NUMBERED MULE–TAPE/PULL STRINGS IN ALL CONDUITS.
2. ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO VERTICAL DATUM NAVD '88. THIS SITE IS LOCATED IN FEMA SPECIAL FLOOD ZONE AH. BASED UPON THE INFORMATION FOUND ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0430H, AND THE FLOOD INSURANCE STUDY FOR COLLIER COUNTY, FL, BOTH WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE 100–YEAR BASE FLOOD ELEVATION IS 12.1' ABOVE MEAN SEA LEVEL (M.S.L., NAVD'88), THE PROPOSED SURFACE ELEVATION OF THE COMPOUND IS 11.25. ALL EQUIPMENT SHALL BE ELEVATED TO A MINIMUM ELEVATION OF 13.25' M.S.L., INCLUDING EQUIPMENT PROVIDED ON PLATFORMS AND ON THE H–FRAME.



PLAN VIEW



FRONT VIEW



REAR VIEW

MULTI–CARRIER UTILITY RACK DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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7/02/21	JANUARY	B	JRB
7/30/21	JANUARY	C	JRB
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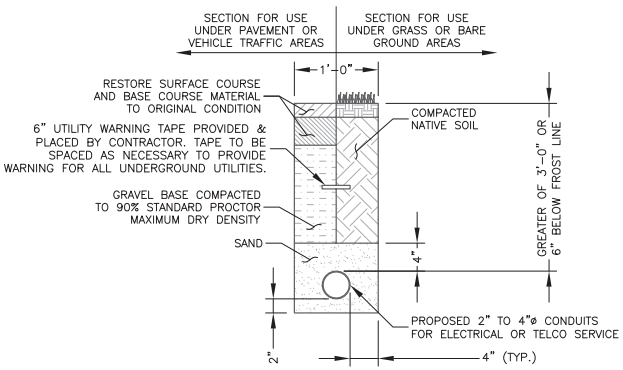
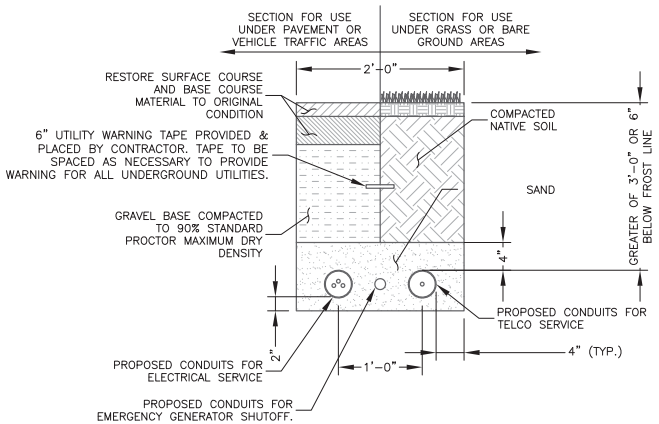
Attachment: Attachment-A (24797 : Kapok Tower Appeal)



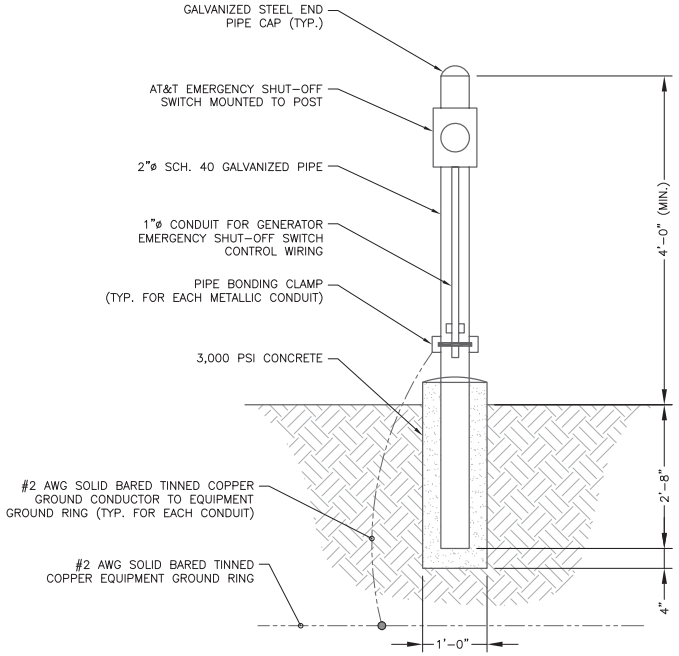
ELECTRICAL OR TELCO TRENCH DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTE:
1. CONTRACTOR TO INSTALL NUMBERED MULE-TAPE IN ALL CONDUITS.
2. CONTRACTOR TO VERIFY UTILITY INSTILLATION REQUIREMENTS WITH UTILITY PROVIDER PRIOR TO INSTILLATION. CONTRACTOR TO INSTALL AS SHOWN OR PER UTILITY PROVIDERS REQUIREMENTS.



JOINT UTILITY TRENCH DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTE:
1. CONTRACTOR TO INSTALL NUMBERED MULE-TAPE IN ALL CONDUITS.
2. CONTRACTOR TO VERIFY UTILITY INSTILLATION REQUIREMENTS WITH UTILITY PROVIDER PRIOR TO INSTILLATION. CONTRACTOR TO INSTALL AS SHOWN OR PER UTILITY PROVIDERS REQUIREMENTS.



EMERGENCY SHUT-OFF SWITCH DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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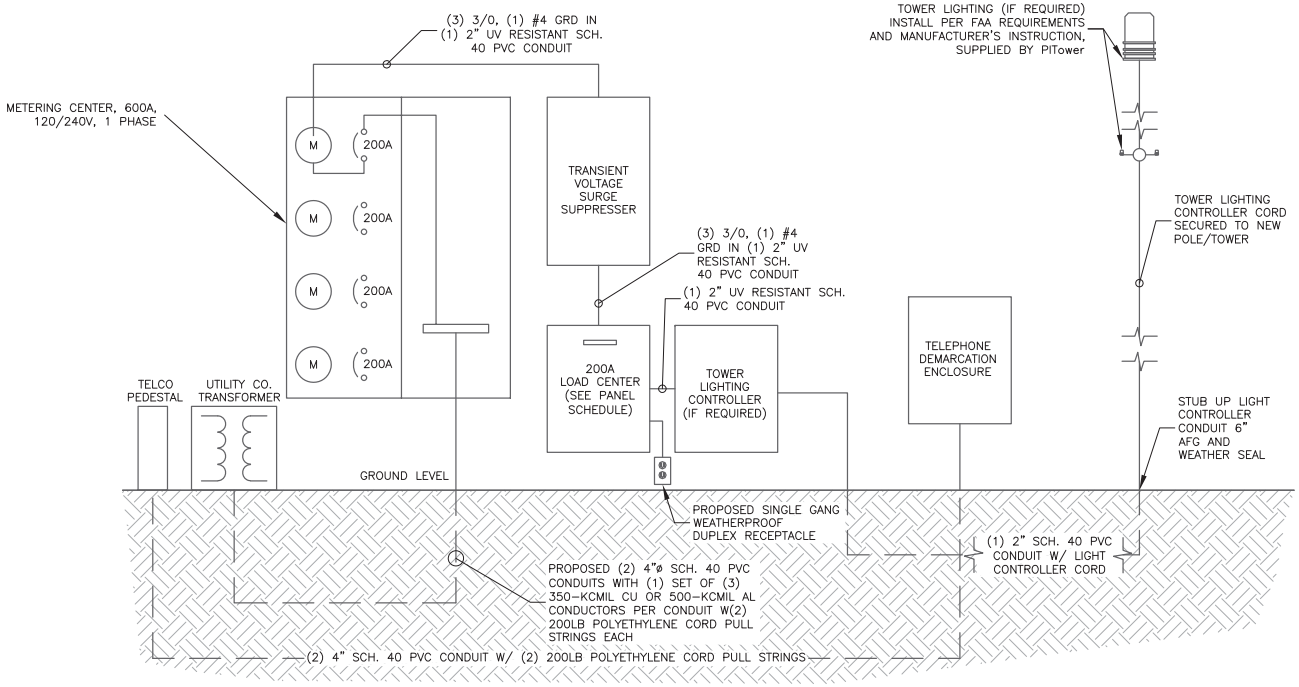
Attachment: Attachment-A (24797 : Kapok Tower Appeal)



ELECTRICAL ONE-LINE DIAGRAM

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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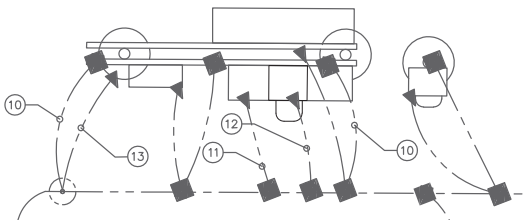
Attachment: Attachment-A (24797 : Kapok Tower Appeal)

CALLOUTS:

1. #2 SOLID BARE TINNED COPPER CONDUCTOR 30" BELOW GRADE OR 6" BELOW FROST LINE, WHICH EVER IS GREATER (TYP.) MINIMUM 24" BENDING RADIUS.
2. 5/8"x10' COPPER CLAD GROUND ROD (10' MIN., 16' MAX. SEPARATION)(GROUND RODS TO BE SPACED TO MEET NEC 250.25 MEASURING 25 OHMS OR LESS IN RESISTANCE.)
3. 5/8"ø 10' LONG COPPER CLAD GROUND ROD WITH INSPECTION WELL, TOP OF GROUND ROD MAX 24" BURIED.
4. BOND TOWER TO TOWER GROUND RING WITH 2 CONNECTIONS EACH DIRECTED IN OPPOSITE DIRECTIONS ON GROUND RING.
5. LOWER TOWER GROUND BAR.
6. BOND ALL CORNER POSTS
7. #2 SOLID BARE TINNED COPPER LEADS (FROM GATE POST TO COMPOUND GROUNDING.)
8. BRAIDED STRAP CONNECTIONS (FROM GATE POST TO GATE.)
9. PROPOSED CHAIN LINK FENCE
10. BOND THE #2 SOLID BARE TINNED COPPER LEADS FROM H-FRAME AND EXOTHERMIC WELD TO COMPOUND GROUND RING.
11. BOND FROM METER PANEL AND DISCONNECT TO SEPARATE GROUND.
12. GROUND PROPOSED METER AND DISCONNECT.
13. PROVIDE AN EXTERNAL #2 TINNED SOLID BARE GROUND LEAD FROM GROUND RING TO ALL METAL CABINETS ON UTILITY BACKBOARD (TELCO, ELECTRIC, BREAKER PANELS, METER RACKS, JUNCTION BOXES, ETC.) SLEEVED IN CONDUIT FROM JUST BELOW GRADE TO SAND CABINETS USING BURNDY TYPE 2 LONG BARREL LUGS WITH NO-OK OR COPPER SHIELD.

NOTES:

1. ALL GROUNDING CONDUCTORS IN EARTH #2 SOLID BARE TINNED COPPER (SBTC).
2. ALL CONDUCTOR CONNECTION IN EARTH EXOTHERMICALLY WELDED.
3. ALL FENCE POST, TOWER LEGS, FRAME, ETC. METALLIC CONDUCTOR BONDS EXOTHERMICALLY WELDED.
4. ALL GROUND BAR CONNECTIONS MECHANICALLY BONDED WITH 2-HOLE CONNECTORS LISTED AND SUITABLE FOR THE APPLICATION.
5. MINIMUM 2-FT SEPARATION BETWEEN GROUND RINGS AND FOUNDATIONS IN ALL LOCATIONS.



H-FRAME GROUNDING
11"x17" SCALE: N.T.S
24"x36" SCALE: N.T.S

LEGEND

- #2 SOLID BARE TINNED COPPER CONDUCTOR
- MECHANICAL CONNECTION (BURNDY OR EQUIVALENT)
- EXOTHERMIC CONNECTION (EXOTHERMIC WELD OR EQUIVALENT)
- INSPECTION WELL
- 5/8" DIA. X 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MIN., 16' MAX SEPARATION)(GROUND RODS TO BE SPACED TO MEET NEC 250.25 MEASURING 25 OHMS OR LESS IN RESISTANCE.)

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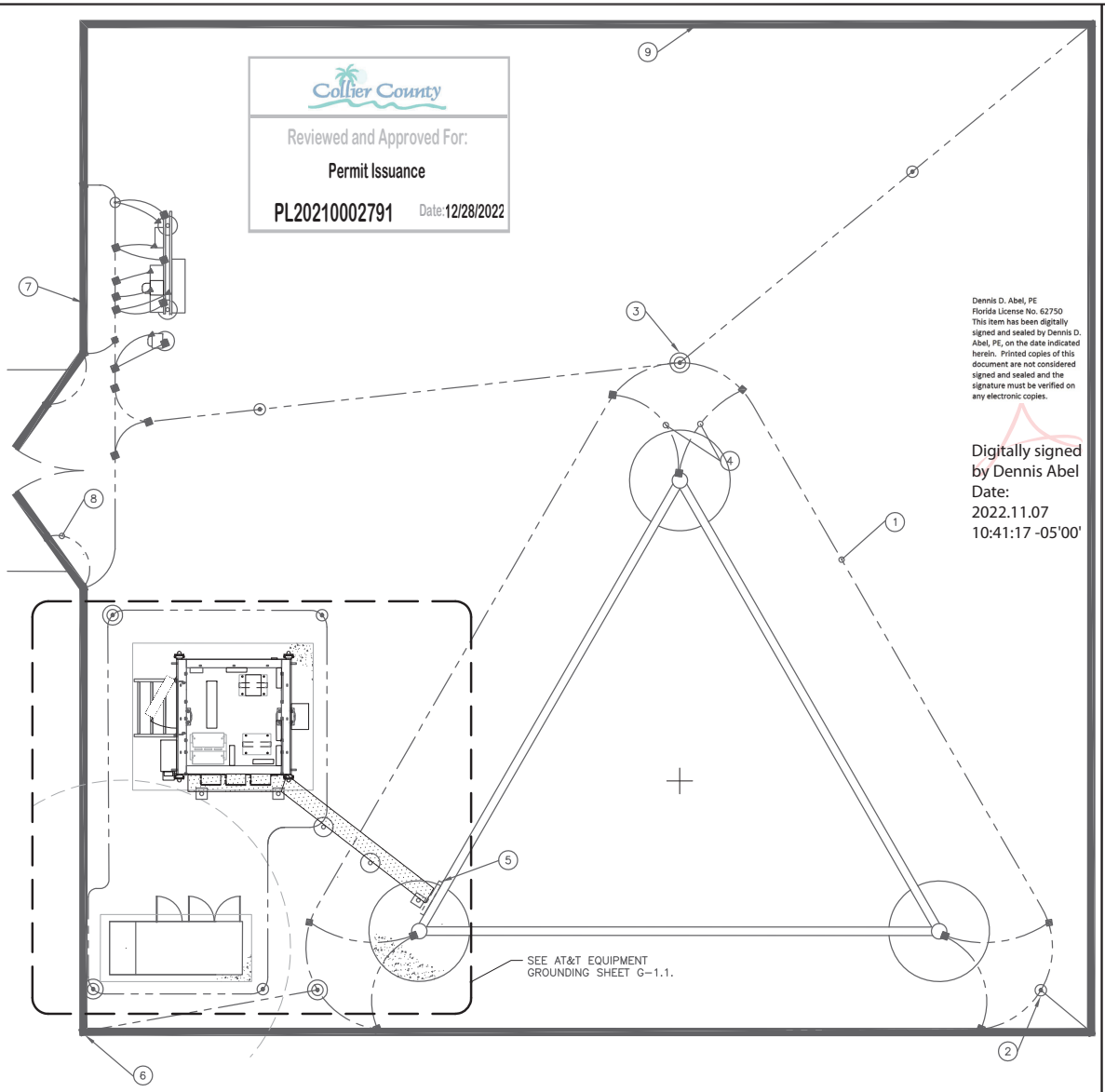

COMPOUND PLAN
11"x17" SCALE: N.T.S
24"x36" SCALE: N.T.S

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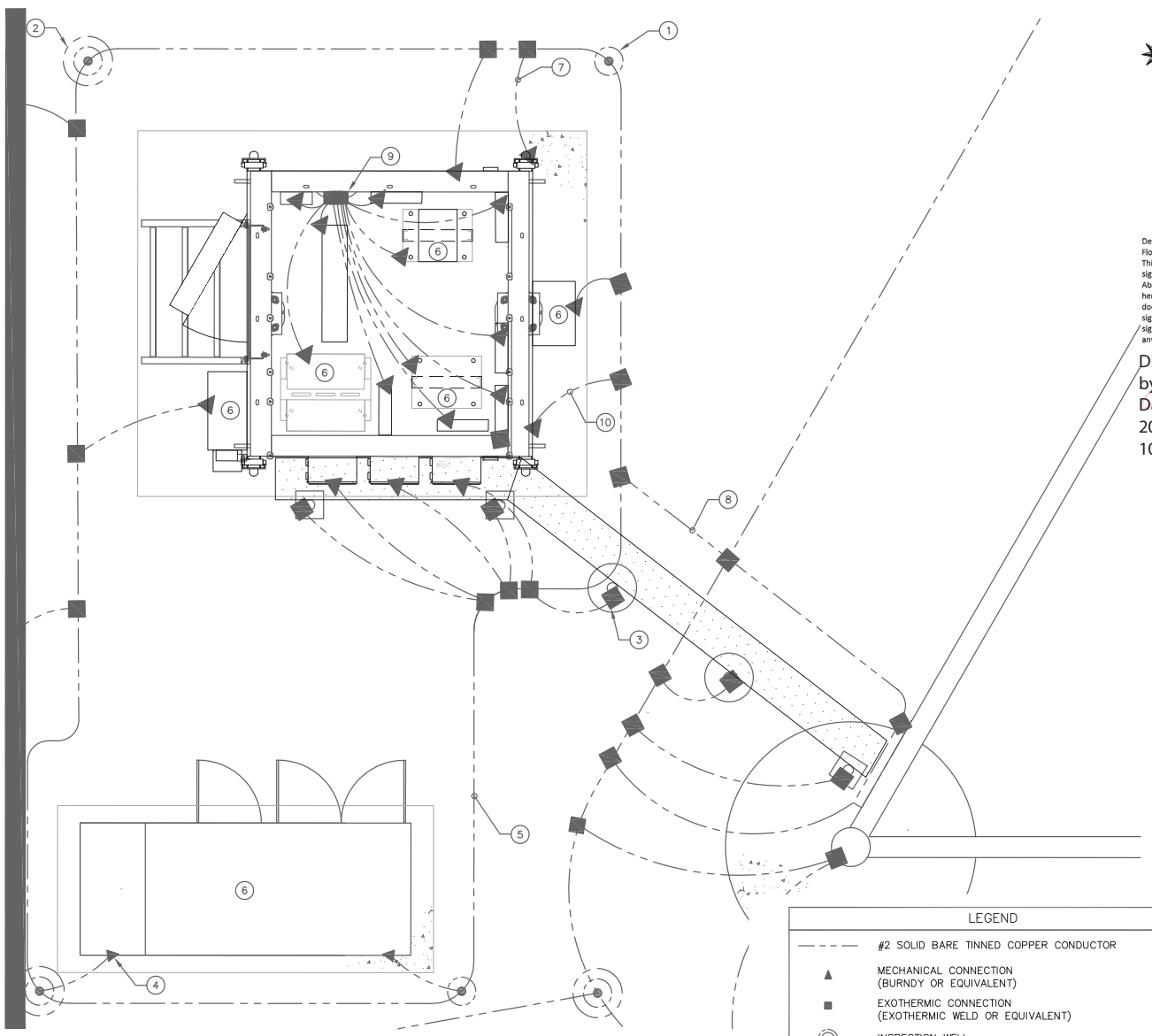
Attachment: Attachment-A (24797 : Kapok Tower Appeal)

NOTES:
1. ALL GROUNDING CONDUCTORS IN EARTH #2 SOLID BARE TINNED COPPER (SBTC).
2. ALL CONDUCTOR CONNECTION IN EARTH EXOTHERMICALLY WELDED.
3. ALL FENCE POST, TOWER LEGS, FRAME, ETC. METALLIC CONDUCTOR BONDS EXOTHERMICALLY WELDED.
4. ALL GROUND BAR CONNECTIONS MECHANICALLY BONDED WITH 2–HOLE CONNECTORS LISTED AND SUITABLE FOR THE APPLICATION.
5. MINIMUM 2–FT SEPARATION BETWEEN GROUND RINGS AND FOUNDATIONS IN ALL LOCATIONS.

CALLOUTS:

(1) GROUND ROD 5/8"x10' LONG (TYP.)
(2) 5/8"x10' COPPER CLAD GROUND ROD (10' MIN., 16' MAX. SEPARATION)(GROUND RODS TO BE SPACED TO MEET NEC 250.25 MEASURING 25 OHMS OR LESS IN RESISTANCE.)
(3) EXOTHERMIC WELD CONNECTION TO ICE BRIDGE POST (TYP.)
(4) 2–HOLE LUG MECHANICAL CONNECTION (TYP.)
(5) #2 TINNED SOLID COPPER EQUIPMENT GROUND RING. (MINIMUM 30" BELOW GRADE.)
(6) PROPOSED AT&T EQUIPMENT (TYP.)
(7) GPS ANTENNA GROUND.
(8) #2 AWG CONNECTION BETWEEN EQUIPMENT AND TOWER GROUND RINGS BURIED 30" BFG.
(9) GROUNDING BAR
(10) WALKIN CABINET GROUND.



LEGEND

- #2 SOLID BARE TINNED COPPER CONDUCTOR
- MECHANICAL CONNECTION (BURNDY OR EQUIVALENT)
- EXOTHERMIC CONNECTION (EXOTHERMIC WELD OR EQUIVALENT)
- INSPECTION WELL
- 5/8" DIA. X 10'–0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MIN., 16' MAX SEPARATION)(GROUND RODS TO BE SPACED TO MEET NEC 250.25 MEASURING 25 OHMS OR LESS IN RESISTANCE.)

NOTE:
CONTRACTOR TO INSTALL NUMBERED MULE–TAPE/PULL STRINGS IN ALL CONDUITS.

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Reviewed and Approved For:
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PL20210002791 Date:12/28/2022

AT&T GROUNDING PLAN
11"x17" SCALE: N.T.S
24"x36" SCALE: N.T.S

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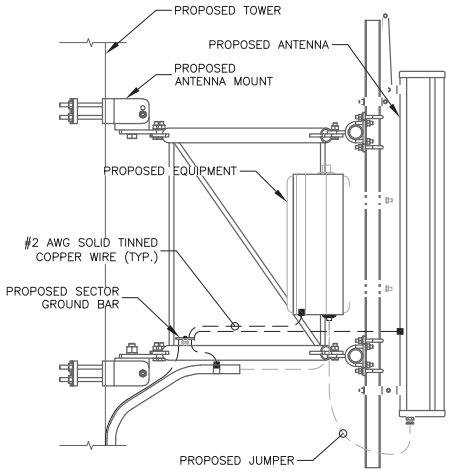
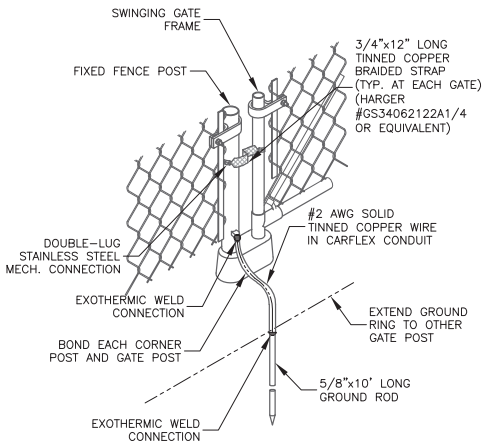
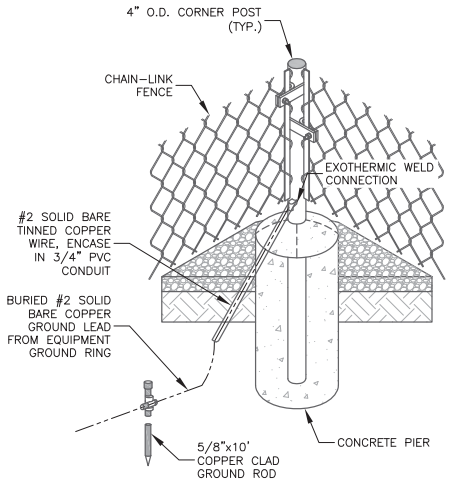


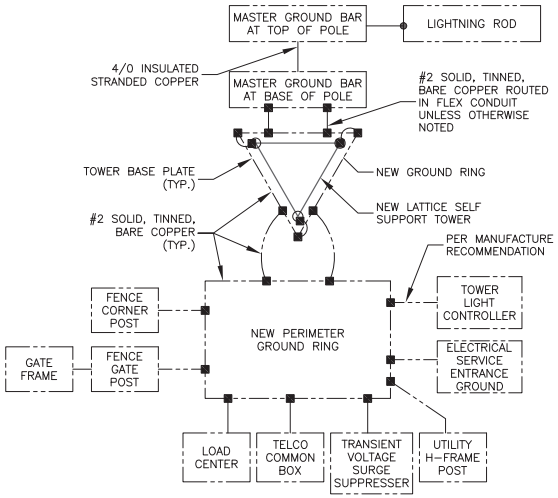
ANTENNA & CABLE GROUNDING
11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.



GATE GROUNDING DETAIL
11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.



FENCE POST GROUNDING DETAIL
11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.



SINGLE LINE DIAGRAM
11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.

NOTES:

1. FOUNDATION GROUNDING PER NEC 250.52(3)(A).
2. FOUNDATION GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" OF CONCRETE.
3. REBAR GROUNDING SHALL BE MADE TO A 6' MIN. REBAR, 20' IF POSSIBLE.

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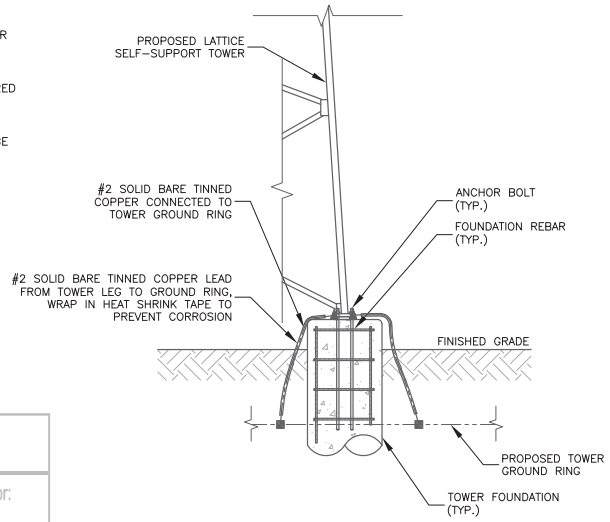

TOWER FOUNDATION GROUNDING DETAILS
11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.

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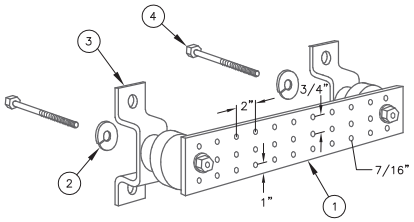
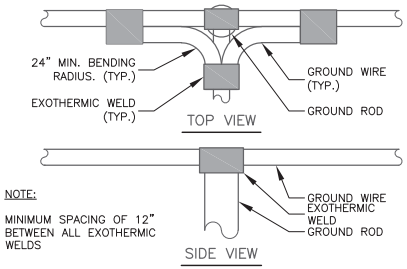
Attachment: Attachment-A (24797 : Kapok Tower Appeal)

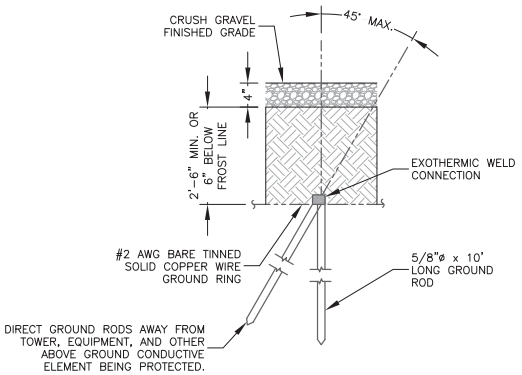
1. TINNED COPPER GROUND PLATE. 1/4" x 4" x20", NEWTON INSTRUMENT CO. CAT. NO. B-6142. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
2. 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT NO. 3015-8.
3. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056.
4. 5/8"-11 x1" H.H.C.S. BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1



INSULTAED SHELTER GROUND BAR DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



EXOTHERMIC WELD GROUNDING DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



GROUND ROD DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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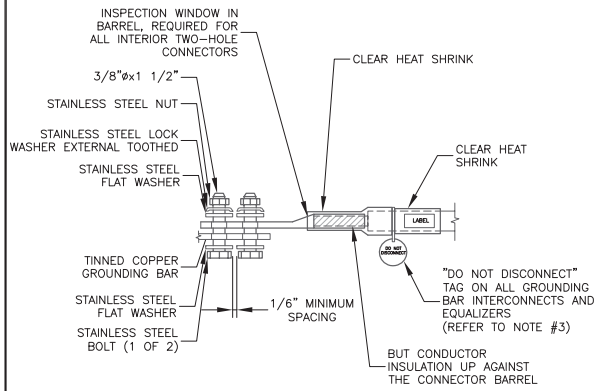
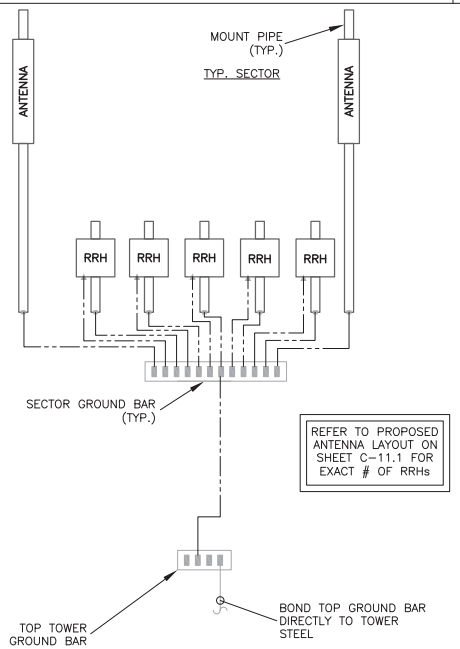
Date: 2022.11.07 10:49:55 -05'00'

NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING SPLIT WASHER. REMOVE ALL PAINT, SURFEACE CORROSION, ETC., THEN COAT ALL SURFACES WITH CONDUCTIVE RUST AND CORROSION INHIBITOR (KOPR-SHIELD OR EQUIVALENT) PRIOR TO ASSEMBLY.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. PROVIDE "DO NOT DISCONNECT" TAG AS REQUIRED.



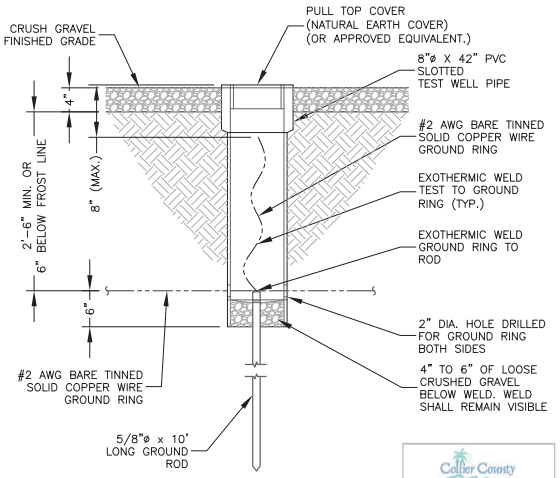
INTERIOR & EXTERIOR TWO HOLE GROUND LUG DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



CABLE AND GROUNDING RISER DIAGRAM
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTES:

MINIMUM ONE TEST WELL SHALL BE PROVIDED BETWEEN THE TOWER GROUND LOOP AND THE EQUIPMENT GROUND LOOP.



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GROUND ROD TEST WELL DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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SERVICES, LLC
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DATE	REV	ISSUED BY
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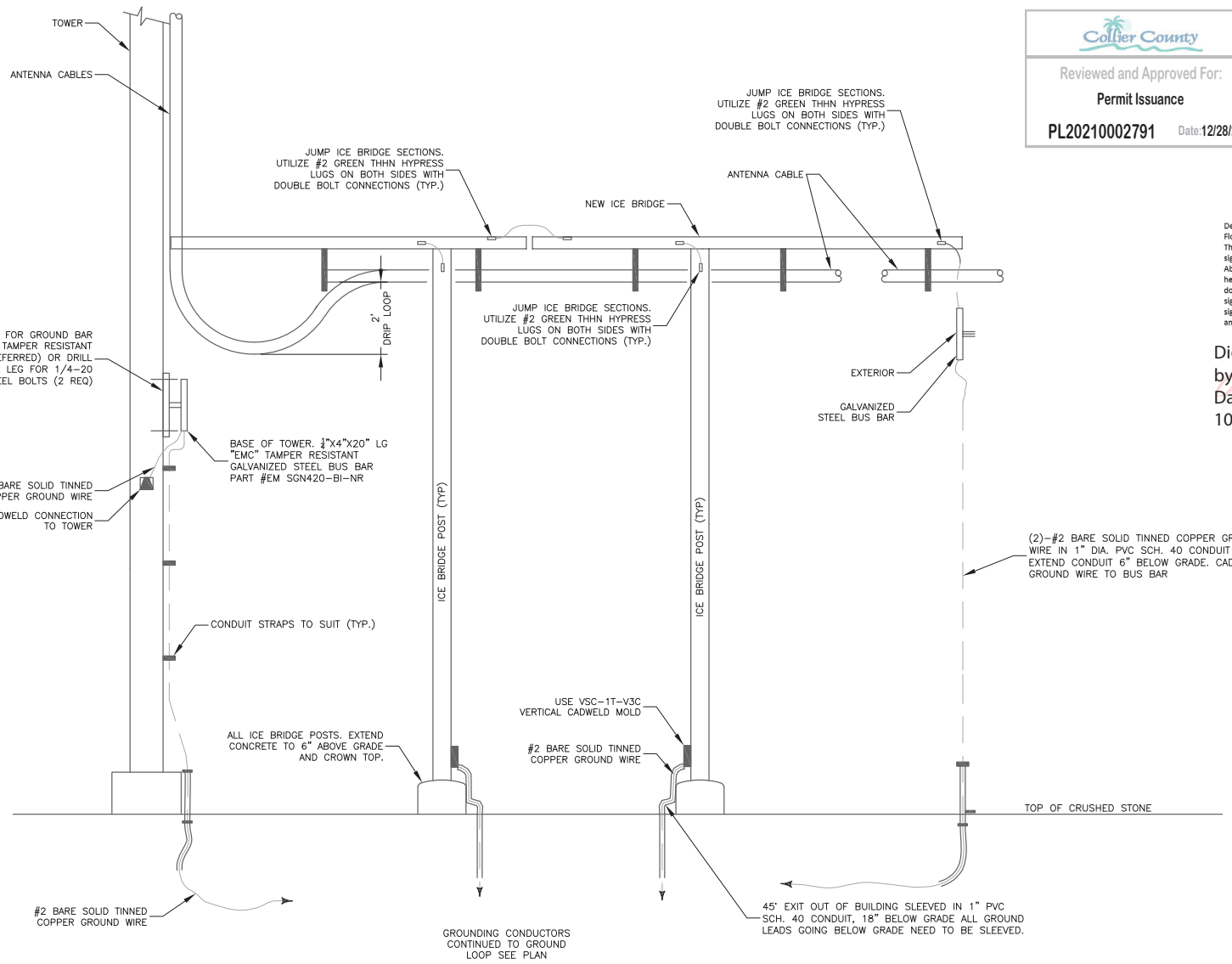
Attachment: Attachment-A (24797 : Kapok Tower Appeal)



COAXIAL GROUNDING AT ICE BRIDGE

11"x17" SCALE: N.T.S.
22"x34" SCALE: N.T.S.

Collier County
Reviewed and Approved For:
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Attachment: Attachment-A (24797 : Kapok Tower Appeal)

ELECTRICAL–GROUNDING ROD SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES, AND LIGHTNING PROTECTION SYSTEM AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN–WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN–WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE A CONDUCTIVE RUST AND CORROSION INHIBITOR (T&B KOPR–SHIELD OR EQUIVALENT) APPLIED TO CONNECTION.
4. INSTALL ALL GROUND RODS VERTICALLY IN UNDISTURBED EARTH. WHERE SOLID ROCK IS ENCOUNTERED, INSTALL MAX 45° ANGLE AWAY FROM EQUIPMENT, TOWER, OR OTHER ABOVE GROUND ELEMENTS BEING PROTECTED.
5. GROUND RING AROUND BUILDING SHALL BE #2 SOLID TINNED BARE COPPER (SBTC), BARE TINNED COPPER CONDUCTOR, IN CONTACT WITH BARE EARTH AT A MINIMUM DEPTH OF 36". ALL CONDUCTOR BENDS SHALL NOT BE LESS THAN A MINIMUM RADIUS OF 24".
6. THE FENCE AND GATE POSTS SHALL BE BONDED TO THE GROUNDING SYSTEM WITH #2 SBTC EXOTHERMICALLY WELDED TO THE POST. BOND SWING GATE TO GATE POST WITH #4/0 FLEXIBLE COPPER STRANDED CONDUCTOR (WELDING CONDUCTOR OR SIMILAR). ALL CONNECTIONS SHALL BE EXOTHERMICALLY WELDED WITH COLD–GALVANIZED PAINT APPLIED AFTER WELDING.
7. BOND ALL CONDUCTIVE ELEMENTS TO GROUNDING SYSTEM THAT ARE WITHIN 5–FT OF ANY PART OF GROUNDING SYSTEM OR WITHIN 20–FT OF TOWER RING USING SIMILAR SYSTEMS AS APPLIED TO FENCE CORNER POSTS.
8. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO THE SPECIFIC SITE CONDITIONS.
9. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COSTS IN THE BID.
10. THIS GROUNDING SYSTEM HAS BEEN DESIGNED TO ACHIEVE A RESISTANCE MEASUREMENT PERFORMANCE OF 5 OHMS OR LESS. SHOULD THE RESULT NOT ACHIEVE THIS DESIRED PERFORMANCE, CONTACT ENGINEER FOR FURTHER ACTION.
11. GROUND RINGS ARE TO BE INSTALLED A MINIMUM OF 2'–0" FROM EQUIPMENT AND TOWER.

ELECTRICAL–GROUNDING ROD SYSTEM NOTES:

1. GROUND RODS SHALL BE INSTALLED NO CLOSER THAN 10–FT APART.
2. GROUND RODS SHALL BE INSTALLED WITH TOPS AT THE SAME DEPTH AS GROUNDING SYSTEM CONDUCTOR (RING OR RADIAL).
3. ALL BELOW GRADE GROUND RINGS AND GROUND LEADS SHALL BE #2 AWG SOLID, TINNED BARE COPPER WIRE.
4. ALL BELOW GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDS.
5. UNLESS PROVIDED WITH A FACTORY APPLIED LEAD, ALL CONNECTIONS TO GROUND BARS SHALL BE BURNDY HYGROUND COMPRESSION LUGS OR EQUAL.
6. STEEL SHALL BE TO BARE METAL. GRIND GALV. FINISH OR PAINT OFF PRIOR TO WELDING, REPAIR GALV. FINISH OR PAINT AS REQUIRED, MATCH PAINT COLOR.
7. ALL LUG CONNECTORS SHALL BE 2 HOLE LONG BARREL COMPRESSION TYPE OR APPROVED EQUAL.
8. ALL HARDWARE TO ATTACH MECHANICAL GROUND CONNECTIONS SHALL BE STAINLESS STEEL.
9. ALL MECHANICAL CONNECTIONS SHALL HAVE CONDUCTIVE ANTI–OXIDANT COMPOUND APPLIED BETWEEN COMPRESSION LUG AND FIXTURE.

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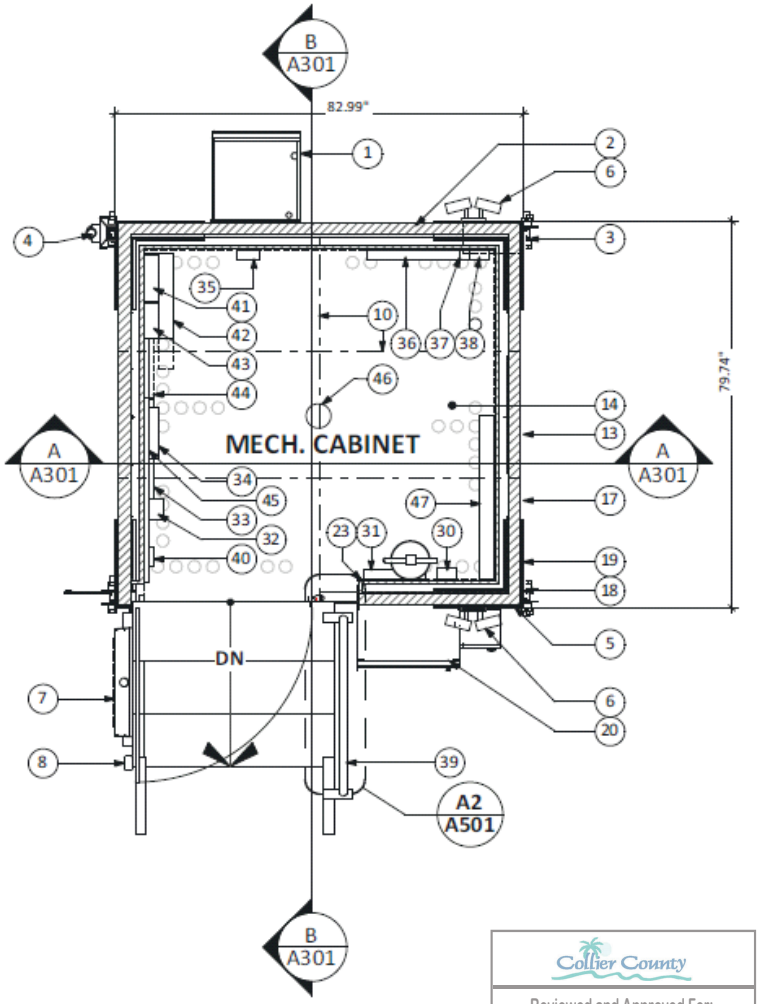
Attachment: Attachment-A (24797 : Kapok Tower Appeal)



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KEY NOTES:

1. MARVAIR HVAC UNIT
2. EXHAUST GRILLE WITH MECHANICAL DAMPENER
3. LIFTING TAB
4. GPS KIT
5. UNISTRUT
6. MOTION SENSOR LIGHT
7. DAC AIR INTAKE
8. SITE-BUILT FOUNDATION BY OTHERS. ALL FOUNDATION SYSTEMS SHALL EXTEND BELOW FROST DEPTH. SPECIFIC MOUNTING KIT SHALL BE PRESCRIBED DEPENDING ON SITE CONDITION.
9. KABA SIMPLEX 1000 MECHANICAL PUSHBUTTON LOCK AND ROUND NOB ASSEMBLY AND SECURITY KEY PAD
10. FLOOR CONSTRUCTION DIVISION LINE
11. ROOF MODULES BOLTED TO TOP OF WALL PANELS USING ¼"-20 WASHER HEAD SCREWS AND HEX SHAPED INSERTS
12. LOW PROFILE PLUG-IN SMOKE DETECTOR
13. FLOOR MODULES AND SIDE CHANNELS ASSEMBLED USING 3/8" HARDWARE, CARRIAGE BOLT, FLAT WASHER, LOCK WASHER AND HEX NUT; 300 SERIES STAINLESS STEEL. SEE FLOOR PLAN FOR LAYOUT SPACING
14. FLOOR MODULES BOLTED TOGETHER WITH HORIZONTAL CHANNELS BOLTED AROUND PERIMETER
15. ROOF PANELS ASSEMBLED USING 10-32 HARDWARE, SELF DRILLING SCREW AND RUBBERIZED WASHER; 300 SERIES STAINLESS STEEL
16. ROOF MADE UP OF 5 PANELS. FLAT GASKED ALONG ALL ATTACHMENT SEAMS UNDERNEATH AND ATTACHED USING SCREWS AND RUBBERIZED WASHERS. INSULATION PANELS LAID INSIDE THE CEILING MODULES.
17. WALLS ASSEMBLED USING ¼" HARDWARE, HEX BOLT, FLAT WASHER, LOCK WASHER, AND HEX NUT; 300 SERIES STAINLESS STEEL
18. VERTICAL BRACKETS BOLT TO THE BASE AND INTO THE CEILING MODULES
19. PANELS SEALED USING CONTINUOUS STRIP OF FLAT GASKET
20. POWER TRANSFER LOAD CENTER (APPROX. 176 LBS.)
21. WEATHER SCREEN
22. CABLE ENTRY PLATE
23. STATE OF FLORIDA SHIPPING INSIGNIA, PER CODE REQUIREMENTS
24. EXTERNAL GROUND BAR
25. STAIR TO GRADE
26. WIC HELICAL FOUNDATION KIT
27. NOT USED
28. DOOR FRAME MADE UP OF 14 GAGE STEEL (G-90). DOOR OPENING IS 36X84".
29. STAINLESS STEEL SECURITY HINGES WITH NON-REMOVABLE PINS
30. LIGHT SWITCH
31. AC JUNCTION BOX
32. TEMPERATURE AND HUMIDITY SENSOR
33. COMPUTER TRAY
34. ALARM BLOCKS
35. HVAC JUNCTION BOX
36. SCHROFFTECH THERMAL CONTROLLER
37. DC GENERATOR CABLE TIE POINTS
38. EXTERIOR LIGHT JUNCTION BOX
39. HANDRAIL PER DETAIL
40. (2) AC DUPLEX OUTLETS (20A)
41. LADDER RACK
42. ASSEMBLY RACK
43. ROXTEC, 24/24
44. MASTER GROUND BAR
45. TELCO BOARD
46. SMOKE DETECTOR
47. RELAY RACK

EQU T CABINET

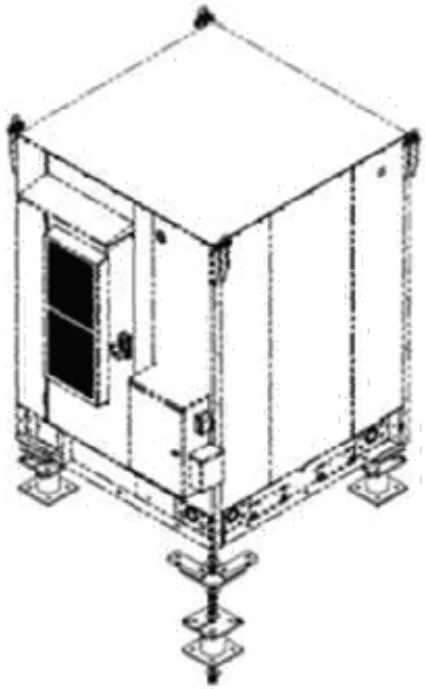
-1

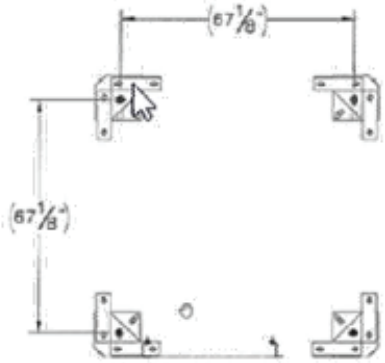
Attachment: Attachment-A (24797 : Kapok Tower Appeal)

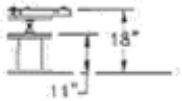
NOTE:
SET BOTTOM [illegible] BINET 18" ABOVE CONCRETE [illegible] 8" CLEARANCE)

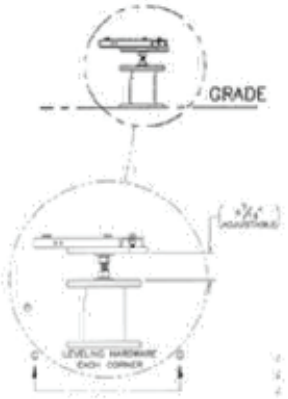
WIC CONCRETE MOUNT FOUNDATION KIT

The Concrete Mount Foundation is for use on concrete piers and existing concrete pads. Each of the four 11" extensions are attached to the four WIC plates using one leveling hardware set. The WIC plates are then attached to the WIC. Next the WIC is set and anchored to the concrete. Finally the stairs are bolted to the WIC. This kit provides the lift for cable entry underneath. Each kit includes four 11" extensions, four plates, and one stairs.









Maintain maximum 18" from grade to bottom of WIC to accommodate stairs.

NEQ.2006

Return to OC

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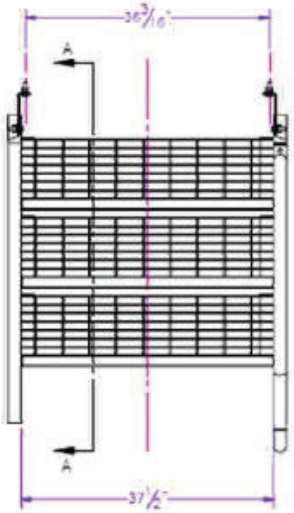
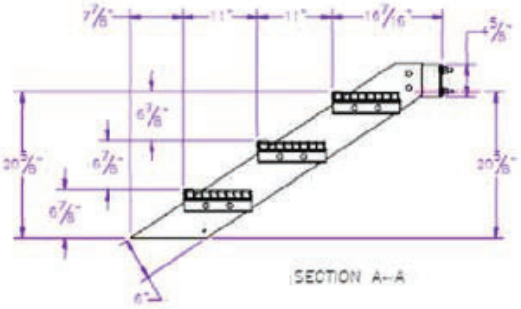
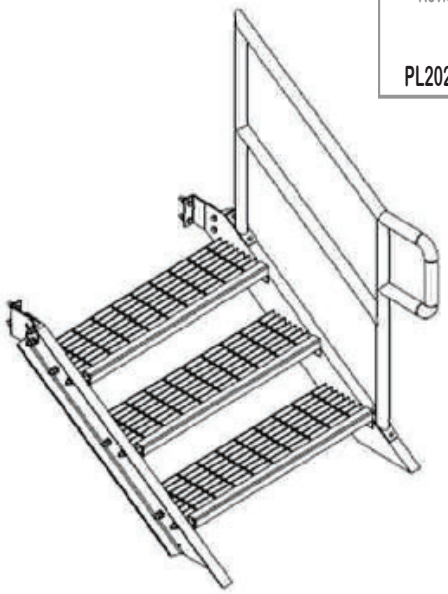
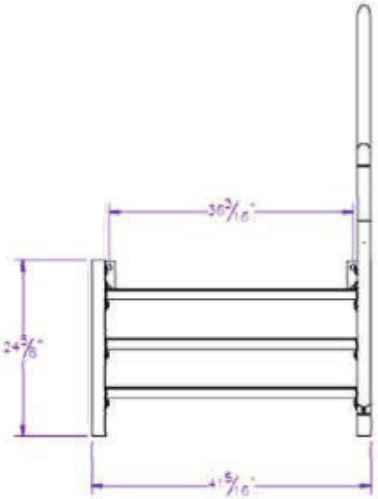
Attachment: Attachment-A (24797 : Kapok Tower Appeal)

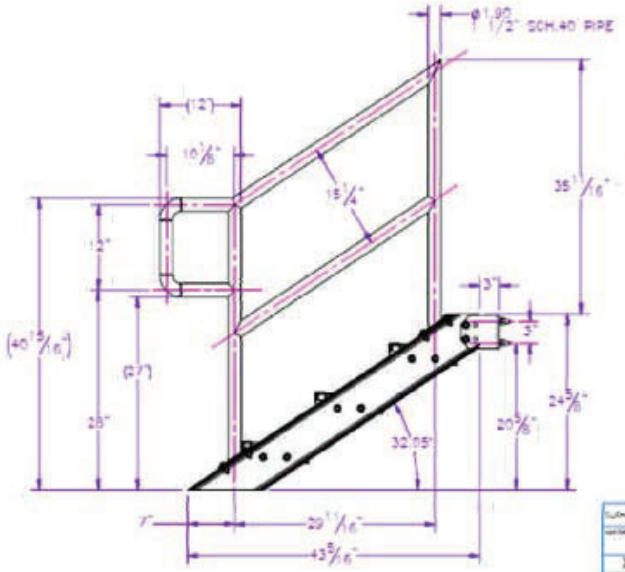
SALES DRAWING











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PL2021000… Date:12/28/2022

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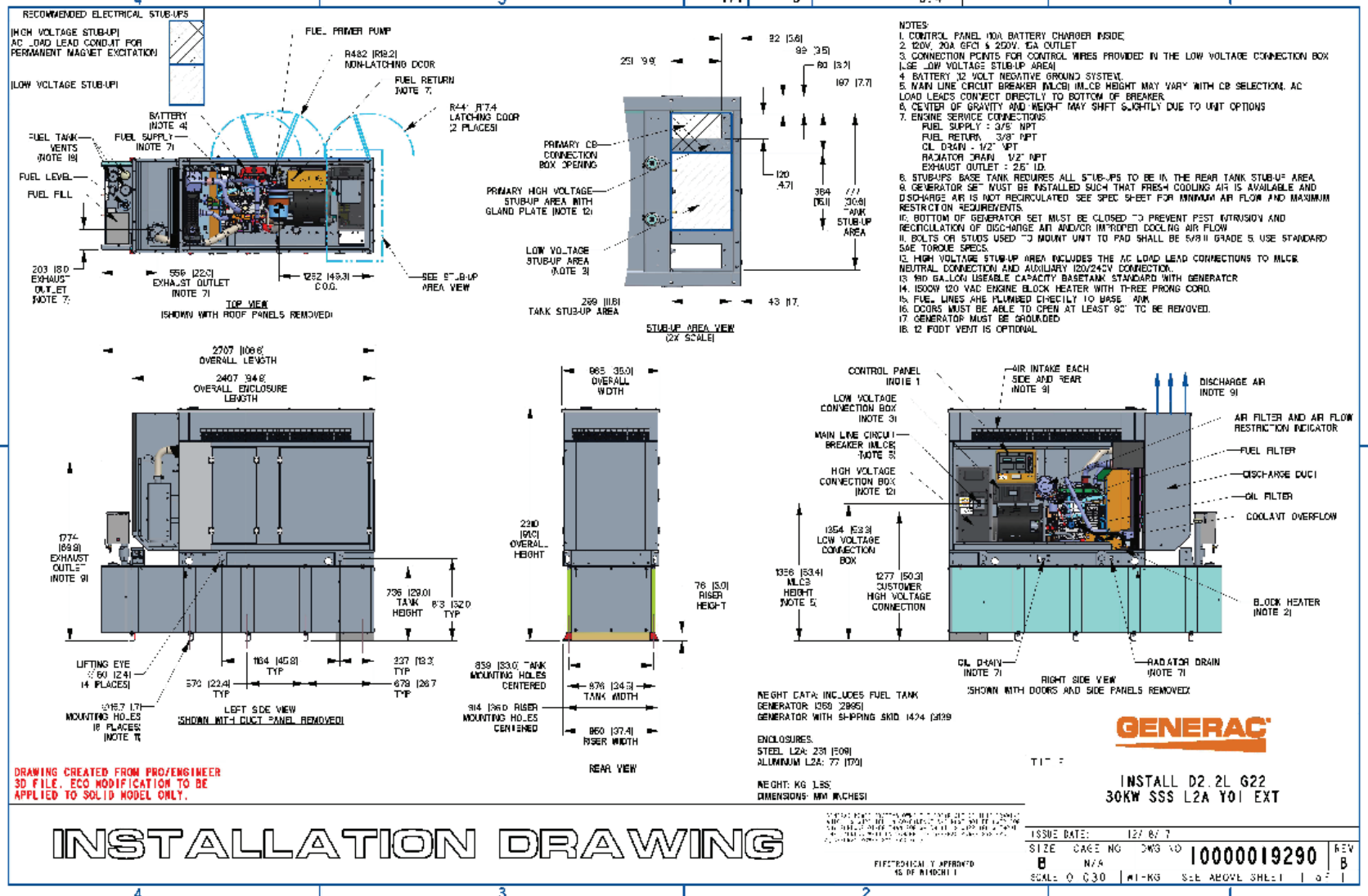

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L20210002791 Date: 12/28/2022

CITYSWITCH

Collier County, FL
Growth Management Department
2800 North Horseshoe Drive
Naples, Florida 34104

Re: Site Development Plan for Wireless Telecommunications Tower
CitySwitch II, LLC – FLC009 Kapok St

To Whom It May Concern,

We are hereby applying for a Site Development Plan as required by Collier County to construct and maintain a Wireless Telecommunications Tower on the property located at Kapok St at Parcel ID# 00307880004 ("Property"). We are proposing to build a 250' tall, essential services and other shared services communications tower. The Property is located within the "agricultural" zoning designation, within RFMUD receiving and North Bell Meade Overlay Districts. The Property is vacant and unimproved. We are proud to say that the proposed structure will be utilized by AT&T to support the deployment of FirstNet. If unfamiliar, in 2017 the Department of Commerce and First Responder Network Authority (FirstNet) signed a 25-year contract with AT&T to build the first nationwide wireless network for America's First Responders. The FirstNet network is planned to cover all 50 states, five U.S. territories and the District of Columbia, including rural communities and tribal lands. In 2018, CitySwitch was honored to execute an agreement with AT&T to assist in building the infrastructure needed for the deployment of FirstNet as well as their existing wireless network needs. Additional information on FirstNet can be found online at https://firstnet.gov/ .

Should you have any questions regarding the application and/or supporting documents provided, please feel free to contact Kendal Lotze at 770-862-8089 or email Kendal@ignitewireless.com .

Attachment: Attachment-B (24797 : Kapok Tower Appeal)

Transforming public safety communications

The First Responder Network Authority (FirstNet) has entered into a public-private partnership with AT&T to build the first nationwide wireless broadband network dedicated to first responders for use in disasters, emergencies and daily public safety work.

FirstNet provides initial funding, 20 MHz of spectrum and deep public safety expertise to the partnership. AT&T brings a proven track record and strong commitment to public safety, as well as the commercial expertise and nationwide resources to deploy, maintain and operate the network.

This 25-year partnership offers the best overall value to America and its public safety responders – both from an investment perspective and in terms of the lifesaving technology it will put in the hands of law enforcement, fire and emergency medical personnel in communities across the nation.

FirstNet will serve...

FIRST RESPONDERS — fire, police, EMS — IN — COMMUNITIES — counties, cities, tribal, rural — ACROSS — THE NATION — 50 states, 5 territories & DC

Technology first responders need to save lives, protect communities

MODERNIZED

innovative **app & device ecosystem**

network **improvements & upgrades**

commercially proven **cybersecurity** solutions

PRIORITIZED

emergency communications receive highest **priority**

rapid buildout with publicsafety input

nationwide **public safety solutions** leveraging existing infrastructure

SPECIALIZED

robust **coverage** where **public safety** needs it

connectivity for advanced **mobile data**

24h

highly available **customer care**

FirstNet™

Learn more at FirstNet.gov/mediakit

Attachment: Attachment-B (24797 : Kapok Tower Appeal)

TOP10 FREQUENTLY ASKED QUESTIONS

1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network is strengthening public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a Board of leaders and executives from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

3. How has public safety been involved in the vision for the FirstNet network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with state single points of contact (SPOCs) in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the Public Safety Advisory Committee (PSAC), which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for and support deployment of the Network.

4. How was AT&T selected to build, operate, and maintain the FirstNet network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with release of the Network RFP.

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best-value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the $7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. The Government Accountability Office has estimated it could cost up to $47 billion over 10 years to construct and operate the Network.

With this partnership approach, the First Responder Network Authority and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.

Attachment: Attachment-B (24797 : Kapok Tower Appeal)

6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority's public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and $6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation- wide high-speed broadband network for public safety over 25 years.
- AT&T will invest about $40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet's spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

7. What will the FirstNet Network provide first responders that they don't have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated "fast lane" that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the FirstNet Innovation and Test Lab, located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

9. What's happening with FirstNet now?

All 50 states, five U.S. territories and Washington, D.C., have "opted in," to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory.

The First Responder Network Authority's public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own "fast lane" on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet activities include:

Expanding the Network and Building Out Band 14: The First Responder Network Authority has issued work orders to deploy the RANs. This gave AT&T the green light to expand FirstNet's footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

Driving public safety innovation: FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

Securing emergency communications: FirstNet's first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, provides full encryption of public safety data over FirstNet and end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

Engaging with public safety: The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at www.firstnet.gov. Follow us on Twitter, Facebook and YouTube.

Attachment: Attachment-B (24797 : Kapok Tower Appeal)

Growth Management Community Development
Division - Planning & Regulation
Planning & Zoning Department

January 27, 2023

Zachary W. Lombardo, Esq.
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail North, Suite 200
Naples, Florida 34103

RE: INTP-2022-PL-8054, Interpretation of Section 5.05.09 of the Land Development Code, Communication Towers, in relation to the development of a 250-foot tower at 1160 Kapok Street

Dear Mr. Lombardo:

Pursuant to Land Development Code (LDC) Section 1.06.01.D, the Planning and Zoning Director has been requested to render an official interpretation of the Collier County Land Development Code (LDC), Section 5.05.09, Communications Towers. The official interpretation responds to the below request:

The applicant seeks responses to three specific questions regarding the LDC Section 5.05.09, regarding the development of a 250-foot tower within the Rural Agriculture Zoning District.

1. **First Question:** Applicant requests an interpretation of section 2.03.01.A.1.a.8. of the LDC as to what "specified height" of communications tower is allowed as a permitted use in the Rural Agricultural District.

RESPONSE: As noted, permitted use number eight within the Agricultural Zoning District list, Communications towers up to specified height, subject to section 5.05.09. Further, 5.05.09.G.2.b, states, "Agricultural zoning districts within the rural designated area: Towers shall not exceed 250 feet in height." A tower up to 250-feet is a permitted use.

2. **Second Question**: Applicant requests an interpretation of section 2.03.01.A.1.a.8. to confirm that the "subject to" language includes section 5.05.09.D. and 5.05.09.E. such that an applicant for a tower in the Rural Agricultural District must, for a tower over 185 feet, assuming, pending the answer to 1 above, such height of tower is allowable as a permitted use, must satisfy both the co-siting and co-location requirements of 5.05.09.D. and 5.05.09.E. respectively.

RESPONSE: LDC sections 5.05.09.D. and 5.05.09.E, require that all towers over 185-feet must satisfy the requirements of each section, as applicable, to justify the need for the new tower, regardless of whether the tower is a permitted or conditional use in the Zoning District.

3. **Third Question**: Applicant requests an interpretation of section 5.05.09.D. that despite the use of the phrase "conditional use application" in the third sentence of subsection 1, that section D and the requirement to provide proof of contact and "A list of all owners contacted, the date of each contact, the form and content of each contact, and all responses" must be provided as part of a site development plan submittal for a tower over 185 feet in the Rural Agricultural District.

Attachment: Attachment-C (24797 : Kapok Tower Appeal)

RESPONSE: 5.05.09 D, reads (emphasis added):

Shared use of towers. A tower with a height in excess of 185 feet above natural grade shall not be approved, unless the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

1. For the purpose of discovering availability for use of towers within the effective radius, the applicant shall contact the owner of all old and approved towers, within the effective radius, that can possibly accommodate the needs of the applicant. The county manager or designee may preapprove the minimum allowable height to determine which towers may be available for use by the applicant. A list of all owners contacted, the date of each contact, the form and content of each contact, and all responses shall be a part of the conditional use application. As an accommodation to applicants, the county manager or designee shall retain all shared use plans, records of past responses, and a list of old and approved towers. If the owner of an old tower does not respond to the applicant's inquiry within a reasonable time, generally 30 days or less, or the owner of an old tower will not rent space to the applicant at a reasonable rental for a reasonable time period, such old tower shall be deemed unavailable to that applicant. If the old tower is a nonconforming structure, additional antennas may be installed thereon in accordance with an approved shared use plan, provided however, no structural alterations may be made to the tower, and the height of the tower inclusive of its antennas may not be increased.

2. Lesser effective radius. If the applicant asserts that the effective radius for the intended use is less than 6 miles, the applicant shall provide evidence that the asserted lesser effective radius is based on physical and/or electrical characteristics. Based on the evidence submitted by the applicant, the County Manager or designee may establish a lesser effective radius. If a radius can be increased by signal amplification or other means, such means must be considered in determining the lesser effective radius. The antenna manufacturer's specifications shall be conclusive, unless the applicant can prove they are incorrect in the specific case.

3. If an approved tower within the applicant's approved effective radius may have capacity available for the antenna proposed by the applicant, the application for a new tower shall not be complete without the following information regarding each such possibly available approved tower. Such information shall also be provided for old towers to the extent it can be obtained.

Identification of the site of each possibly available tower by coordinates, street address or legal description, existing uses, and tower height.

Whether shared use by the applicant of the tower is prohibited (or is not feasible) for any reason.

If it has been determined that the tower owner will allow structural changes, whether the tower can accommodate the proposed antenna if reasonable structural changes are made. If so, the applicant shall specify what structural changes would be required and an approximation of the costs of such changes. If the costs of the required changes are financially impracticable, such tower shall be deemed unavailable to the applicant.

Attachment: Attachment-C (24797 : Kapok Tower Appeal)

The requirement of 5.05.09.D is that any proposed tower over 185-feet provide documentation as to why no existing towers within their effective radius can accommodate the needs of the applicant. If the effective radius is six miles, as suggested by the LDC, then 5.05.09.D.1 requires the applicant to contact all towers "*that can possibly accommodate the needs of the applicant.*" A conditional use application requires the applicant to provide a list of all owners contacted, the date of each contact, the form and content of each contact, and all responses. And should the applicant assert a lesser effective radius, 5.05.09.D.3 requires the applicant to provide identification of each possibly available tower site by coordinates, street address or legal description, its existing uses, and tower height, and whether shared use by the applicant of the tower is prohibited (or is not feasible) for any reason.

Pursuant to Division 10.02.02.F. of the LDC, this interpretation has been sent to you via certified mail, return receipt requested. As this is a site-specific interpretation, all property owners within 300 feet of the subject property will receive mail notice and a copy of this interpretation and appeal time frames will be placed in the Naples Daily News. Within 30 days of receipt of this letter, or within 30 days of publication of the public notice, any affected property owner or aggrieved or adversely affected party may appeal the interpretation to the Office of the Hearing Examiner, as directed by Section 2-87 of the Collier County Code of Laws and Ordinances.

A request for an appeal must be filed in writing within 30 days of the date of this Official Interpretation and must state the basis for the appeal and include any pertinent information, exhibits, or other back-up information in support of the appeal. The appeal must be accompanied by a $1,000.00 application and processing fee. If payment is in the form of a check, it should be made out to the Collier County Board of Commissioners. An appeal can be hand delivered or mailed to my attention at the address provided. Please do not hesitate to contact me should you have any further questions on this matter.

Sincerely,

Mike Bosi, AICP,
Zoning Director
Growth Management Division/Planning and Regulation

Cc: Collier County Board of County Commissioners
Amy Patterson, County Manager
Ed Finn, Deputy County Manager
Dan Rodriguez, Deputy County Manager
Jeffrey A. Klatzkow, County Attorney
Jamie French, Deputy Head Growth Management Department
Derek D. Perry, Assistant County Attorney

Attachment: Attachment-C (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Collier County,

August 3, 2022

RE: Letter in support of need for new AT&T site at or near the location of the proposed Cityswitch tower build (AT&T site name “Rural Estates”) in Collier County, FL.

Summary

AT&T has an existing and ongoing need for a new facility in the vicinity of the proposed Cityswitch tower build to improve coverage, capacity and service experience for our customers in the vicinity. The required improvements to coverage and service quality cannot be accomplished through modifications to AT&Ts existing sites. The proposed tower height of 250’ would place AT&T’s antennas at the optimal height to close a service gap caused by a lack of towers in the area. AT&T is aware of another tower being proposed in the vicinity, but the available height on that tower is below the minimum 200’ height needed to serve the target area and significantly below the optimal 250’ height.

To summarize, if the proposed Cityswitch tower were built, AT&T would consider this tower the optimal candidate for a currently funded wireless site and would move forward with colocation.

The following pages contain radio frequency coverage plots showing the existing coverage as well as predicted coverage for the AT&T network with antennas installed at the 245’ elevation.

Sincerely,

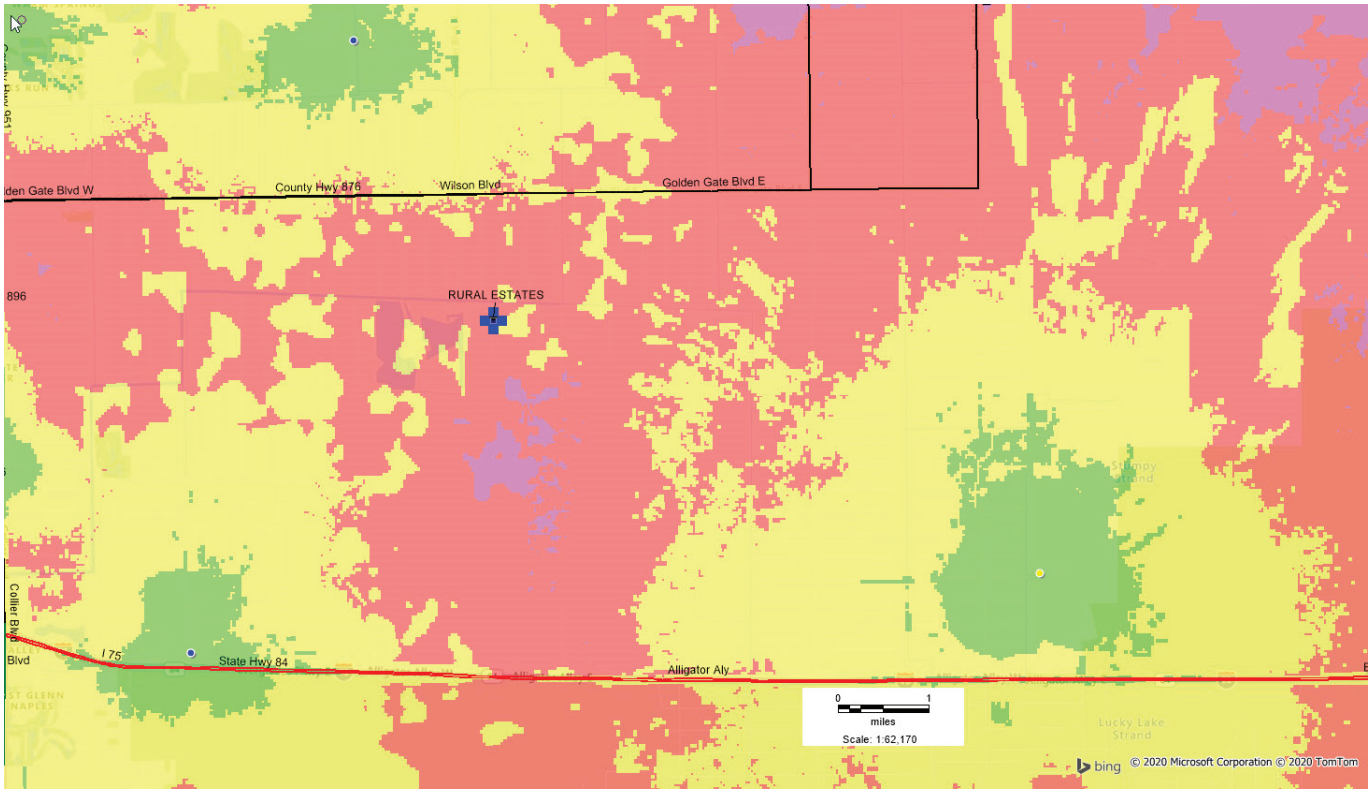
Maiko Llanes
RF Design Engineer
AT&T Mobility

Attachment: Attachment-D (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Existing coverage without proposed site:

Green = good outdoor and indoor service
Yellow = useable outdoor, marginal indoor service
Red = marginal outdoor, poor to no indoor service
Magenta – no indoor, poor to no outdoor service



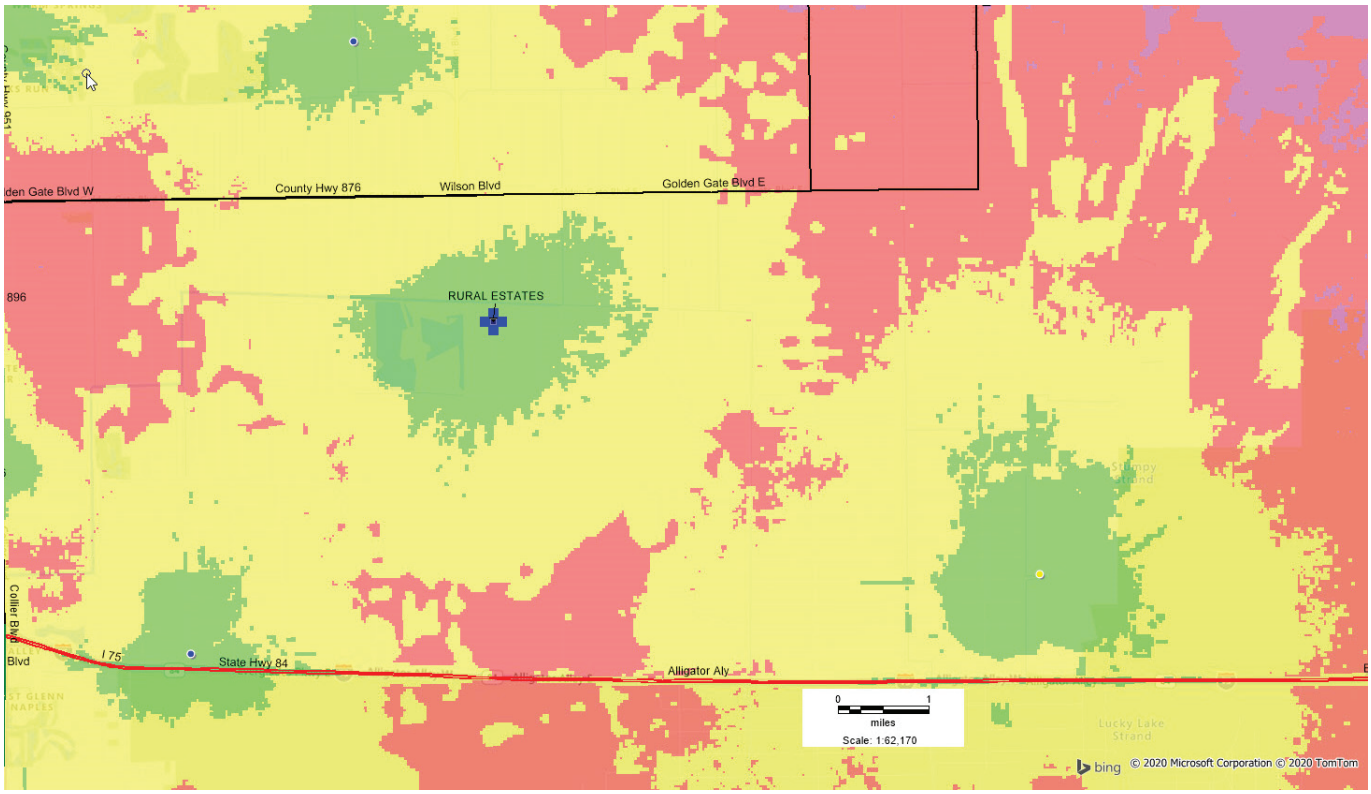
As can be seen in the map above, there is currently a large coverage gap in the vicinity of the proposed Cityswitch tower spanning from Golden Gate Blvd south to I-75.

Attachment: Attachment-D (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Predicted coverage with antennas at 245' elevation on proposed site:

Green = good outdoor and indoor service
Yellow = useable outdoor, marginal indoor service
Red = marginal outdoor, poor to no indoor service
Magenta – no indoor, poor to no outdoor service



On this map, the coverage improvement from the proposed site is shown. It is expected to provide significant improvements in both outdoor and in-building service as well as higher data speeds throughout the coverage area by offloading the surrounding sites.

Attachment: Attachment-D (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Collier County, FL
Growth Management Department
2800 North Horseshoe Drive
Naples, Florida 34104

Re: Site Development Plan for Wireless Telecommunications Tower
CitySwitch II, LLC – FLC009 Kapok St; AT&T Site Rural Estates FA 12906066

To Whom It May Concern,

As presented in the AT&T Letter of Support and the Comprehensive Inventory Report included with this submittal, AT&T is unable to alternatively locate their proposed equipment on any of the existing or approved towers within a 6-mile radius of the proposed 250ft Self-Support Kapok St/FLC009 tower. None of the existing or approved towers are in a suitable location and have the optimal height required to meet the coverage, capacity, and service experiences necessary for AT&T and FirstNet. As indicated on the Comprehensive Inventory Report on the following page and shown on the Propagation Maps provided by AT&T, several of the towers are also not viable options as AT&T already has equipment located on those towers.

Sincerely,

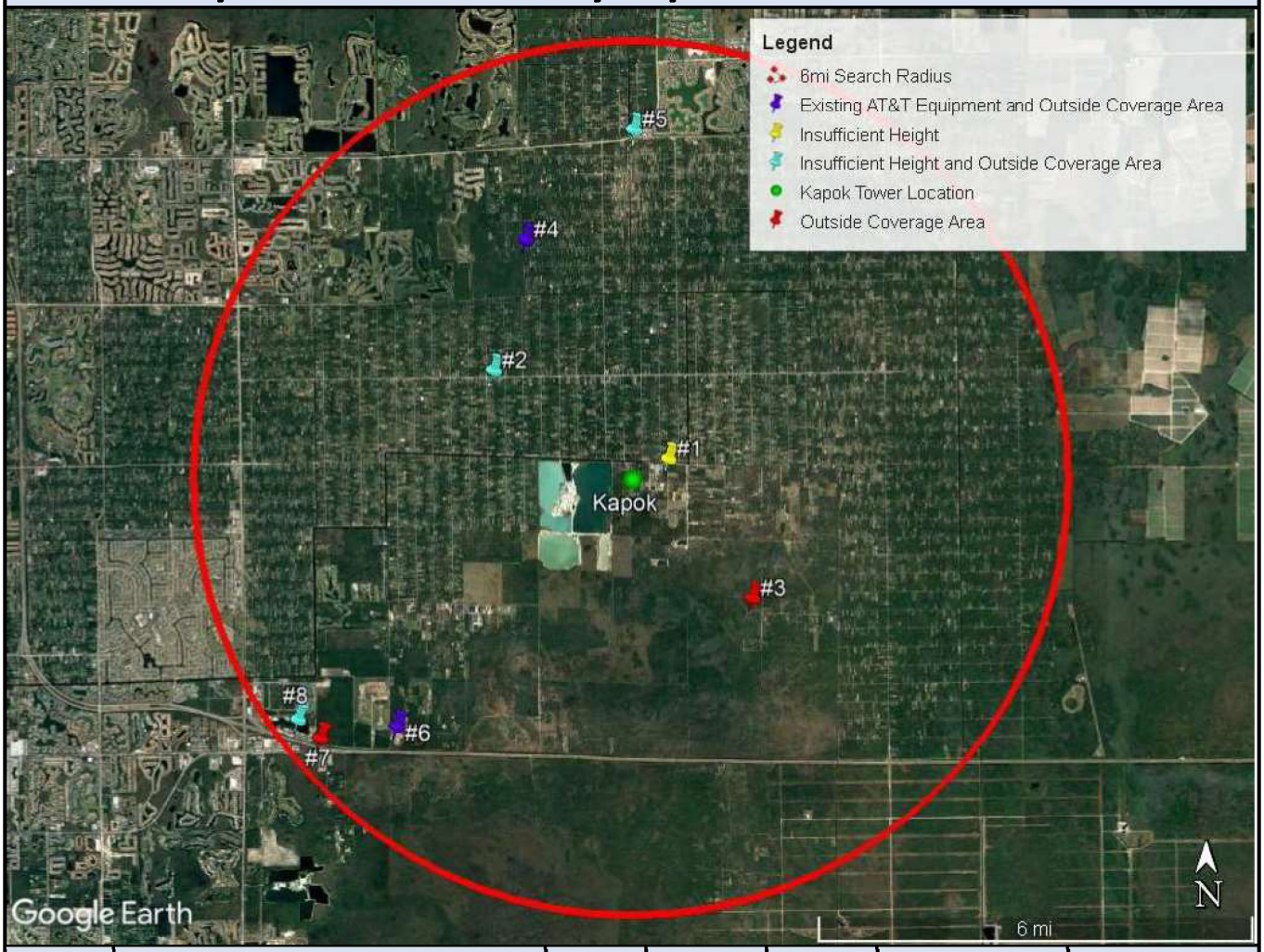
Maiko Llanes,
RF Design Engineer
AT&T Mobility

Attachment: Attachment-E (24797 : Kapok Tower Appeal)

CITYSWITCH

Site ID:	**FLC009**	**Carrier:**	**AT&T**
Site Name:	**Kapok**	**Latitude:**	**26.209438**
Date Reviewed:	**9/20/2022**	**Longitude:**	**-81.600402**

Comprehensive Inventory Report – 6mi Search Radius



Tower #	Owner	Type	Height (ft)	Distance	Latitude	Longitude
Per AT&T: "The required improvements to coverage and service quality cannot be accomplished through modification to AT&T's existing sites. The proposed tower height of 250' would place AT&T's antennas at the optimal height to close a service gap caused by a lack of towers in the area."						
1	Gulfstream Towers, LLC	MP	185ft	0.45mi	26.210891	-81.593387
2	Golden Gate Fire Control & Rescue	SS	160ft	2.37mi	26.228391	-81.632188
3	Alpert Tower LLC	GT	1,017ft	2.42mi	26.183110	-81.574822
4	CCATT LLC	SS	281ft	3.46mi	26.254446	-81.625102
5	American Towers LLC	SS	200ft	4.62mi	26.276431	-81.601079
6	CCATT LLC	SS	283ft	4.86mi	26.157677	-81.653630
7	L3HARRIS TECHNOLOGIES, INC.	SS	298ft	5.73mi	26.155308	-81.670589
8	Crown Castle GT Company LLC	SS	181ft	5.81mi	26.159020	-81.675562

IgniteWireless

Attachment: Attachment-E (24797 : Kapok Tower Appeal)

December 14th, 2022

Attn: Christine Willoughby
Principal Planner
Growth Management Department

RE: Site Development Plan
PL20210002791
CitySwitch – FLC009 – 1160 Kapok St (SDP)

To whom it may concern,

Please see our responses to the December 9th, 2022 Staff Comment Letter. Please let me know if you have any questions or if there is anything I can do to assist you during your review. You can reach me any time on my cell at 770-862-8089.

Zoning Review:
Correction Comment 5 – Review 3: *Additional information has been received that the approved but not yet built tower on Benton Road needs to be part of the effective radius information provided. Email from Mike Bosi was forwarded to the applicant.*

– The additional tower off Benton Road identified by Mike Bosi was included in the revised 6mi Search Radius. This additional tower off Benton Road was an insufficient height at 220ft and well outside of the Coverage Area at 2.74mi away, making that tower non-viable for AT&T's needs. This tower is identified as Tower #9 in the Comprehensive Inventory Report and has a light blue pin to show that it is of Insufficient Height and Outside Coverage Area.

Informational Comments:
We acknowledge that per FAC Chapter 62-330.051 (14)(g), the site is exempt from stormwater requirements.

Informational Comments:
We acknowledge that previously Sheet C-1 - Kapok Street was labeled as Public, however, Kapok Street is a Private roadway and a County right-of-way permit is not required. Kapok Street is now correctly shown as a Private roadway on the drawings and we acknowledge that a County right-of-way permit is not required.

Stipulations:
We acknowledge that at the time of the pre-construction meeting the approved shared use plan per LDC Section 5.05.09F is required.

Stipulations:
We acknowledge that a yearly inspection report shall be filed with the County Manager no later than December 1st of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance. Per LDC Section 5.05.09.G.15.

Informational Comments:
TIS - No additional trip generation is anticipated with the improvements included in this application; no further review for transportation concurrency (adequacy of roadway capacity) for trip banking (reservation of road capacity) is required.

Thank you,
Kendal Lotze / Project Manager
kendal@ignitewireless.com

Ignite Wireless
Cell: 770-862-8089
Office: 470-239-0846
102 Mary Alice Park Road, Suite 505
Cumming, GA 30040
www.ignitewireless.com

Attachment: Attachment-F (24797 : Kapok Tower Appeal)

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

EST. 1971

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REPLY TO:

3200 TAMIAMI TRAIL N.
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NAPLES, FL 34103
239-649-6555
239-649-7342 FAX

606 BALD EAGLE DRIVE
SUITE 500
P.O. BOX ONE
MARCO ISLAND, FL 34146
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM

January 9, 2023

By email and upload to the Collier County GMD Public Portal

Jaime Cook
Development Review Division
Collier County
jamie.cook@colliercountyfl.gov

Subject: Notice of Appeal of SDP PL20210002791

Ms. Cook,

This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, and are aggrieved parties with respect to the proposed development.[1]

The Penners appeal because the applicant has failed to provide the necessary information that would allow the placement and construction of a tower of 185 feet without going through the conditional use process. That is to say, even if a conditional use is not required, the information required before issuing an SDP was not provided by the applicant.

The applicant proposes to build a 250-foot tower. Section 2.03.01 allows Communications Towers in the Rural Agricultural District but states:

"Communications towers up to specified height, subject to section 5.05.09."

Preliminarily, my clients submitted a request for interpretation to confirm the above language means that only towers up to a specified height are allowed as permitted uses and that all towers over that height require conditional use approvals. Here, no conditional use was applied for.

[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this appeal is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP and the building permit application are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

Attachment: Lombardo-Appeal-Cover-Letter (24797 : Kapok Tower Appeal)

Regardless, section 5.05.09 has 2 requirements for towers over 185 feet that were not met by the applicant and that apply even if towers over 185 feet can be built without a conditional use.

First, 5.05.09.D. requires proof of no ability to share use of other towers within the Effective Radius.

1. No such proof or documentation has been provided. In fact, there is a potential shared use the approved Benton Road Tower, approved as a conditional use by Resolution № 22-30. That resolution includes a shared use requirement in Exhibit C, and is located within the Effective Radius of the proposed Kapok Street tower. This resolution is attached.

- The LDC requires: "If an approved tower within the applicant's approved effective radius may have capacity available for the antenna proposed by the applicant, the application for a new tower shall not be complete without the following information regarding each such possibly available approved tower. Such information shall also be provided for old towers to the extent it can be obtained.

Identification of the site of each possibly available tower by coordinates, street address or legal description, existing uses, and tower height.

Whether shared use by the applicant of the tower is prohibited (or is not feasible) for any reason.

If it has been determined that the tower owner will allow structural changes, whether the tower can accommodate the proposed antenna if reasonable structural changes are made. If so, the applicant shall specify what structural changes would be required and an approximation of the costs of such changes. If the costs of the required changes are financially impracticable, such tower shall be deemed unavailable to the applicant."

This was not done.

2. No proof, evidence or documents were provided or submitted to Collier County that other tower owners were contacted, contrary to the LDC requirements:

- The code requires: "the applicant shall contact the owner of all old and approved towers, within the effective radius, that can possibly accommodate the needs of the applicant"

This was not done.

3. No evidence for a lesser effective radius was provided. This is required because the applicant appears to be pursuing a lesser effective radius.

- The LDC requires: "If the applicant asserts that the effective radius for the intended use is less than 6 miles, the applicant shall provide evidence that the asserted lesser effective radius is based on physical and/or electrical characteristics."

Attachment: Lombardo-Appeal-Cover-Letter (24797 : Kapok Tower Appeal)

- the applicant has asserted on its diagram showing the locations of the towers within the Effective Radius, that towers that are less than 3 miles away (which is less than half of the Effective Radius) are too far away. No required evidence is provided.

  - Contrary to that assertion, there is clear evidence in this application file (by way of my clients' objections and the Benton Road Tower application) that the locations of the two towers on Benton Road, i.e. the Alpert Tower and the Benton Road Tower, are not too far away. Specifically, the RF map provided by AT&T for the approval of the Benton Road Tower shows that a tower there would resolve the coverage hole that the proposed Kapok St. tower proposes to resolve. These maps are attached.

This was not done.

- Note further that the LDC requires: "If a radius can be increased by signal amplification or other means, such means must be considered in determining the lesser effective radius. The antenna manufacturer's specifications shall be conclusive, unless the applicant can prove they are incorrect in the specific case."

  - **No analysis of this is in the record.**

Second, 5.05.09.E. requires proof of no ability to share use of other tower sites within the Effective Radius.

In addition to the above requirements regarding co-location, the LDC specifically requires all of the below information to be provided regarding co-siting. The following were not provided:

a. LDC Section 5.05.09.E.2.b.:that no old and no approved tower site within the effective radius can accommodate the applicant's needs. **NOT PROVIDED.**

b. LDC Section 5.05.09.E.2.c.:If the owner of an old tower site does not respond to the applicant's simple letter of interest inquiry within thirty (30) days, or the owner of an old tower site will not rent land to accommodate the applicant's needs for a reasonable period of time at reasonable rentals, such old tower site shall be deemed unavailable to the applicant. **NOT PROVIDED.**

In conclusion, the applicant, even if proceeding as an SDP is appropriate, did not provide complete information to staff and staff did not have enough information to approve it. Therefore, the issuance of the SDP must be reversed.

Finally, the intent of section 5.05.09 includes the following statements:

"to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers; to maximize the shared use of specified tower sites to minimize the need for additional tower sites"

To comply with the above intent, it is critical the applicant be required to meet the above standard, even if it is determined no conditional use approval process is required.

Attachment: Lombardo-Appeal-Cover-Letter (24797 : Kapok Tower Appeal)

For the above reasons, the SDP issuance should be reversed.

Sincerely,

Zachary W. Lombardo, Esq.,

Counsel for Mitchell and Melanie Penner

Copies to County Attorney J. Klatzkow and Commissioner W. McDaniel

Attachment: Lombardo-Appeal-Cover-Letter (24797 : Kapok Tower Appeal)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION/
PLANNING AND REGULATION

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-6358
www.colliergov.net

APPEAL OF ADMINISTRATIVE DECISION OF ADMINISTRATIVE OFFICIAL
Section 250-58

Sec. 250-58. Appeal from decision of administrative official.
(a) Appeals to a board of zoning appeals or the governing body, as the case may be, may be taken by any person aggrieved or by any officer, department, board, or bureau of the governing body or bodies in the area affected by the decision, determination or requirement made by the administrative official. Such appeals shall be taken within 30 days by filing with the administrative official a written notice specifying the grounds thereof. The administrative official shall forthwith transmit to the board all papers, documents, and maps constituting the record of the action from which an appeal is taken.

Due public notice of the hearing on the appeal shall be given. Upon the hearing, any party may appear in person or by attorney. A decision shall be reached by the appellate body within 30 days of the hearing; otherwise, the action appealed from shall be deemed affirmed.

An affected property owner is defined as an owner of property located within 300 feet of the property lines of the land for which the interpretation is effective.

An aggrieved or affected party is defined as any person or group of persons which will suffer an adverse effect to an interest protected or furthered by the Collier County Growth Management Plan, Land Development Code, or Building Code(s). The alleged adverse interest may be shared in common with other members of the community at large, but shall exceed in degree the general interest in community good shared by all persons.

A request for appeal shall be filed in writing. Such request shall state the basis for the appeal and shall include any pertinent information, exhibits and other backup information in support of the appeal. In accordance with Resolution No. 2007-160, the fee for the application and processing of an appeal is $1,000.00 and shall be paid by the applicant at the time the request is submitted.

The Board of Zoning Appeals shall hold an advertised public hearing on the appeal and shall consider the administrative decision and any public testimony in light of the growth management plan, the future land use map, the Land Development Code or the official zoning atlas. The Board of Zoning Appeals shall adopt the County official's administrative decision, with or without modifications or conditions, or reject the administrative decision. The Board of Zoning Appeals shall not be authorized to modify or reject the County official's administrative decision unless such Board finds that the decision is not supported by substantial competent evidence or that the decision is contrary to the growth management plan, the future land use map, the Land Development Code or the official zoning atlas.

Requests for Appeal of Administrative Decision should be addressed to:

Growth Management Division/Planning and Regulation
Attn: Business Center
2800 North Horseshoe Drive
Naples, Florida 34104

Attachment: Lombardo-Appeal-Application (24797 : Kapok Tower Appeal)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION/
PLANNING AND REGULATION

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-6358
www.colliergov.net

APPEAL OF ADMINISTRATIVE DECISION OF ADMINISTRATIVE OFFICIAL
Section 250-58

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

NAME OF OWNER Mitchell and Melanie Penner c/o Woodward, Pires & Lombardo,P.A.

ADDRESS 3200 Tamiami Trail North, Suite 200 **CITY** Naples **STATE** FL **ZIP** 33901

TELEPHONE # 2396496555 **CELL #** _____ **FAX #** 2396497342

E-MAIL ADDRESS zlombardo@wpl-legal.com

NAME OF AGENT/APPLICANT Zachary W. Lombardo, Esq.

FIRM Woodward, Pires & Lombardo, P.A.

ADDRESS 3200 Tamiami Trail North, Suite 200 **CITY** Naples **STATE** FL **ZIP** 33901

TELEPHONE # 2396496555 **CELL #** _____ **FAX #** 2396497342

E-MAIL ADDRESS zlombardo@wpl-legal.com

REQUEST DETAIL

Appeal of Application No. AR/PL- 20210002791
(Please reference the application number that is being appealed)

Attach a statement for the basis of the appeal including any pertinent information, exhibits and other backup information in support of the appeal.

Submit required application fee in the amount of $1,000.00 made payable to the *Board of County Commissioners*.

Attachment: Lombardo-Appeal-Application (24797 : Kapok Tower Appeal)

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

EST. 1971

MARK J. WOODWARD
Board Certified: Real Estate Law and in Condominium & Planned Development Law

ANTHONY P. PIRES, JR.
Board Certified: City, County, and Local Government Law

J. CHRISTOPHER LOMBARDO

ANTHONY J. DIMORA
Licensed in FL and OH

LENORE T. BRAKEFIELD

CRAIG R. WOODWARD
Senior Counsel
Board Certified: Real Estate Law

KENNETH V. MUNDY

ZACHARY W. LOMBARDO

CAMERON G. WOODWARD

ROSS E. SCHULMAN
Licensed in FL and NY

F. SCOTT PAUZAR, III

CHRISTOPHER R. HEFLIN

REPLY TO:

3200 TAMIAMI TRAIL N.
SUITE 200
NAPLES, FL 34103
239-649-6555
239-649-7342 FAX

606 BALD EAGLE DRIVE
SUITE 500
P.O. BOX ONE
MARCO ISLAND, FL 34146
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM

February 28, 2023

By Email

Hon. Andrew Dickman, Esq.
Collier County Hearing Examiner
2800 North Horseshoe Drive
Naples, FL 34104

Subject: PL20230000354 / Reply and Supplement to Appeal of SDP Approval

Mr. Dickman,

The Penners, by and through undersigned counsel, hereby file this reply to the Response to Appeal of SDP Approval filed by the Applicant. The Penners hereby supplement their initial argument with the following:

I. The Applicant Has Not Met the Requirements, the SDP Approval Should Be Reversed

This appeal can be best addressed by two documents: the RF Map prepared by AT&T for the proposed tower and the RF Map prepared by AT&T for the approved "Benton Road Tower", PL20180002327. Applicant failed to include either document in its Response. They are enclosed herein as Exhibits 1 and 2. Exhibit 3 is the approval for the Benton Road Tower.

Both 5.05.09 D. and E. apply to existing and "**approved**" towers. Applicant includes on its inventory map both the Alpert Tower and the Benton Road Tower (numbers 3 and 9). For both, Applicant baldly asserts that they are outside the coverage area, and thus that both cannot be used for colocation or co-siting. This, based on Exhibits 1 and 2, is not the case.

A. The RF Maps show both towers to be **inside** the coverage area.

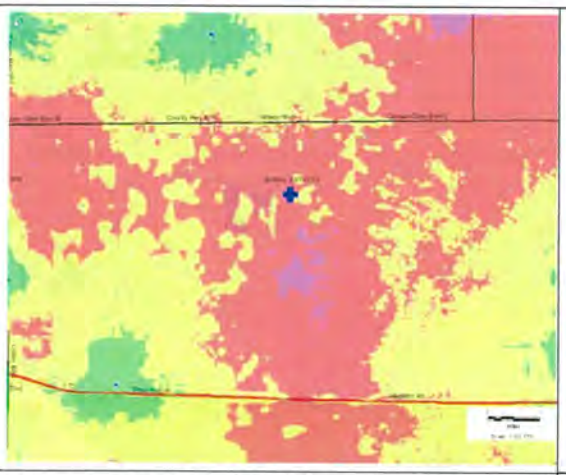
An inventory map does not show whether a tower is inside or outside of a coverage area, instead it is an allegation. The RF Map, however, does. The RF Map is the support for the allegation. The two RF Maps created

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

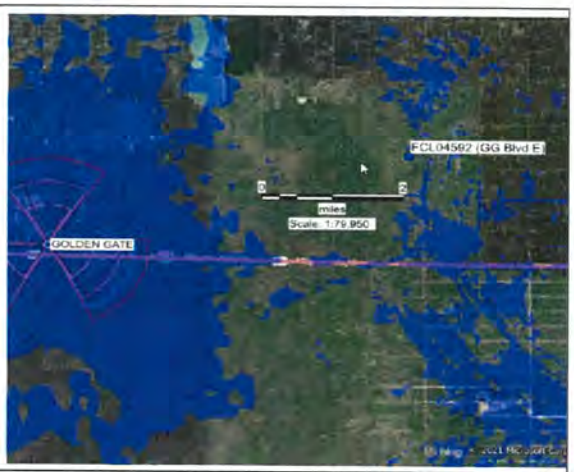
by AT&T and included as part of the company's intent to use both towers, show a coverage hole in the area of the proposed tower. Both maps show that the hole is covered by a tower at that location. The Benton Road Tower, however, is not yet built. Thus, what Applicant appears to be doing is submitting a coverage hole that does currently exist but will be resolved by the construction of the approved Benton Road Tower. The Applicant, however, does not disclose this. Nevertheless, this information is in the most recent objection letter filed by the Penners, enclosed as Exhibit 4 and submitted to the County before the approval of the SDP, and is also in the County files for the approval of the Benton Road Tower. The Applicant in the Response, in the second paragraph of page 3 of the pdf, states that my clients incorrectly assert that the Benton Road tower was not accounted for and then cites to a Comprehensive Inventory Report. This, however, misses the point. As argued herein, where the Benton Road Tower is not accounted for is in the RF Map, not the Inventory and it is the RF Map that establishes the coverage area. Note also that the Alpert Tower, a tower multiple times taller than the proposed tower is in the near vicinity of the Benton Road Tower and thus, by implication would provide the same or similar coverage as the Benton Road Tower.

The Applicant should not be allowed to baldly assert a tower is outside of the coverage area, when previously submitted RF engineering documents **prepared by the same company** show that one, and likely two towers are in the coverage area and address the same lack of coverage.

Here is a side by side of AT&T's analysis of the current coverage hole and how each tower would resolve same.

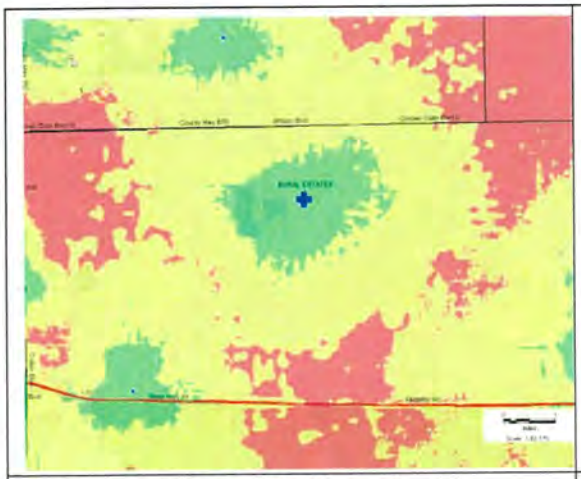


Proposed tower RF Map showing coverage hole



Benton Road Tower RF Map showing same coverage hole

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

	
Proposed tower RF Map showing resolution of coverage hole	Benton Road Tower RF Map showing resolution of substantially similar coverage hole

The above graphics prepared by the same company, AT&T, show that the proposed tower and the approved Benton Road Tower resolve the same coverage hole. What is not shown on the RF Map for the proposed tower is the effect the approved tower at Benton Road will have on the coverage hole. But, what the RF Map from AT&T shows, is that it will have a substantial effect.

This is not to say the Applicant cannot prove this some other way, but based upon what was actually submitted to the County, the Applicant has not shown that either the Benton Road Tower or the Alpert Tower are not available for shared siting or use and thus the SDP approval was issued in error.

Further, as is included in Exhibit 3, on pages 21 and 22 of the pdf, the Benton Road Tower has spots for additional antennas, and, as is clear from the RF Map from AT&T, AT&T "intend[s] to enter a long-term agreement and place equipment at the 200' elevation on your planned multi-carrier cell tower". It is worth noting that on the RF Map for the proposed tower, it is stated there is another tower in the area, but that tower is below the 200-foot minimum height. This is clearly not the Benton Road Tower, which is 220 feet; It is likely the tower identified as tower 1, which is less than a half mile from the proposed tower. This tower is less than 200 feet in height and does not appear to meet AT&T standards.

The height of the Benton Road Tower, then, is a red herring belied by AT&T's own RF Maps, which make it clear 200 feet is all that is required, and that AT&T intends to use the Benton Road Tower.

Therefore, as is clear from the RF Maps, the Applicant has not shown it has complied with sections 5.05.09.D. and E. because its allegations that the Benton Road Tower and the Alpert Tower are outside of the coverage area are not supported by the record.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

II. The Penners have Standing.

The County Attorney's office has previously taken the position that an "aggrieved" person under this section is anyone that the Courts would grant "standing" to in a land use matter. The Florida Supreme Court has long recognized that standing requires showing that one will suffer special damages that differ in kind, rather than degree, from others in the community. *Renard v. Dade County*, 261 So.2d 832, 837 (Fla. 1972).

"In determining the sufficiency of the parties' interest to give standing, factors such as the proximity of his property to the property to be zoned or rezoned, the character of the neighborhood, including the existence of common restrictive covenants and set-back requirements, and the type of change proposed are considerations." *Renard v. Dade Cty.*, 261 So. 2d 832, 837 (Fla. 1972).

A similar case in which standing has been found includes:

Carroll v. W. Palm Beach, 276 So. 2d 491 (Fla. 4th DCA 1973), in which a property owner near a power line installed, as alleged by the property owner, in violation of zoning requirements, was found to have standing because the property owner alleged the power lines were "hazardous, dangerous, unsightly, and entirely out of character with the residential district in which they were being placed, and which severely impaired the appearance, utilization, function, character and value of the land area, including plaintiff's property." *Carroll*, 276 So. 2d at 492.

Here, the Penners, as property owners in the immediate vicinity of the proposed tower are specially damaged. And they are damaged in a way similar to the Carroll case. The proposed communications tower is hazardous, dangerous, and unsightly.

The Supplemental Standards for Communications Towers acknowledges the impact of towers on the community in its statement of intent, which states:

> Purpose and intent. This section applies to specified communication towers that support any antenna designed to receive or transmit electromagnetic energy, such as, but not limited to, telephone, television, radio, or microwave transmissions. This section sets standards for construction and facilities siting; and ***is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening***; to avoid potential damage to adjacent properties from tower failure; ***to maximize the use of specified new communication towers and, thereby, to minimize the need to construct***

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

> ***new towers; to maximize the shared use of specified tower sites to minimize the need for additional tower sites***; to lessen impacts new ground mounted towers could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

This appeal concerns the application of the Supplemental Standards for Communications Towers. The Penners purchased their property in reliance on the Supplemental Standards for Communications Towers, and, like any property owner and resident of the County, are entitled to rely upon the enforcement of the County's Land Development Code. The proposed tower will adversely visually impact the Penners. Further, the proposed tower will result in an unnecessary proliferation of towers in the area specifically because, as argued, shared use and siting should have been applied. This proliferation of towers will reduce the value of the Penner property and, in and of itself is hazardous and unsightly.

Whether the property is vacant is irrelevant because the property can be developed.

III. Conclusion

Because the Applicant did not meet the standard for approval, the SDP approval should be reversed.

Additionally, enclosed as Exhibit 5 are letters from adjacent and nearby property owners who also have standing and object to the entry of approval of the SDP.

Sincerely,

/s/ Zachary W. Lombardo

Zachary W. Lombardo, Esq.

Cc: Client

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

3.A.j
EXHIBIT
1

Collier County,

August 3, 2022

RE: Letter in support of need for new AT&T site at or near the location of the proposed Cityswitch tower build (AT&T site name “Rural Estates”) in Collier County, FL.

Summary

AT&T has an existing and ongoing need for a new facility in the vicinity of the proposed Cityswitch tower build to improve coverage, capacity and service experience for our customers in the vicinity. The required improvements to coverage and service quality cannot be accomplished through modifications to AT&Ts existing sites. The proposed tower height of 250’ would place AT&T’s antennas at the optimal height to close a service gap caused by a lack of towers in the area. AT&T is aware of another tower being proposed in the vicinity, but the available height on that tower is below the minimum 200’ height needed to serve the target area and significantly below the optimal 250’ height.

To summarize, if the proposed Cityswitch tower were built, AT&T would consider this tower the optimal candidate for a currently funded wireless site and would move forward with colocation.

The following pages contain radio frequency coverage plots showing the existing coverage as well as predicted coverage for the AT&T network with antennas installed at the 245’ elevation.

Sincerely,

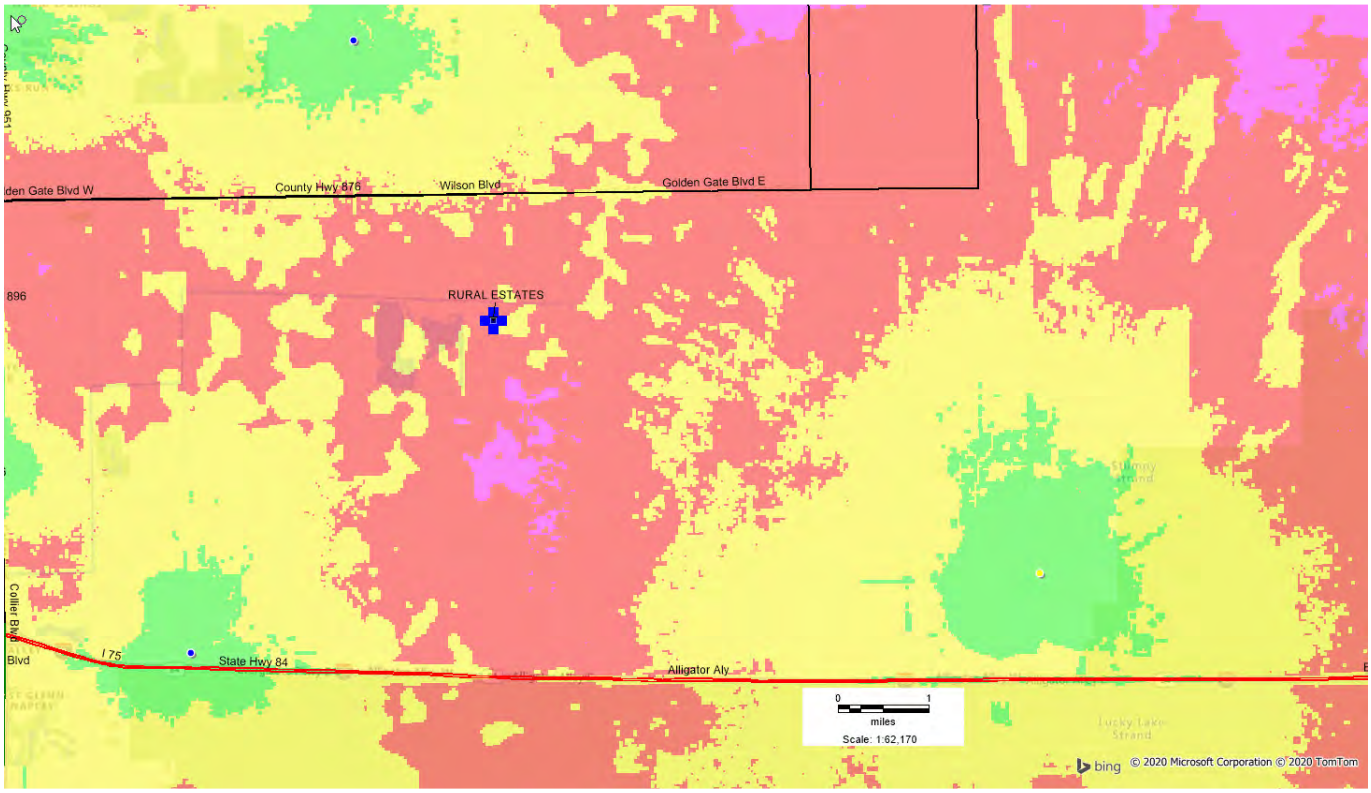
Maiko Llanes
RF Design Engineer
AT&T Mobility

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Existing coverage without proposed site:

Green = good outdoor and indoor service
Yellow = useable outdoor, marginal indoor service
Red = marginal outdoor, poor to no indoor service
Magenta – no indoor, poor to no outdoor service



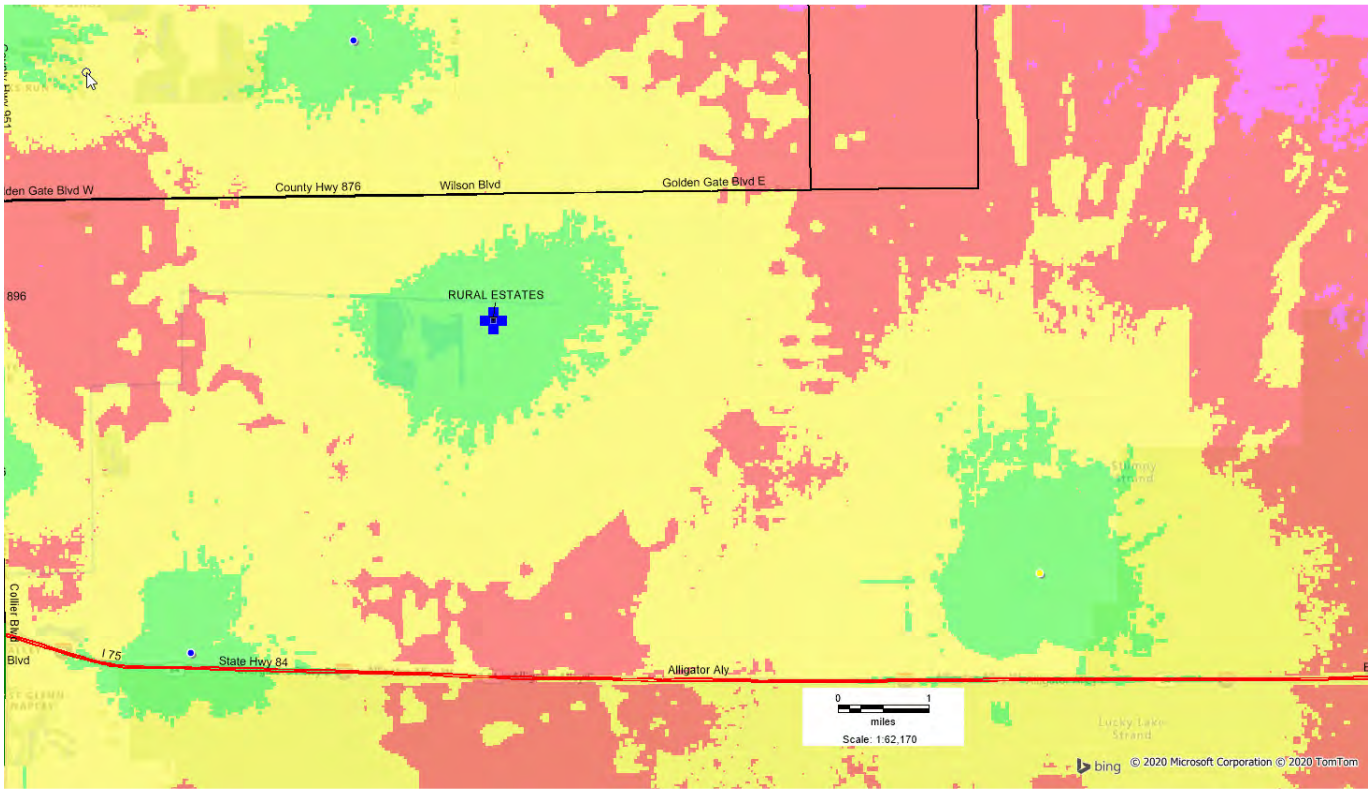
As can be seen in the map above, there is currently a large coverage gap in the vicinity of the proposed Cityswitch tower spanning from Golden Gate Blvd south to I-75.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Predicted coverage with antennas at 245’ elevation on proposed site:

Green = good outdoor and indoor service
Yellow = useable outdoor, marginal indoor service
Red = marginal outdoor, poor to no indoor service
Magenta – no indoor, poor to no outdoor service



On this map, the coverage improvement from the proposed site is shown. It is expected to provide significant improvements in both outdoor and in-building service as well as higher data speeds throughout the coverage area by offloading the surrounding sites.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

February 18, 2021

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

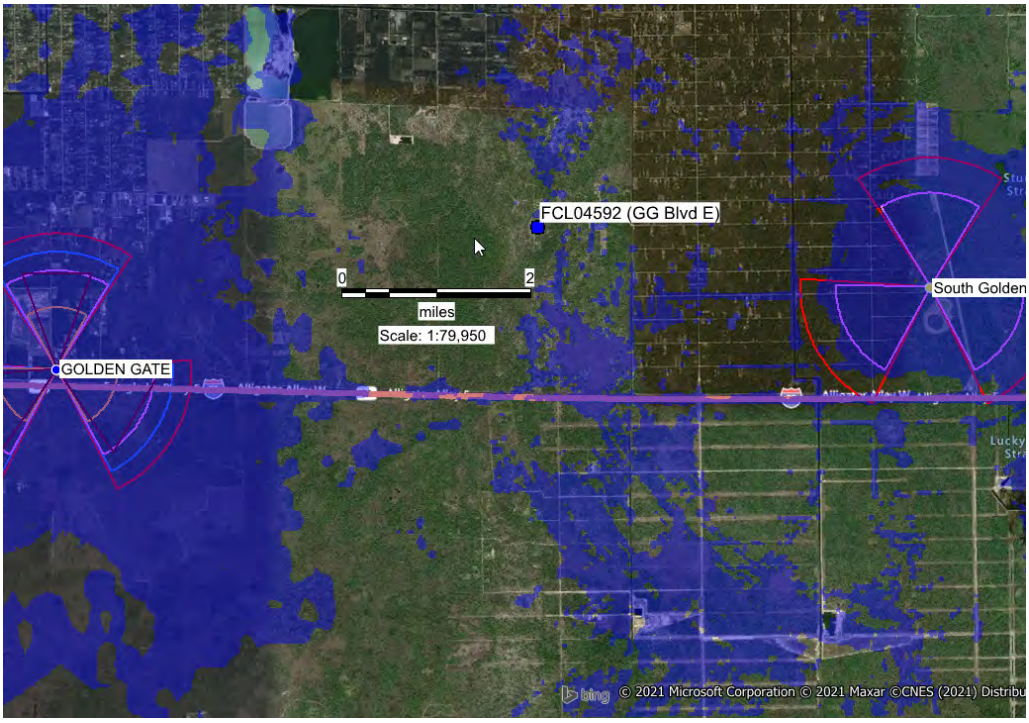
Vincent Casiero
Senior Vice President,
Development
Diamond Communications
820 Morris Turnpike, Suite 104
Short Hills, NJ 07078

Re: Letter of intent to collocate on your planned cell tower development site FL114 (AT&T site FCL04592, GG Blvd E), located at 26.17939 / -80.57139 in Collier County.

Sir:

This letter of intent is provided as evidence that AT&T Mobility is in support of your effort to secure zoning approval and building permit for a new cell tower in Collier County. That we intend to enter a long-term agreement and place equipment at the 200' elevation on your planned multi-carrier cell tower, to serve our customers operating on both AT&T Mobility and FirstNet networks.

The following RF coverage prediction plots are provided as a general depiction of the need for coverage/service improvement and resulting coverage/service improvement the tower location will provide.

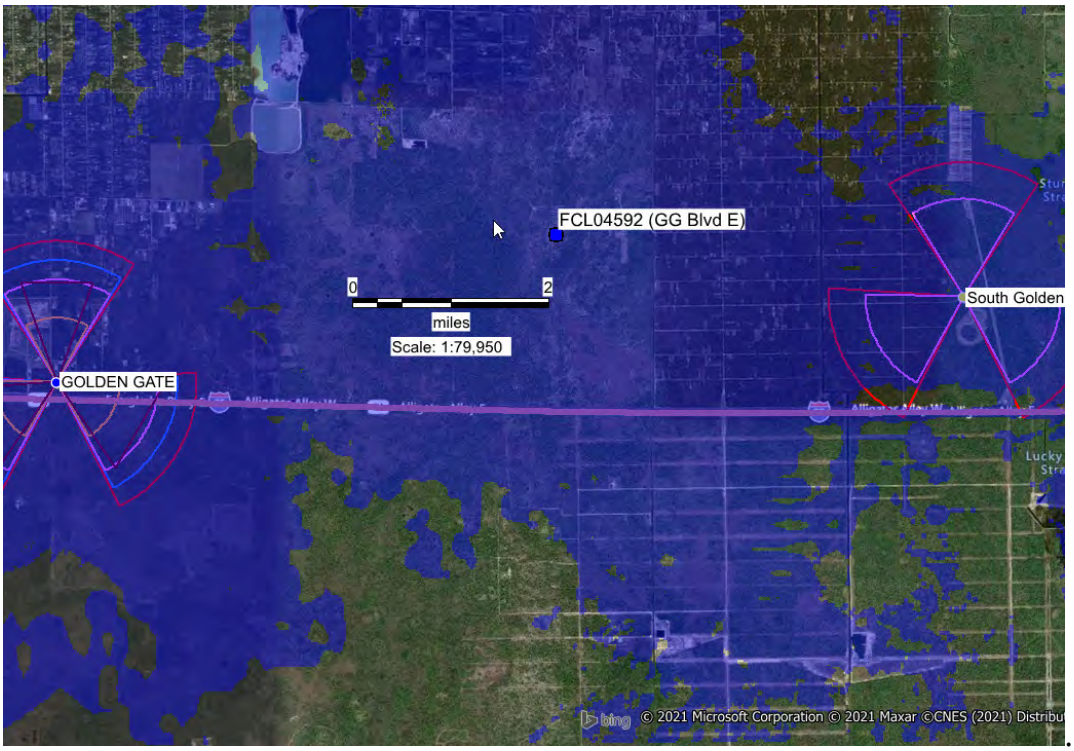


Plot 1: Existing AT&T Mobility cellular network coverage prediction

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

February 18, 2021

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322



Plot 2: AT&T Mobility cellular network coverage prediction, with planned Diamond site FL114 (AT&T site FCL04592, GG Blvd E)

We look forward to supporting you as needed and in deploying a site as soon as possible, for the benefit of AT&T's Mobility and FirstNet customers needing to operate in the area.

Sincerely,

George Brosseau
Principal RF Engineer
AT&T Mobility – Florida
(561) 312-3000

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

EXHIBIT 3

RESOLUTION NO. 2022- 30

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA PROVIDING FOR THE ESTABLISHMENT OF A CONDITIONAL USE TO ALLOW A COMMUNICATIONS TOWER ON LANDS ZONED RURAL AGRICULTURAL (A) WITHIN THE MOBILE HOME OVERLAY (MHO) AND DESIGNATED RURAL FRINGE MIXED USE-SENDING LANDS WITHIN THE NATURAL RESOURCE PROTECTION AREA OVERLAY AND NORTH BELLE MEADE OVERLAY IN THE COLLIER COUNTY GROWTH MANAGEMENT PLAN PURSUANT TO SECTIONS 2.01.03.G.4.a AND 2.03.08.A.4.a(3)(a) OF THE COLLIER COUNTY LAND DEVELOPMENT CODE ON .95± ACRES OF A 5.0+/- ACRE TRACT LOCATED ON THE EAST SIDE OF THE NORTH-SOUTH EXTENSION OF BENTON ROAD, IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA. (PL20180002327)

WHEREAS, the Legislature of the State of Florida in Chapter 67–1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 2004-41, as amended) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Board of Zoning Appeals (Board), being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code on the property hereinafter described, and the Collier County Planning Commission has made findings that the granting of the Conditional Use will not adversely affect the public interest and the specific requirements governing the Conditional Use have been met and that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Subsection 10.08.00.D. of the Land Development Code; and

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WHEREAS, all interested parties have been given opportunity to be heard by this Board in a public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA that:

Petition Number PL20180002327 filed by Capital Telecon Holdings, LLC, with respect to the property hereinafter described in Exhibit A, be and the same is hereby approved for a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to Sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code, in accordance with the Conceptual Site Plan described in Exhibit B, and subject to the conditions in Exhibit C. Exhibits A, B, and C are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second, and super-majority vote, this 8th day of February, 2022.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: Attest as to Chairman's signature only. Deputy Clerk

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

By: _____
William L. McDaniel, Jr. Chairman

Approved as to form and legality:

HFAC 1-5-22
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A - Legal Description
Exhibit B - Conceptual Site Plan
Exhibit C - Conditions of Approval

[19-CPS-01858/1690499/1]241
Capital Naples Park CT / PL20180002327
1/4/22

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

ENGINEERING GROUP, INC.

Exhibit A

Site Name: **Naples Park Relo**

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
A lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,658.90 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the

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ENGINEERING GROUP, INC.

POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,538.51 square feet (0.21 acres) of land more or less..

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;

thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,254.93 square feet, (0.31 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)

An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence

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S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.60 square feet, (0.1344 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence S 00°20'55" W a distance of 20.00 feet to a point; Thence N 90°00'00" W a distance of 65.15 feet to a point; Thence N 00°00'00" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 1,304.19 square feet (0.0299 acres) of land more or less.

DRAINAGE EASEMENT "B": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to a point; Thence S 88°02'48" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 485.25 feet to a point; Thence N 90°00'00" W a distance of 45.06 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 10,212.21 square feet, (0.2344 acres) of land more or less.

DRAINAGE EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West

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ENGINEERING GROUP, INC.

line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to the POINT OF BEGINNING; Thence N 00°43'54" E a distance of 662.96 feet to a point; Thence S 89°16'06" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 663.39 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,263.53 square feet, (0.3045 acres) of land more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny Flaskamp

Digitally signed by Johnny Flaskamp
Date: 2022.03.18 12:06:34 -04'00'

Johnny L. Flaskamp
Florida License No. 0006601

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

CAPITAL TELECOM

BENTON ROAD RELO (NAPLES PARK)

Exhibit B

(CU PL20180002327)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

PROPOSED 220' SELF SUPPORT COMMUNICATION TOWER WITH SUPPORT FACILITIES

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS
1	01/04/21	REVISED PER COMMENTS
2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

LOCAL MAP

VICINITY MAP

DRIVING DIRECTIONS

FROM COLLIER COUNTY, HEAD SOUTHEAST ON JANES MEMORIAL SCENIC DRIVE TOWARD E MAIN TRAM (GATE 12) TRAIL. CONTINUE ON FL-29 N. TAKE OIL WELL RD TO EVERGLADES BLVD S. CONTINUE ON EVERGLADES BLVD S. DRIVE TO BENTON ROAD. SITE IS LOCATED ON THE LEFT HAND SIDE OF THE ROAD.

PROPERTY SUMMARY

PARCEL #:	32634720009 32634600006 32634640008
LATITUDE:	26° 10' 45.836" N
LONGITUDE:	81° 34' 16.987" W
ZONING JURISDICTION:	COLLIER COUNTY
ZONING CLASSIFICATION:	4 AG-MHO-RFMUO-NRPA-NBMO

DESIGN CRITERIA

DESIGN WIND SPEED:	159 MPH (ULTIMATE, 3-SECOND GUST) 123 MPH (NOMINAL, 3-SECOND GUST)
IMPORTANCE FACTOR:	1.0
EXPOSURE:	C
RISK CATEGORY:	II
OPEN STRUCTURE	

APPLICABLE CODES

THE CONTRACTOR WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) OVER THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: FLORIDA BUILDING CODE (FBC) 7TH EDITION (2020).

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70

NATIONAL ELECTRICAL CODE: 2014 EDITION.

MECHANICAL CODE: MECHANICAL CODE, 7TH EDITION.

FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION.

LIGHTNING SAFETY CODE: NFPA-101-2018

THE CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS. AMERICAN CONCRETE INSTITUTE (ACI) 318-08, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD 13th EDITION, TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM, IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS, TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS, ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION.

PROJECT INFORMATION

1. CONTRACTOR'S SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY 2 4 DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. 2 THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE 3 TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
3. 4 CAPITAL TELECOM CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY EMPLOYEES OF CAPITAL TELECOM AND ITS CUSTOMERS AND THAT THE WORK. ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY 2 3 SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. 2 CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
8. THE SCOPE OF CAPITAL'S WORK IS LIMITED TO THE TOWER, COMPOUND, DRIVEWAY, UTILITY AND TELCO SERVICE SUPPLIES, AND COLLIER COUNTY EMERGENCY SERVICES' ANTENNAS AND CABINET. ALL SHELTERS SHALL BE EQUIPPED WITH INDEPENDENT FIRE SUPPRESSION SYSTEMS AS THEY ARE INSTALLED. EACH TENANT SHALL PROVIDE INFORMATION ON THEIR SHELTER'S FIRE SUPPRESSION SYSTEM WHEN THEY APPLY FOR A BUILDING PERMIT TO ADD THEIR SHELTER AND 2 4 ANTENNAS TO THE TOWER.

CONTACTS

APPLICANT
CAPITAL TELECOM
1500 MT. KEMBLE AVE.
MORRISTOWN, NJ 07960

PROPERTY OWNER CONTACT:
LANDLORD: TAFARA LODGE LLC
ADDRESS: 3585 41ST AVENUE NE
CITY, STATE, ZIP: NAPLES, FLORIDA 34120

FPL DISTRIBUTION ENGINEER
MANNAT KHANNA 239-315-9181 4

SMW ENGINEERING GROUP INC. SURVEYOR MANAGER
JOHNNY FLASKAMP, PSM 207-212-7891

SMW ENGINEERING GROUP INC. PROJECT MANAGER
CURTIS OCHOVA 813-610-5737

AGENT OF RECORD
MATTANIAH S. JAHN, ESQ. 727-773-2221
800 TARPON WOODS BLVD. SUITE E-1
PALM HARBOR, FL 34685

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	REV. NO.
T1	TITLE SHEET	4
G1	GENERAL NOTES (1 OF 2)	0
G2	GENERAL NOTES (2 OF 2)	2
A1	AERIAL EXHIBIT	2
C1	SETBACK DETAIL	2
C2	PROPOSED COMPOUND PLAN	2
C3	TOWER ELEVATION	0
C4	WALL DETAILS	0
C5	SILT FENCE/ACCESS DRIVE DETAIL	0
L1	LANDSCAPE PLAN	0
W1	WELL FIELD OVERLAY MAP	0
P1	PRESERVE MANAGEMENT PLAN	0
2 E1	BENTON ROAD EXHIBIT	0
S1	SURVEY (1 OF 3)	0
S2	SURVEY (2 OF 3)	0
S3	SURVEY (3 OF 3)	0

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
12979 NORTH TELECOM PARKWAY
TAMPA, FL 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 28767

CAPITAL TELECOM
1500 MT. KEMBLE AVE. SUITE 203
MORRISTOWN, NJ 07960
(973) 425-0606

JEREMY SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELO
2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TITLE SHEET

SHEET NUMBER
T1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

   OWNER – CAPITAL TELECOM
   ENGINEER – SMW ENGINEERING GROUP INC.
   CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

3. A 20-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.

4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.

5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.

6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.

8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.

10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.

11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.

14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LIEN RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

16. ABANDONMENT NOTE: ANY TOWER THAT IS NOT OCCUPIED BY A FUNCTIONING ANTENNA FOR A CONTINUOUS PERIOD OF 12 MONTHS AND HAS NO APPLICATION OR LEASE AGREEMENT TO PLACE AN ANTENNA ON THE POWER BEING ACTIVELY PURSUED SHALL BE CONSIDERED ABANDONED, AND THE OWNER OF SUCH TOWER SHALL REMOVE SAME WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE WASHINGTON COUNTY DEVELOPMENT ADMINISTRATOR OR DESIGNEE THAT THE TOWER HAS BEEN DETERMINED TO BE ABANDONED. IF SUCH TOWER IS NOT REMOVED WITHIN SAID 90 DAYS, WASHINGTON COUNTY MAY HAVE THE TOWER REMOVED AT THE OWNER'S EXPENSE. APPEALS OF THE COUNTY DEVELOPMENT ADMINISTRATOR'S DETERMINATION OF ABANDONMENT SHALL BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS AND THE APPEAL TOLLS THE DEADLINE FOR REMOVAL.

17. ALL NEW METAL TOWERS, INCLUDING ROOFTOP TOWERS, EXCEPT AMATEUR RADIO TOWERS, SHALL COMPLY WITH THE STANDARDS OF THE THEN LATEST EDITION PUBLISHED BY THE ELECTRIC INDUSTRIES ASSOCIATION (CURRENTLY EIA/TIA 222-E) OR THE PUBLICATION'S SUCCESSOR FUNCTIONAL EQUIVALENT, UNLESS AMENDED FOR LOCAL APPLICATION BY RESOLUTION OF THE BCC. EACH NEW AMATEUR RADIO TOWER WITH A HEIGHT OF SEVENTY-FIVE (75) FEET OR LESS SHALL REQUIRE A BUILDING PERMIT SPECIFYING THE EXACT HEIGHT AND LOCATION OF THE TOWER EXCLUSIVE OF ANTENNAS. EACH NEW GROUND-MOUNTED DISH TYPE ANTENNA THAT DOES NOT EXCEED A HEIGHT OF TWENTY (20) FEET SHALL REQUIRE A BUILDING PERMIT.

18. NO COMMUNICATION TOWER SHALL BE LOCATED ON ANY LAND OR WATER IF SUCH LOCATION THEREON CREATES, OR HAS THE POTENTIAL TO CREATE, HARM TO THE SITE AS A SOURCE OF BIOLOGICAL PRODUCTIVITY, AS INDISPENSABLE COMPONENTS OF VARIOUS HYDROLOGIC REGIMENS, OR AS IRREPLACEABLE AND CRITICAL HABITAT FOR NATIVE SPECIES OF FLORA OR FAUNA.

19. THE TOWER WILL BE NORMALLY SERVICED BY ONE (1) VISIT PER CARRIER PER MONTH.

GENERAL NOTES | 1

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.

3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.

4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.

6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.

7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.

11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

SITE WORK NOTES | 2

1. MATERIAL:
   A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL".
   B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   C. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   F. ALL NON_STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.

3. WELDING:
   A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
   B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
   C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.

4. ALL BOLTS SHALL BE GALVANIZED 3/4" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.

5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.

6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.

7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.

8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN $\frac{1}{16}$ INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.

10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.

11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.

12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

STRUCTURAL STEEL NOTES | 3

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PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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BENTON ROAD RELO
2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES
(1 OF 2)

SHEET NUMBER
G1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

1. ALL OWNERS OF APPROVED TOWERS ARE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR ANY DAMAGE CAUSED TO OFF-SITE PROPERTY AS A RESULT OF A COLLAPSE OF ANY TOWER OWNED BY THEM.

LIABILITY 1

1. TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE RED BEACON OR DUAL MODE LIGHTS, UNLESS EXEMPTED, IN WRITING, BY THE COLLIER COUNTY MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION ("FAA") TECHNICAL STANDARDS. NO OTHER TOWERS OR ANTENNAS SHALL BE ARTIFICIALLY LIGHTED, EXCEPT AS REQUIRED BY THE FAA, THE FEDERAL COMMUNICATIONS COMMISSION, OR OTHER APPLICABLE LAWS, ORDINANCES, OR REGULATIONS. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.
2. NEW TOWERS EXCEEDING 199 FEE. EACH NEW TOWER THAT WILL HAVE A HEIGHT IN EXCESS OF ONE HUNDRED AND NINETY-NINE (199) FEET ABOVE GROUND, EXCLUSIVE OF ANTENNAS, AND SUCH TOWER SHALL BE LIGHTED NO MORE THAN IS OTHERWISE REQUIRED BY STATE AND OR FEDERAL LAW, RULE, OR REGULATION. UNLESS OTHERWISE THEN REQUIRED BY LAW, RULE OR REGULATION, ONLY WHITE STROBE LIGHTS SHALL BE USED AT NIGHT, UNLESS OTHERWISE REQUIRED BY THE FAA, IN WHICH CASE RED STROBE-TYPE LIGHTS SHALL BE USED. SUCH LIGHTS SHALL NOT EXCEED THE MINIMUM NUMBER, MINIMUM INTENSITY. AND MINIMUM LIGHT FLASHES PER INTERVAL OF TIME (REQUIRING THE LONGEST ALLOWABLE DURATION BETWEEN LIGHT FLASHES) REQUIRED BY STATE OR FEDERAL LAW, RULE, OR REGULATION. SOLID RED (OR PULSATING RED) WARNING LIGHTS SHALL NOT BE USED AT NIGHT.

TOWER LIGHTING 2

1. EFFECTIVE JANUARY 1, 1992, ALL GUYED TOWERS, INCLUDING OLD TOWERS, EXCEEDING 185 FEET IN HEIGHT SHALL BE INSPECTED EVERY TWO (2) YEARS. SUCH SELF-SUPPORTING TOWERS SHALL BE INSPECTED EVERY FOUR (4) YEARS. EACH INSPECTION SHALL BE BY A QUALIFIED PROFESSIONAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL INSPECTOR, AND ANY INSPECTOR-RECOMMENDED REPAIRS AND/OR MAINTENANCE SHOULD BE COMPLETED WITHOUT UNNECESSARY DELAY. AT A MINIMUM, EACH INSPECTION SHALL INCLUDE THE FOLLOWING:
   - A. TOWER STRUCTURE: INCLUDING BOLTS, LOOSE OR DAMAGED MEMBERS, AND SIGNS OF UNUSUAL STRESS OR VIBRATION.
   - B. GUY WIRES AND FITTINGS: CHECK FOR AGE, STRENGTH, RUST, WEAR, GENERAL CONDITION, AND ANY OTHER SIGNS OF POSSIBLE FAILURE.
   - C. GUY ANCHORS AND FOUNDATIONS: ASSESS FOR CRACKS IN CONCRETE, SIGNS OF CORROSION, EROSION, MOVEMENT, SECURE HARDWARE, AND GENERAL SITE CONDITION.
   - D. CONDITION OF ANTENNAS, TRANSMISSION LINES, LIGHTING, PAINTING, INSULATORS, FENCING, GROUNDING, AND ELEVATOR, IF ANY.
   - E. FOR GUYED TOWERS: TOWER VERTICAL ALIGNMENT AND GUY WIRE TENSION (BOTH REQUIRED TENSION AND PRESENT TENSION).
2. A COPY OF EACH INSPECTION REPORT SHALL BE FILED WITH THE COUNTY MANAGER NOT LATER THAN DECEMBER 1 OF THE RESPECTIVE INSPECTION YEAR. IF THE REPORT RECOMMENDS THAT REPAIRS OR MAINTENANCE ARE REQUIRED, A LETTER SHALL BE SUBMITTED TO THE COUNTY MANAGER TO VERIFY THAT SUCH REPAIRS AND/OR MAINTENANCE HAVE BEEN COMPLETED. THE COUNTY SHALL HAVE NO RESPONSIBILITY UNDER THIS SECTION REGARDING SUCH REPAIRS AND/OR MAINTENANCE.

INSPECTION 3

1. ANY TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE. IF A TOWER IS NOT REMOVED WITHIN THREE (3) MONTHS AFTER ONE (1) YEAR OF SUCH VOLUNTARY NON-USE, THE COUNTY MAY OBTAIN AUTHORIZATION, FROM A COURT OF COMPETENT JURISDICTION, TO REMOVE THE TOWER AND ACCESSORY ITEMS, AND, AFTER REMOVAL, SHALL PLACE A LIEN ON THE SUBJECT PROPERTY FOR ALL DIRECT AND INDIRECT COSTS INCURRED IN DISMANTLING AND DISPOSAL OF THE TOWER AND ACCESSORY ITEMS, PLUS COURT COSTS AND ATTORNEY'S FEES.

ABANDONMENT 4

1. ALL EXISTING AND PROPOSED GROUND MOUNTED AND ROOFTOP TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE A SOLID RED BEACON OR DUAL MODE LIGHTS UNLESS EXEMPTED IN WRITING BY THE COLLIER MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION (FAA) TECHNICAL STANDARDS. THE TOTAL STRUCTURE HEIGHT SHALL INCLUDE ALL APPENDAGES AND ATTACHMENTS, SUCH AS ANTENNAS, LIGHTS, LIGHTENING RODS, OR ANY OTHER ACCESSORY DEVICE THAT WOULD EXTEND THE HEIGHT OF THE TOWER. ALL EXISTING TOWERS SHALL HAVE SIX MONTHS (180 DAYS) FROM JUNE 16, 2005, TO COMPLY WITH THE REQUIREMENT. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.

⚠2

PRESERVE SIGNAGE 5

1. TEMPORARY SIGNS IDENTIFYING ANY PRESERVES SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
2. PROTECTIVE BARRIERS WILL BE INSTALLED AT THE PERIMETER OF PRESERVED VEGETATION AT THE COMMENCEMENT OF ANY SITE IMPROVEMENTS AND WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. PROTECTIVE BARRIERS WILL BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT. AL PROTECTIVE BARRIER SUPPORT STAKES SHALL BE NO MORE THAN 10' APART.

MOSQUITO CONTROL DISTRICT 6

REV	DATE	DESCRIPTIO
0	12/02/20	FINAL PLANS F
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PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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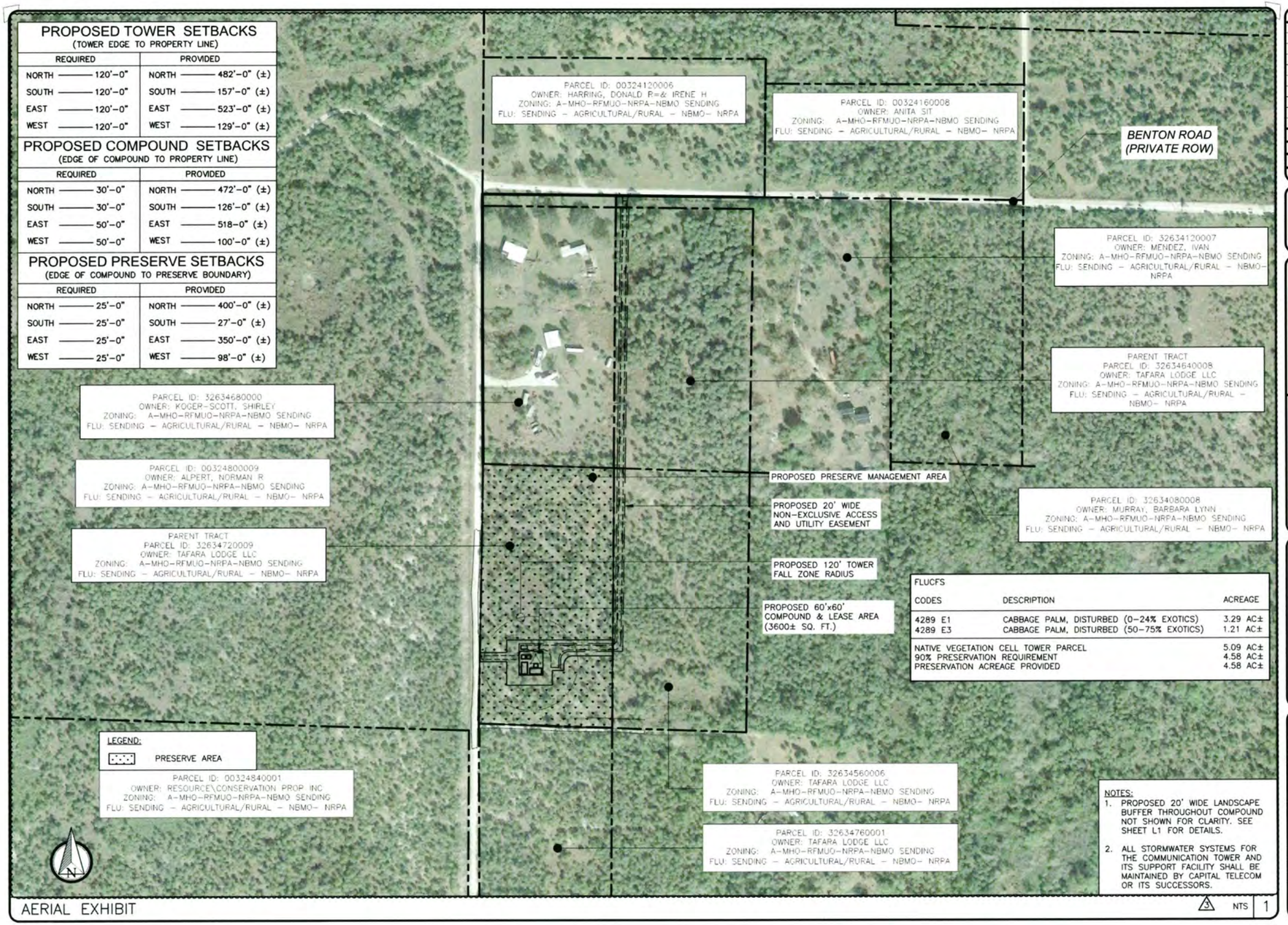
BENTON ROAD RELO
⚠2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES
(2 OF 2)

SHEET NUMBER

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



AERIAL EXHIBIT

3 NTS 1

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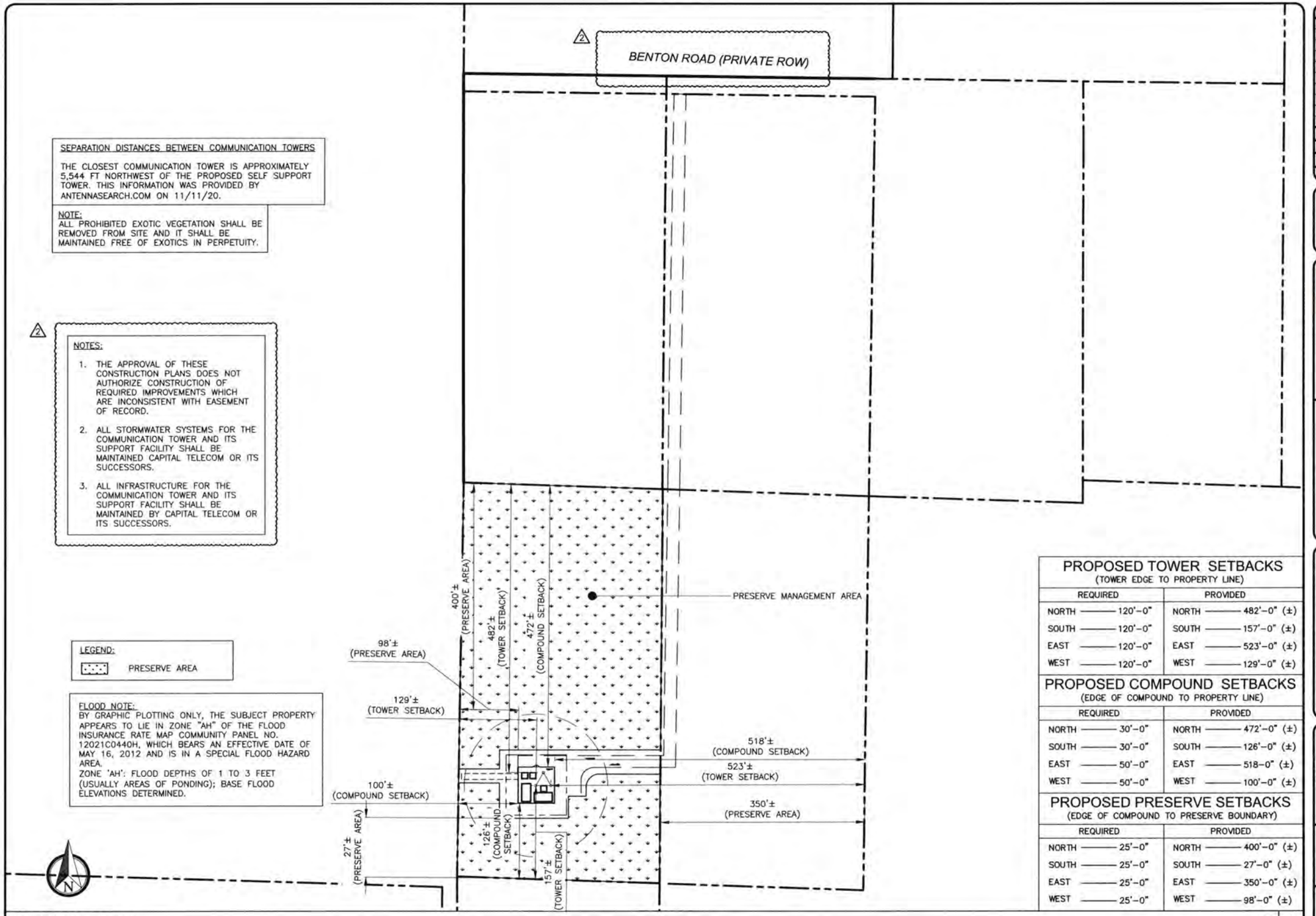

SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS

THE CLOSEST COMMUNICATION TOWER IS APPROXIMATELY 5,544 FT NORTHWEST OF THE PROPOSED SELF SUPPORT TOWER. THIS INFORMATION WAS PROVIDED BY ANTENNASEARCH.COM ON 11/11/20.

NOTE:
ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

△2 NOTES:

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
2. ALL STORMWATER SYSTEMS FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED CAPITAL TELECOM OR ITS SUCCESSORS.
3. ALL INFRASTRUCTURE FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED BY CAPITAL TELECOM OR ITS SUCCESSORS.

LEGEND:
PRESERVE AREA

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0440H, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2012 AND IS IN A SPECIAL FLOOD HAZARD AREA.
ZONE 'AH': FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

PROPOSED TOWER SETBACKS
(TOWER EDGE TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	120'-0"	NORTH	482'-0" (±)
SOUTH	120'-0"	SOUTH	157'-0" (±)
EAST	120'-0"	EAST	523'-0" (±)
WEST	120'-0"	WEST	129'-0" (±)

PROPOSED COMPOUND SETBACKS
(EDGE OF COMPOUND TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	30'-0"	NORTH	472'-0" (±)
SOUTH	30'-0"	SOUTH	126'-0" (±)
EAST	50'-0"	EAST	518'-0" (±)
WEST	50'-0"	WEST	100'-0" (±)

PROPOSED PRESERVE SETBACKS
(EDGE OF COMPOUND TO PRESERVE BOUNDARY)

REQUIRED		PROVIDED	
NORTH	25'-0"	NORTH	400'-0" (±)
SOUTH	25'-0"	SOUTH	27'-0" (±)
EAST	25'-0"	EAST	350'-0" (±)
WEST	25'-0"	WEST	98'-0" (±)

SETBACK DETAIL

NTS | 1

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SHEET NAME
SETBACK DETAIL

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C-1

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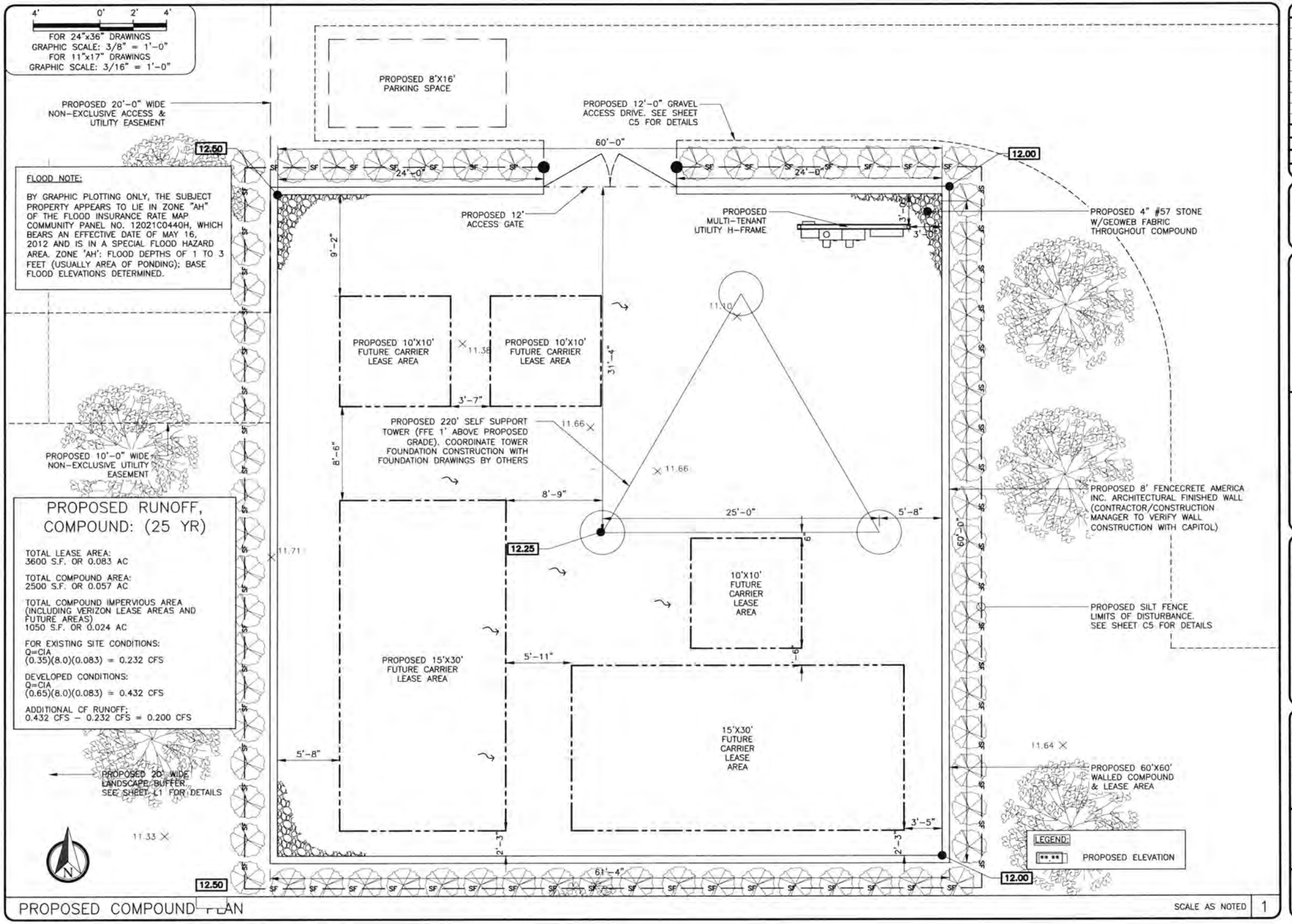

PROPOSED COMPOUND PLAN

SCALE AS NOTED | 1

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2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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12979 NORTH TELECOM PARKWAY
TAMPA, FL 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 28767

CAPITAL TELECOM
1500 MT. KEMBLE AVE. SUITE 203
MORRISTOWN, NJ 07960
(973) 425-0606

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JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELO
2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

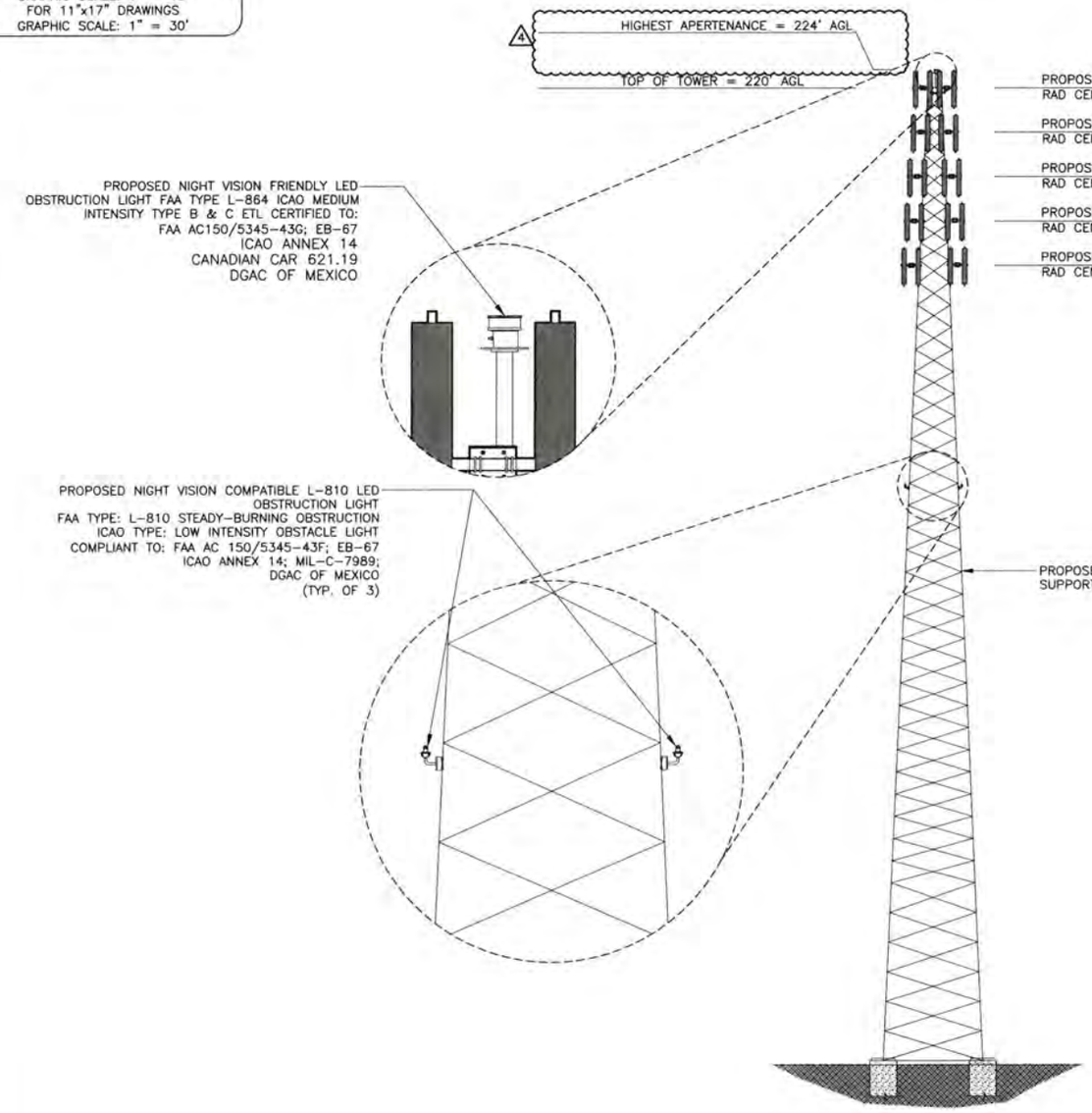
SHEET NAME
PROPOSED COMPOUND PLAN

SHEET NUMBER
C2

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

30' 0' 15' 30'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 15'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 30'



NOTE:
COORDINATE ANCHOR FOUNDATIONS WITH TOWER DRAWINGS BY OTHERS.

NOTE:

STRUCTURE IS TO BE MARKED/LIGHTED IN ACCORDANCE WITH FAA ADVISORY CIRCULAR 70/7460-1K CHANGE 2, OBSTUCTION MARKING AND LIGHTING, RED LIGHTS - CHAPTERS 4,5 (RED) & 12.

TOWER ELEVATION

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS
1	01/04/21	REVISED PER COMMENTS
2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
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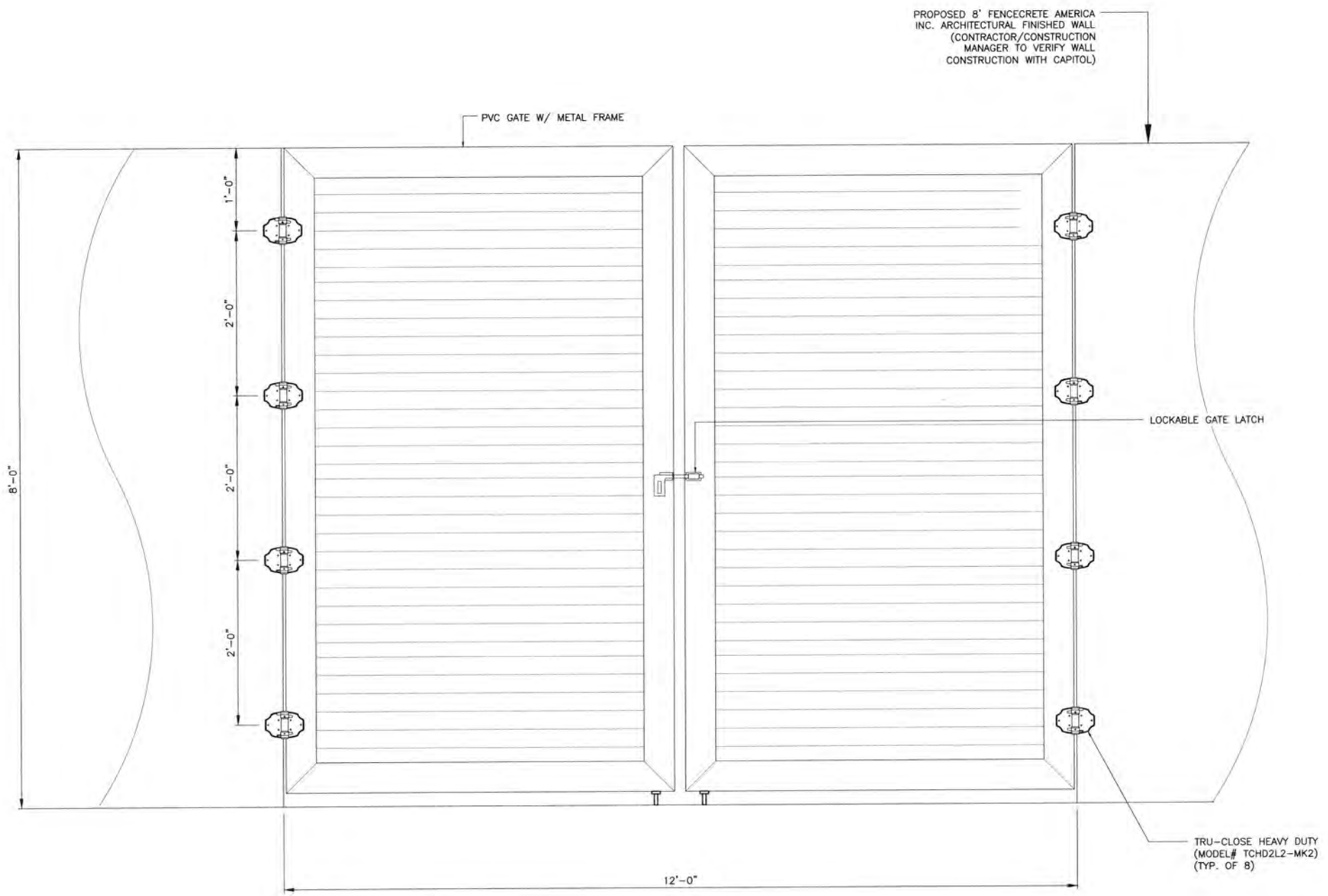
2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TOWER ELEVATION

SHEET NUMBER
C3

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



PVC GATE DETAIL

NTS | 1

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS
1	01/04/21	REVISED PER CO
2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
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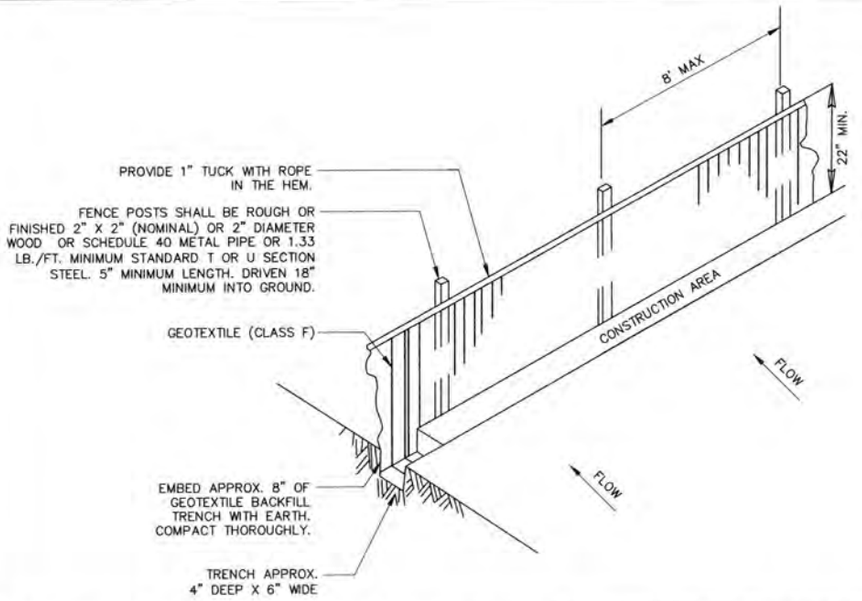
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
WALL DETAILS

SHEET NUMBER
C4

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

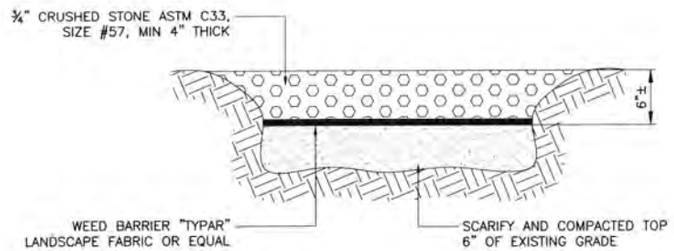


1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY WIRE TIES OR HOG RINGS. (3 FASTENERS PER POST)
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' MINIMUM.
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF ACRE OR MORE.
4. ALL SILT FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

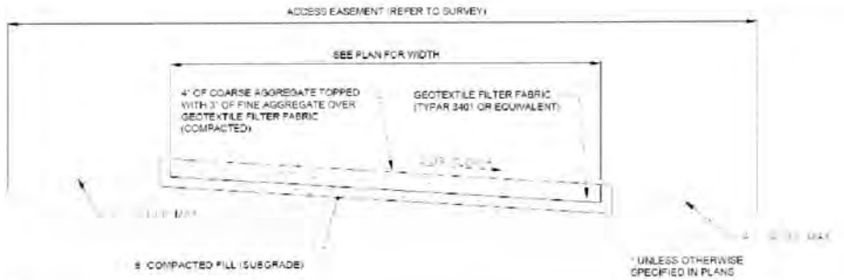
EROSION CONTROL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES REGARDING PREVENTION OF ANY OFF-SITE RUNOFF. EROSION/SEDIMENTATION BARRIERS SHALL BE PLACED AT ALL LOCATIONS OF ANY POSSIBILITY OF RUNOFF THAT COULD OCCUR TO THE ADJOINING PROPERTIES. THESE BARRIERS SHALL BE BARRICADED AS SHOWN ON THE DETAIL.
2. THE SITE CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES AND/OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. SHOULD SILTATION OCCUR TO ANY OF THE ABOVE, THE SITE CONTRACTOR SHALL REMOVE SAID SEDIMENTATION AND RESTORE ANY DAMAGED AREAS AS REQUIRED.
3. IN ADDITION, THE SITE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. THE SITE CONTRACTOR SHALL SWEEP ALL STREETS WITHIN PUBLIC RIGHT-OF-WAYS AS NECESSARY, TO REMOVE DIRT BEING TRANSPORTED FROM SITE BY CONSTRUCTION VEHICLES. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE SITE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

SILT FENCE DETAIL — NTS | 1



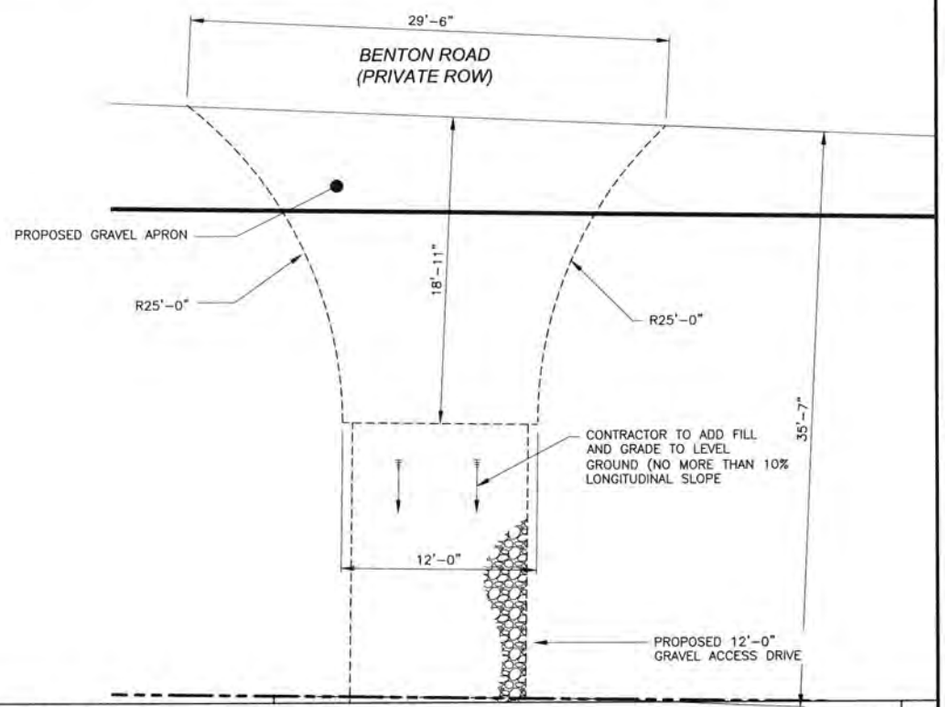
GRAVEL DETAIL (COMPOUND AREA) — NTS | 2



NOTES:

1. COMPACTED FILL (SUBGRADE) SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
2. PRIOR TO LAYING THE STONE THE ACCESS DRIVE SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH ENVIRONMENTALLY SAFE WEED KILLER, AND TREATED WITH ENVIRONMENTALLY SAFE HERBICIDE.
3. A MINIMUM TURNING RADIUS OF THE ACCESS DRIVE SHALL BE 55 DEGREES FOR THE SHELTER DELIVERY.
4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHALL NOT EXCEED 10%.
5. CONTRACTOR, AT MINIMUM, MUST REMOVE OR TRIM ALL TREES THAT ARE WITHIN 3' OF THE ACCESS DRIVE ON BOTH SIDES.

GRAVEL ACCESS DRIVE DETAILS — NTS | 3



DRIVEWAY DETAIL — NTS | 3

REV	DATE	DESCRIPTION
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3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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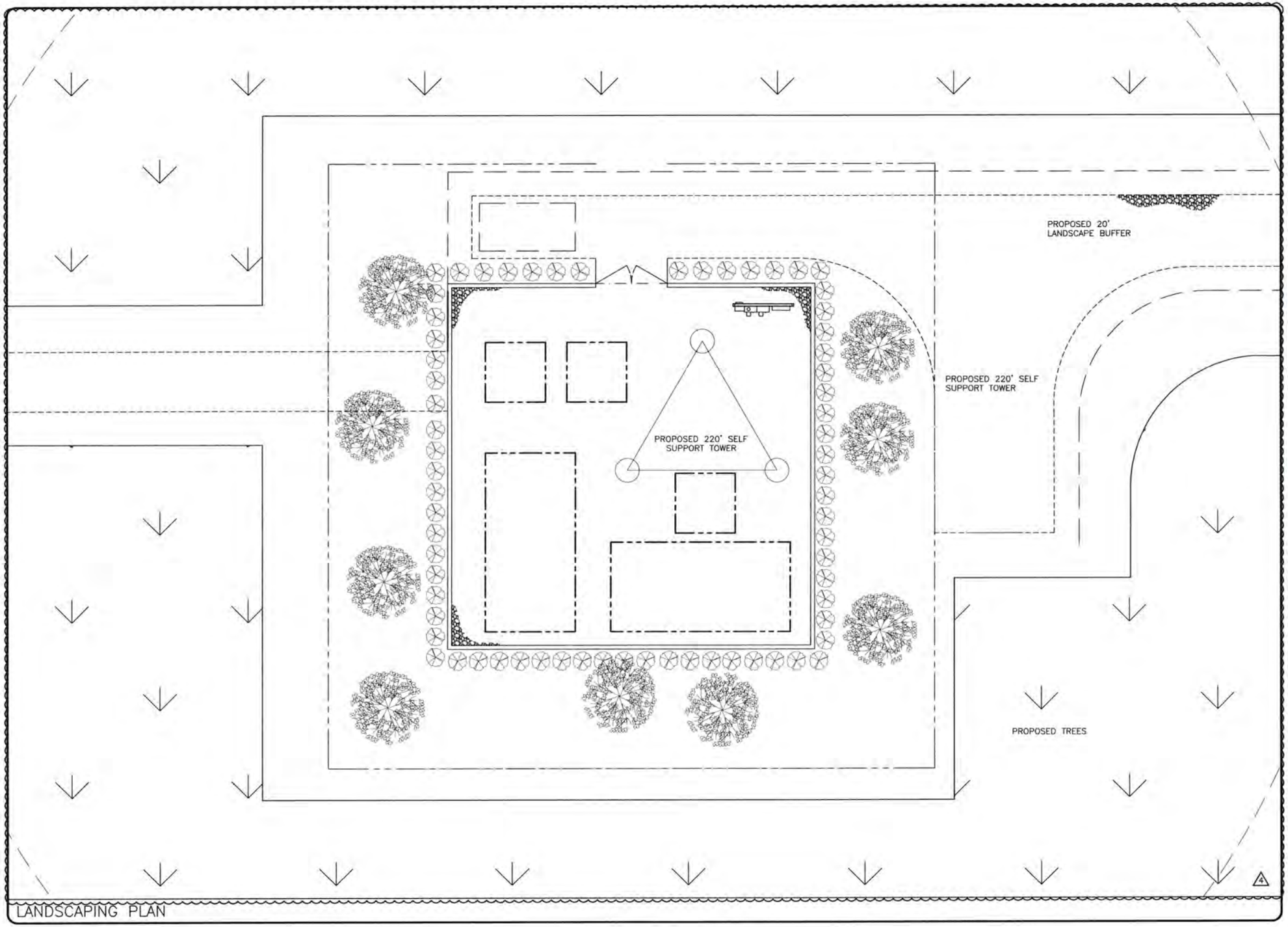
JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELO
2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SILT FENCE/ ACCESS DRIVE DETAIL

SHEET NUMBER
C5

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



LANDSCAPING PLAN

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS
1	01/04/21	REVISED PER COMMENTS
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3	10/10/21	REVISED PER COMMENTS
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PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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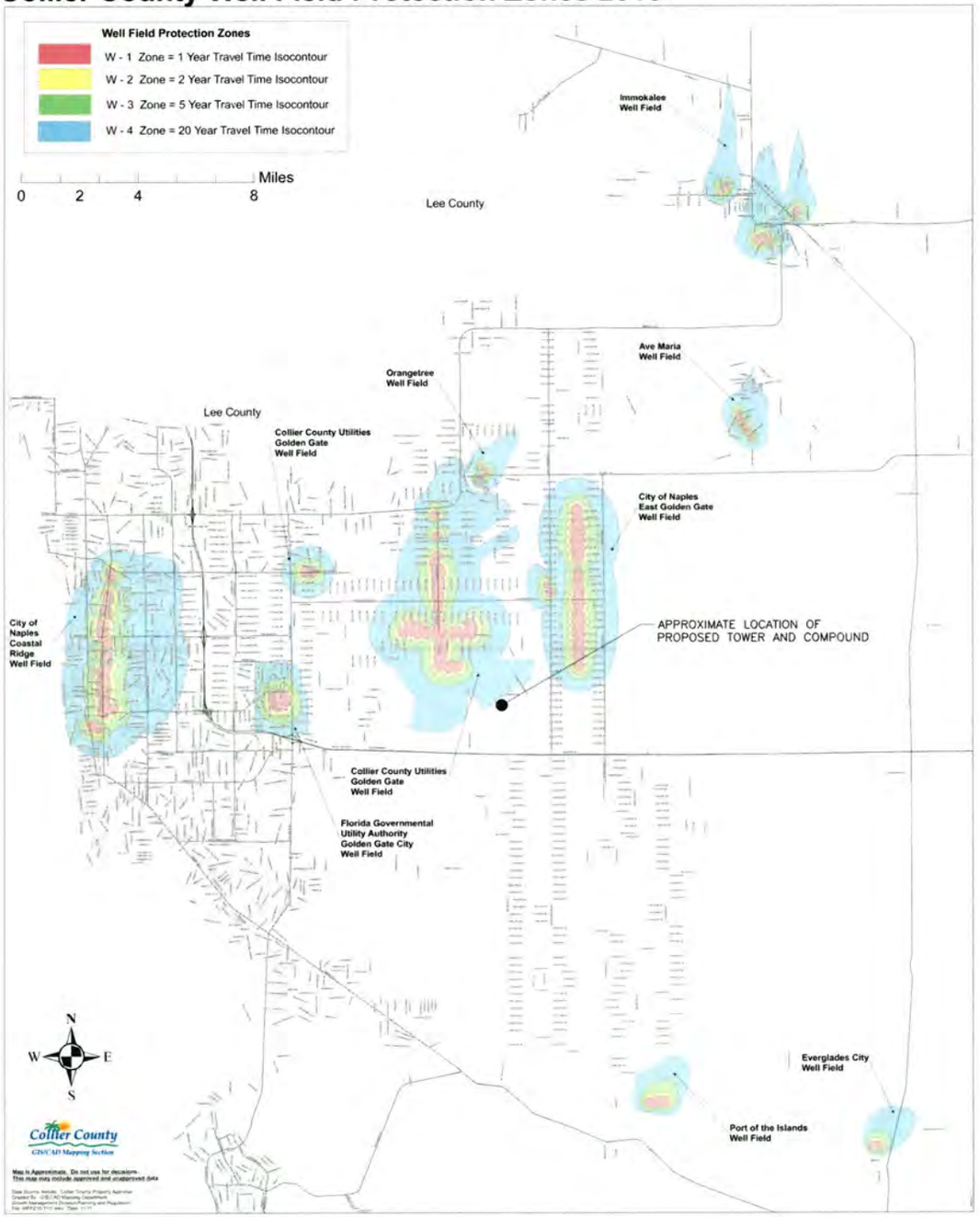
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
LANDSCAPE BUFFER

SHEET NUMBER
L-1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Collier County Well Field Protection Zones 2010



WELL FIELD OVERLAY MAP

NTS | 1

REV	DATE	DESCRIPTION
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3	10/10/21	REVISED PER COMMENTS
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PROJECT MANAGER:	C. OCHOVA
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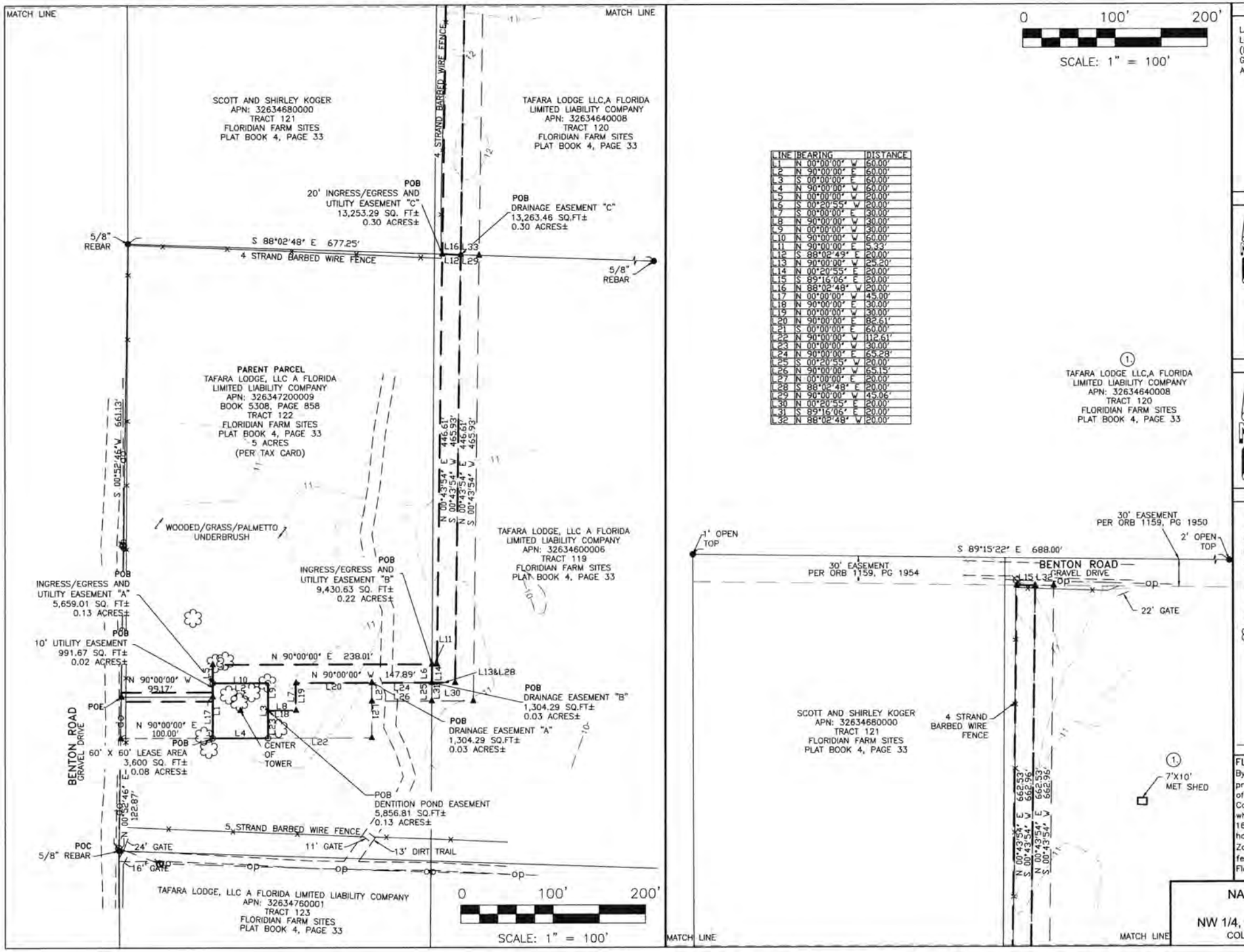
(COLLIER COUNTY)

SHEET NAME
WELL FIELD OVERLAY MAP

SHEET NUMBER
W1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



LINE	BEARING	DISTANCE
L1	N 00°00'00" W	60.00'
L2	N 90°00'00" E	60.00'
L3	S 00°00'00" E	60.00'
L4	N 90°00'00" W	60.00'
L5	N 00°00'00" W	20.00'
L6	S 00°20'55" W	20.00'
L7	S 00°00'00" E	30.00'
L8	N 90°00'00" W	30.00'
L9	N 00°00'00" W	30.00'
L10	N 90°00'00" W	60.00'
L11	N 90°00'00" E	5.33'
L12	S 88°02'49" E	20.00'
L13	N 90°00'00" W	25.20'
L14	N 00°20'55" E	20.00'
L15	S 89°15'05" E	20.00'
L16	S 88°02'48" W	20.00'
L17	N 00°00'00" W	45.00'
L18	N 90°00'00" E	30.00'
L19	N 00°00'00" W	30.00'
L20	N 90°00'00" E	82.61'
L21	S 00°00'00" E	60.00'
L22	N 90°00'00" W	112.61'
L23	N 00°00'00" W	30.00'
L24	N 90°00'00" E	65.28'
L25	S 00°20'55" W	20.00'
L26	N 90°00'00" W	65.15'
L27	N 00°00'00" E	20.00'
L28	S 88°02'48" E	20.00'
L29	N 90°00'00" W	45.06'
L30	N 00°20'55" E	20.00'
L31	S 89°15'05" E	20.00'
L32	N 88°02'48" W	20.00'

TOWER INFO

LATITUDE: 26°10'45.836" NORTH
LONGITUDE: 81°34'16.987" WEST
(NAD 83)
GROUND ELEVATION: 11.1'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP

NOT TO SCALE

FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
-0°15'

TRUE NORTH TO MAGNETIC
DECLINATION
5°56' W

COMBINED SCALE FACTOR
0.999981440

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊘ = POWER POLE
- ⊥ = GUY ANCHOR
- ⊞ = TELEPHONE PEDESTAL
- = 1.3' PALM TREE
- = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "AH" of the Flood Insurance Rate Map Community Panel No. 12021C0440H, which bears an effective date of May 16, 2012 and IS in a special flood hazard area.
Zone 'AH': Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
4.	ADDED UTILITY EASEMENT	11/09/20	JR
5.	ADDED EASEMENT	11/04/21	JR
6.	UPDATED EASEMENT	01/21/22	JR
7.	REMOVED GUY WIRES	03/07/23	JR

PROJECT NO.
18-5157

DRAWN BY: JR
CHECKED BY: AAK
FIELD WORK BY: NM
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 1 OF 3

FOR: CAPITAL TELECOM
1500 MT. KEMBLE AVENUE SUITE 203
MORRISTOWN, NJ 07960

RAWLAND TOWER SURVEY

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-8985
www.smweng.com

SMW ENGINEERING GROUP, INC.

NAPLES PARK RELO

NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

SURVEYOR'S NOTES

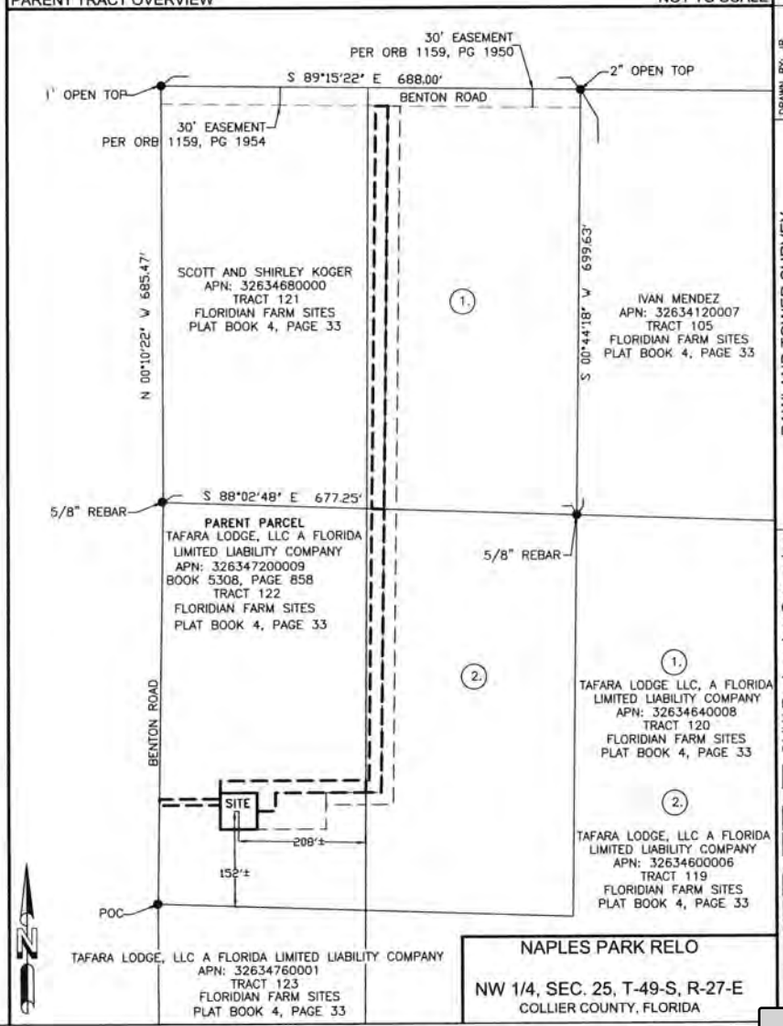
1. This is an Rawland Tower Survey, made on the ground under the supervision of an Florida Registered Land Surveyor. Date of field survey is February 28, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL–352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted with the benefit of an Abstract Title search.
8. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/– 20 feet horizontally and to within +/– 3 feet vertically (FAA Accuracy Code 1A).
9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
10. Field data upon which this map or plat is based has a closure precision of not less than one–foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
11. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
12. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
13. All guy wires and anchors shall be setback 10' from all preserve boundaries

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01–18000456–01T
Date January 01, 2018 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1–8		Standard exceptions. Contain no survey matters.
9	BOOK 1159, PAGE 1950	Does not affect Parent Parcel. Lease area and Easement.
10	BOOK 5308, PAGE 876	Affect Parent Parcel. Blanket in nature.
11		Standard exceptions. Contain no survey matters.

PARENT TRACT OVERVIEW — NOT TO SCALE



NAPLES PARK RELO

NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
4.	ADDED UTILITY EASEMENT	11/09/20	JR
5.	ADDED EASEMENT	11/04/21	JR
6.	UPDATED EASEMENT	01/21/22	
7.	REMOVED GUY WIRES	03/07/22	

PROJECT NO. 18-5157

DRAWN BY: JR
CHECKED BY: AAK
FIELD CREW: NM
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 2 OF 3

RAWLAND TOWER SURVEY

FOR: CAPITAL TELECOM
1500 MT. KEMBLE AVENUE SUITE 203
MORRISTOWN, NJ 07960

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
An lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,659.01 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,430.63 square feet (0.22 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;
thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,253.29 square feet, (0.30 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)
An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.81 square feet, (0.13 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence S 00°20'55" W a distance of 20.00 feet to a point; Thence N 90°00'00" W a distance of 65.15 feet to a point; Thence N 00°00'00" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 1,304.29 square feet (0.03 acres) of land more or less.

DRAINAGE EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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DRAINAGE EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny L. Flaskamp
Florida License No. 0006601

NAPLES PARK RELO

NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
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PROJECT NO. 18-5157

DRAWN BY: JR
CHECKED BY: AAK
FIELD CREW: NM
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 3 OF 3

RAWLAND TOWER SURVEY

FOR:

CAPITAL TELECOM
1500 MT. KEMBLE AVENUE SUITE 203
MORRISTOWN, NJ 07960

SMW Engineering Group, Inc.
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Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit C

Conditions of Approval

1. The Benton Road – Communication Tower Conditional Use, shall be limited to that which is depicted on the "Benton Road Relo (Naples Park) Drawings – Revised 03-02-22," prepared by SMW Engineering Group, Inc.

2. The petitioner will take care of complete maintenance during construction by grading and compacting new ruts that form on Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway as needed to keep the roadway in the pre-construction condition. Petitioner will provide photo documentation and a video of existing conditions prior to the pre-construction meeting. The video documentation shall cover the length of the road from the bridge to petitioner's driveway.

3. The petitioner will do a complete repair of any damage caused to the road after construction and grade and compact Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway with a 1-2 ton, 36", double roller, ride-on, vibratory compactor from the bridge over the canal to petitioner's driveway.

4. After construction, the petitioner will pay its fair share of road maintenance of Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway based on usage of the roads, whether Associations are formed or not.

5. Tower obstruction marker lighting shall be FAA approved flashing lighting. Tower obstruction marker lighting shall not exceed 2000 candela per light.

6. Any ground lighting for the tower shall be down-shielded and employ either motion detectors or short duration timers.

7. Petitioner's biologist shall visually inspect the development footprint within the 30 days prior to clearing actions, for bird nests containing eggs or juvenile birds. If active nests are discovered within the clearing area, Capital shall follow the applicable Migratory Bird Treaty Act (MBTA) guidelines in force at time of clearing and shall prioritize clearing, as feasible, so that trees with nests are cleared last.

8. The tower will be a self-supporting lattice tower and not a guy wired tower.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

9. A minimum of 5 carriers will be co-located on the tower.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

EST. 1971

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239-649-7342 FAX

☐ 606 BALD EAGLE DRIVE
SUITE 500
P.O. BOX ONE
MARCO ISLAND, FL 34146
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM

November 28, 2022

By email and Regular U.S. Mail

James French
Growth Management and Community Development

Jaimie Cook
Development Review

Collier County

James.french@colliercountyfl.gov
Jaime.cook@colliercountyfl.gov

Subject: Continued and Renewed Objection to PL20210002791; and, Objection to PRCT20220944213, 1160 Kapok St (the "Subject Property")

Mr. French, and Ms. Cook:

This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, and are aggrieved parties with respect to the proposed development.[1]

The Penners have previously filed objections to the SDP application, PL20210002791, and the building permit PRCT20220944213, for the proposed new tower in excess of 185 feet (copies enclosed as Exhibits 1, 2, and 3 to this letter).

The Penners have reviewed the resubmitted SDP application for PL20210002791, and hereby renew their objection to the

[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this objection is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP and the building permit application are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

approval of a tower in excess of 185 feet at the Subject Property because:

1. ***The applicant did not contact the owners of towers within the 6-mile radius as required; and***
2. ***The applicant did not account for the tower approved on Benton Road and thus the documentation on the insufficiency of surrounding facilities is incomplete***

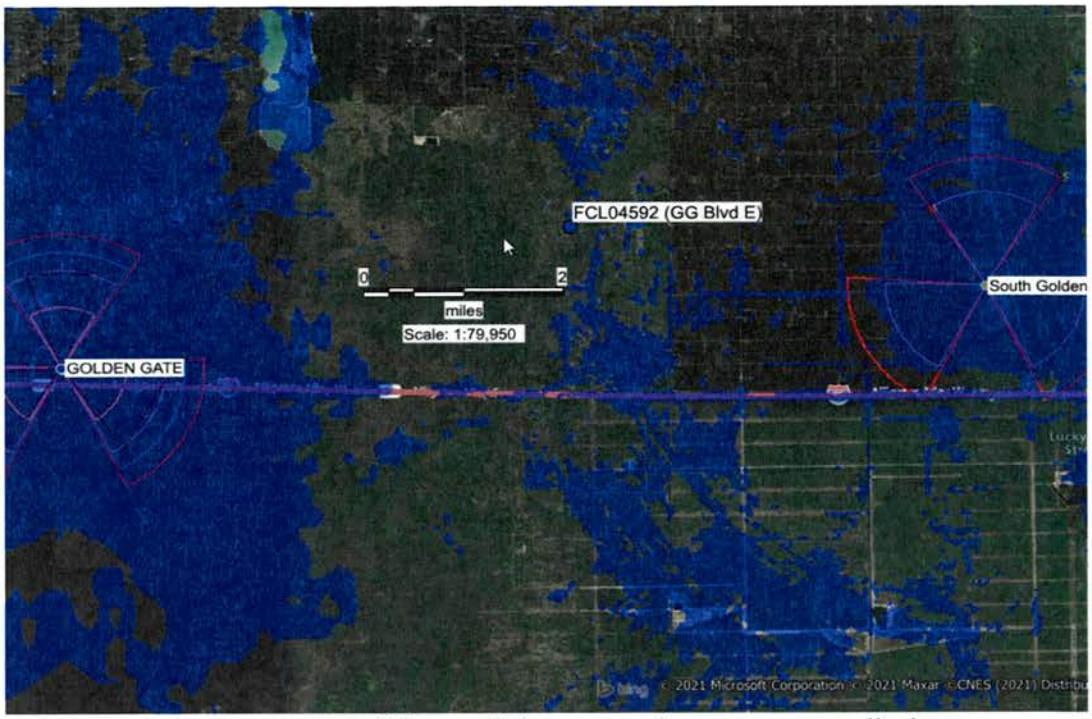
As stated in the prior three, enclosed, objection letters, the applicant has failed to show that the proposed tower fits within: 1. the exception to colocation by showing it cannot collocate with an existing ***or approved*** tower within the effective radius; and, 2. the exception to co-siting by showing it cannot co-site with an existing ***or approved*** tower site within the effective radius. Thus, the applicant has failed to show it qualifies for approval of a tower in excess of 185 feet.

Most concerning in this resubmittal, the Applicant in response to this failure and with its most recent resubmittal states: "A supplemental RF Engineer's report including a 6-mile search radius has been provided that explains why co-location is not possible. Also included is the original AT&T RF Letter and Propagation Maps."

The referenced AT&T RF Engineer's report contains a sheet titled "Comprehensive Inventory Report – 6mi Search Radius". On this document, the applicant, without any indication it contacted the tower owners of the listed towers, as required by the LDC, represents that the towers within 6 miles are insufficient in some way or another. This as explained below, does not meet the LDC requirements and thus the SDP application must be denied. More importantly, however, this document ***does not include all approved towers***. This document leaves off the tower approved by PL20180002327. This is critically important because the tower approved by PL20180002327 (the "Benton Road Tower") is a 220-foot-tall tower that included the enclosed coverage map provided by the AT&T, the same entity that provided the Comprehensive Inventory Map and the RF Letter. Figure 1 below is an excerpt from that coverage map from the Benton Road Tower that shows the lack of coverage ***before*** the approval of the Benton Road Tower. Figure 2 below is the coverage provided by the Benton Road Tower. The purple coverage area includes the location of the proposed tower here.

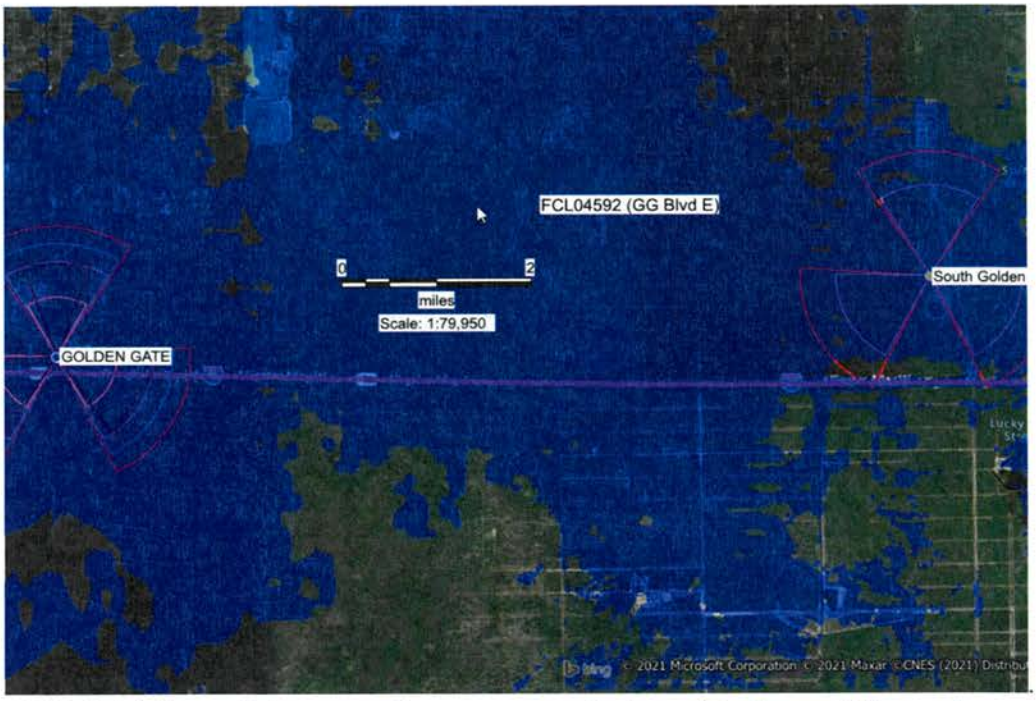
This blatant failure to include an approved tower that clearly provides coverage to the area where this application proposes to site a tower is, in addition to the reasons stated below, a reason for the determination that the current submission is insufficient and cannot be approved.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



Plot 1: Existing AT&T Mobility cellular network coverage prediction

Figure 1



Plot 2: AT&T Mobility cellular network coverage prediction, with planned Diamond site FL114 (AT&T site FCL04592, GG Blvd E)

Figure 2

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

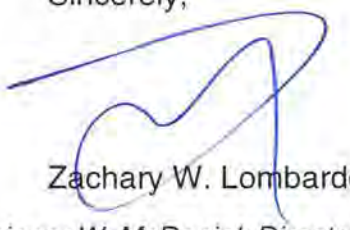
The resubmittal also includes an RF package that clearly also does not reference the Benton Road Tower and as a result should be disregarded.

Additionally, pursuant to section 5.05.09.D, LDC, the Applicant is required to submit a list of all owners contacted, the date of each contact, the form and content of each contact, and all responses. The applicant has not submitted this and thus, has not satisfied the requirements for an application for a tower of 185 feet in height.

Pursuant to section 5.05.09.E, LDC, the Applicant is required to pursue shared siting. No indication of this has been provided.

As a result, the Penners adopt the argument from their June 23, 2022, letter, enclosed, in full, and their August 17, 2022, letter, enclosed in full, and their October 18, 2022, letter, enclosed in full, as the various deficiencies have still not been resolved by the applicant, despite being directly required by the County in its initial Review Comment letter, on page 4 of the letter, comment 11, and its second Review Comment letter, on page 2, comment 11, and its third Review Comment letter, on page 2, comment 11.

Sincerely,



Zachary W. Lombardo, Esq.

Copies to County Attorney J. Klatzkow; Commissioner W. McDaniel; Director R. Long; and Planner C. Willoughby

Enclosures as indicated

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

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NAPLES, FL 34103
239-649-6555
239-649-7342 FAX

606 BALD EAGLE DRIVE
SUITE 500
P.O. BOX ONE
MARCO ISLAND, FL 34146
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM

June 23, 2022

By U.S. mail and email

Amy Patterson
County Manager

James French
Growth Management and Community Development

Jaimie Cook
Development Review

Collier County
3299 Tamiami Trail East, Suite 202
Naples, FL 34112-5746

2800 Horseshoe Drive N
Naples, FL 34104

Amy.Patterson@colliercountyfl.gov
James.French@colliercountyfl.gov
Jaime.Cook@colliercountyfl.gov

Subject: Objection to PL20210002791 (the "Application"), 1160 Kapok St (the "Subject Property")

Ms. Patterson, Mr. French, and Ms. Cook,

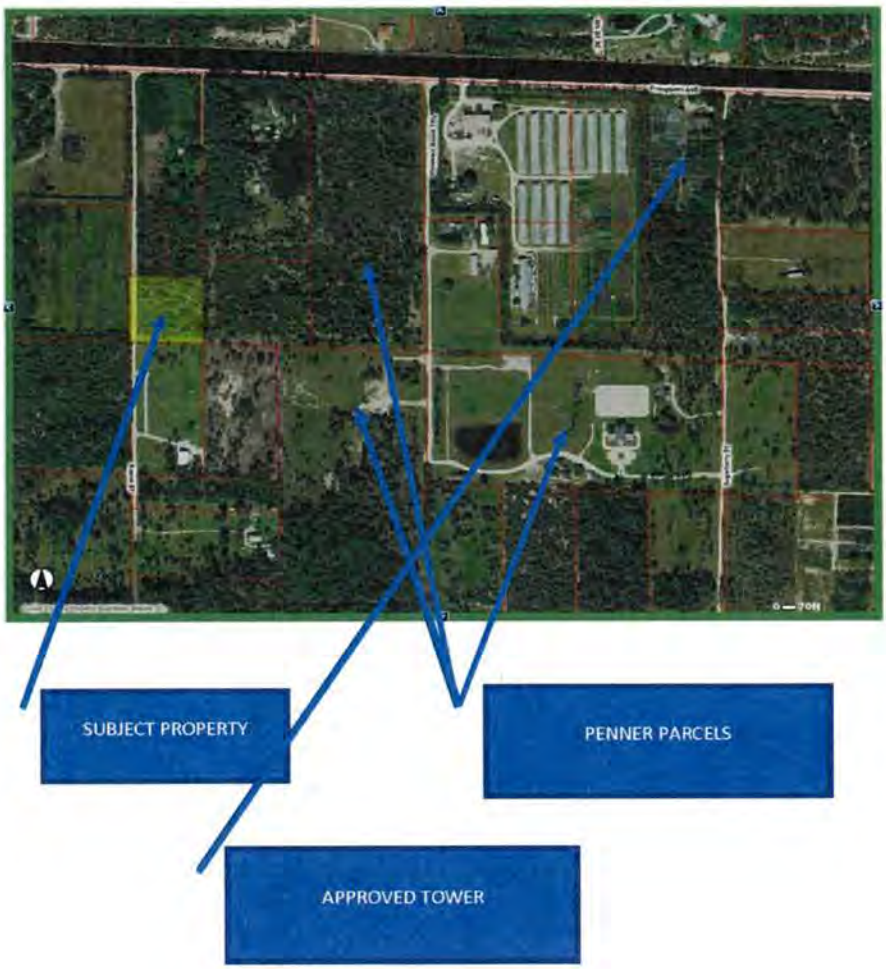
This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, within 1,000 feet of the proposed tower site (the Subject Property), see below **Figure 1** and are aggrieved and affected parties. (The Subject Property and the property owned by the Penners referenced above is not located in the Urban designated areas of the Future Land Use Map.) The Application and documents filed to date indicate that the proposed tower is 250 feet tall.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

The Penners object to the approval of a tower in excess of 185 feet at the Subject Property.[1] The applicant has failed to show or provide any documentation that the proposed tower fits within both the exception to colocation by showing it cannot collocate with an existing or approved tower within the effective radius, and the exception to co-siting by showing it cannot co-site with an existing or approved tower site within the effective radius. Thus, the applicant has failed to demonstrate it qualifies for approval of a tower in excess of 185 feet.

FIGURE 1

Identifying the Subject Property, the Nearby parcels owned by the Penners, and the Approved tower at 550 Frangipani



[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this objection is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

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The site upon which the tower is proposed is zoned agricultural and is subject to the requirements of section 5.05.09, Collier County Land Development Code ("LDC").

Pursuant to section 5.05.09 D and E, LDC, an applicant for a tower with a height in excess of 185 feet "***shall not be approved***" unless the applicant demonstrates that it fits within exceptions by showing colocation and co-siting are not possible.

The intent section of section 5.05.09, LDC, (emphasis added) explains this in stating:

> This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening; to avoid potential damage to adjacent properties from tower failure; ***to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers; to maximize the shared use of specified tower sites to minimize the need for additional tower sites***; to lessen impacts new ground mounted towers could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

I. The Applicant has Failed to Show that the subject tower meets the Exception to the Requirements of section 5.05.09.D, LDC

The colocation requirements and exception are as follows (emphasis added):

> D. Shared use of towers. **A tower with a height in excess of 185 feet above natural grade shall not be approved, unless** the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

As noted above, the proposed tower is 250 feet tall. The applicant has not submitted anything to demonstrate, support, or address that "no old or approved

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment."

Therefore, the site plan as submitted must be denied.

II. The Applicant has Failed to Show that the subject tower meets the Exception to the Requirements of section 5.05.09.E, LDC

The co-siting requirements and exception are as follows (emphasis added):

> E. Shared use of tower sites. **A tower with a height in excess of 185 feet above natural grade shall not be approved on a new tower site unless** the applicant demonstrates that the proposed tower, antennas, and accessory structures or uses cannot be located on any conforming old site or approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

As noted above, the proposed tower is 250 feet tall. The applicant has not submitted anything to demonstrate, support, or address the above.

Therefore, the site plan as submitted must be denied.

III. There are Approved and Existing Towers within the Effective Radius for both Colocation and Co-Siting

In section 5.05.09.B., LDC, the "effective radius" is defined as "a radius of 6 miles from the respective tower unless a lesser radius is approved."

There are multiple towers within the effective radius of the Subject Property, including, but not limited to, the recently approved new tower on Benton Road, PL20180002327, and also the recently approved new tower approximately a half mile away at 550 Frangipani Avenue, PL20200000886, *see above* **Figure 1**. In addition to these recently approved towers, there are existing towers within the effective radius on which the applicant can collocate and potentially co-site, including, but not limited to, the existing tower at 1510 Benton Road.

Enclosed as **Exhibit 1** is Collier County Resolution 2022-30 approving a new tower on Benton Road (PL20180002327). In the conditions for approval, condition 9, the tower on Benton Road is required to co-locate with 5 carriers. Also enclosed, as **Exhibit 2**, is the affidavit of the applicant for PL20180002327 stating it will allow for colocation.

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For reference, enclosed as **Exhibit 3** is a map from the Federal Communications Commission showing roughly 12 towers within the 6-mile radius from the Subject Property.

Therefore, the site development plan as submitted must be denied.

As the Penners are aggrieved and affected parties, we request that, as their counsel, we be copied on all request for additional information communications with the applicant.

Sincerely,

Zachary W. Lombardo, Esq.

Copies to County Attorney J. Klatzkow; Commissioner W. McDaniel; and Planner C. Willoughby
Enclosures as indicated

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

RESOLUTION NO. 2022- 30

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA PROVIDING FOR THE ESTABLISHMENT OF A CONDITIONAL USE TO ALLOW A COMMUNICATIONS TOWER ON LANDS ZONED RURAL AGRICULTURAL (A) WITHIN THE MOBILE HOME OVERLAY (MHO) AND DESIGNATED RURAL FRINGE MIXED USE-SENDING LANDS WITHIN THE NATURAL RESOURCE PROTECTION AREA OVERLAY AND NORTH BELLE MEADE OVERLAY IN THE COLLIER COUNTY GROWTH MANAGEMENT PLAN PURSUANT TO SECTIONS 2.01.03.G.4.a AND 2.03.08.A.4.a(3)(a) OF THE COLLIER COUNTY LAND DEVELOPMENT CODE ON .95± ACRES OF A 5.0+/- ACRE TRACT LOCATED ON THE EAST SIDE OF THE NORTH-SOUTH EXTENSION OF BENTON ROAD, IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA. (PL20180002327)

WHEREAS, the Legislature of the State of Florida in Chapter 67–1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 2004-41, as amended) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Board of Zoning Appeals (Board), being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code on the property hereinafter described, and the Collier County Planning Commission has made findings that the granting of the Conditional Use will not adversely affect the public interest and the specific requirements governing the Conditional Use have been met and that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Subsection 10.08.00.D. of the Land Development Code; and

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WHEREAS, all interested parties have been given opportunity to be heard by this Board in a public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA that:

Petition Number PL20180002327 filed by Capital Telecon Holdings, LLC, with respect to the property hereinafter described in Exhibit A, be and the same is hereby approved for a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to Sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code, in accordance with the Conceptual Site Plan described in Exhibit B, and subject to the conditions in Exhibit C. Exhibits A, B, and C are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second, and super-majority vote, this 8th day of February, 2022.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: Attest as to Chairman's signature only. Deputy Clerk

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

By: _____
William L. McDaniel, Jr. Chairman

Approved as to form and legality:

HFAC 1-5-22

Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A - Legal Description
Exhibit B - Conceptual Site Plan
Exhibit C - Conditions of Approval

[19-CPS-01858/1690499/1]241
Capital Naples Park CT / PL20180002327
1/4/22

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit A

ENGINEERING GROUP, INC.

Site Name: **Naples Park Relo**

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
A lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,658.90 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the

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ENGINEERING GROUP, INC.

POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,538.51 square feet (0.21 acres) of land more or less..

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;
thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,254.93 square feet, (0.31 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)

An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence

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S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.60 square feet, (0.1344 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence S 00°20'55" W a distance of 20.00 feet to a point; Thence N 90°00'00" W a distance of 65.15 feet to a point; Thence N 00°00'00" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 1,304.19 square feet (0.0299 acres) of land more or less.

DRAINAGE EASEMENT "B": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to a point; Thence S 88°02'48" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 485.25 feet to a point; Thence N 90°00'00" W a distance of 45.06 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 10,212.21 square feet, (0.2344 acres) of land more or less.

DRAINAGE EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West

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ENGINEERING GROUP, INC.

line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to the POINT OF BEGINNING; Thence N 00°43'54" E a distance of 662.96 feet to a point; Thence S 89°16'06" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 663.39 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,263.53 square feet, (0.3045 acres) of land more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny Flaskamp

Digitally signed by Johnny Flaskamp
Date: 2022.03.18 12:06:34 -04'00'

Johnny L. Flaskamp
Florida License No. 0006601

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

CAPITAL TELECOM

Exhibit B

BENTON ROAD RELO (NAPLES PARK)

(CU PL20180002327)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

PROPOSED 220' SELF SUPPORT COMMUNICATION TOWER WITH SUPPORT FACILITIES

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS ISSUED
1	01/04/21	REVISED PER COMMENTS
2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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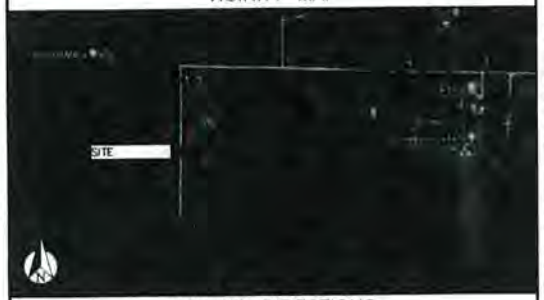
LOCAL MAP

VICINITY MAP



DRIVING DIRECTIONS

FROM COLLIER COUNTY, HEAD SOUTHEAST ON JANES MEMORIAL SCENIC DRIVE TOWARD E MAIN TRAM (GATE 12) TRAIL. CONTINUE ON FL-29 N. TAKE OIL WELL RD TO EVERGLADES BLVD S. CONTINUE ON EVERGLADES BLVD S. DRIVE TO BENTON ROAD. SITE IS LOCATED ON THE LEFT HAND SIDE OF THE ROAD.

PROPERTY SUMMARY

PARCEL #:	32634720009 32634600006 32634640008
LATITUDE:	26° 10' 45.836" N
LONGITUDE:	81° 34' 16.987" W
ZONING JURISDICTION:	COLLIER COUNTY
ZONING CLASSIFICATION:	AG-MHO-RFMUO-NRPA-NBMO

DESIGN CRITERIA

DESIGN WIND SPEED:	159 MPH (ULTIMATE, 3-SECOND GUST) 123 MPH (NOMINAL, 3-SECOND GUST)
IMPORTANCE FACTOR:	1.0
EXPOSURE:	C
RISK CATEGORY:	II
OPEN STRUCTURE	

APPLICABLE CODES

THE CONTRACTOR WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) OVER THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: FLORIDA BUILDING CODE (FBC) 7TH EDITION (2020).

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70

NATIONAL ELECTRICAL CODE: 2014 EDITION.

MECHANICAL CODE: MECHANICAL CODE, 7TH EDITION.

FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION.

LIGHTNING SAFETY CODE: NFPA-101-2018

THE CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318-08, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD 13th EDITION. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM, IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS, TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS, ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION.

PROJECT INFORMATION

1. CONTRACTOR'S SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
3. CAPITAL TELECOM CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY EMPLOYEES OF CAPITAL TELECOM AND ITS CUSTOMERS AND THAT THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION
7. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
8. THE SCOPE OF CAPITAL'S WORK IS LIMITED TO THE TOWER, COMPOUND, DRIVEWAY, UTILITY AND TELCO SERVICE SUPPLIES, AND COLLIER COUNTY EMERGENCY SERVICES' ANTENNAS AND CABINET. ALL SHELTERS SHALL BE EQUIPPED WITH INDEPENDENT FIRE SUPPRESSION SYSTEMS AS THEY ARE INSTALLED. EACH TENANT SHALL PROVIDE INFORMATION ON THEIR SHELTER'S FIRE SUPPRESSION SYSTEM WHEN THEY APPLY FOR A BUILDING PERMIT TO ADD THEIR SHELTER AND ANTENNAS TO THE TOWER.

CONTACTS

APPLICANT
CAPITAL TELECOM
1500 MT. KEMBLE AVE.
MORRISTOWN, NJ 07960

PROPERTY OWNER CONTACT:
LANDLORD: TAFARA LODGE LLC
ADDRESS: 3585 41ST AVENUE NE
CITY, STATE, ZIP: NAPLES, FLORIDA 34120

FPL DISTRIBUTION ENGINEER
MANNAT KHANNA 239-315-9181

SMW ENGINEERING GROUP INC. SURVEYOR MANAGER
JOHNNY FLASKAMP, PSM 207-212-7891

SMW ENGINEERING GROUP INC. PROJECT MANAGER
CURTIS OCHOVA 813-610-5737

AGENT OF RECORD
MATTANIAH S. JAHN, ESQ. 727-773-2221
800 TARPON WOODS BLVD. SUITE E-1
PALM HARBOR, FL 34685

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SMW ENGINEERING GROUP, INC.

CAPITAL TELECOM

JEREMY SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TITLE SHEET

SHEET NUMBER
T1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

GENERAL NOTES 1

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

   OWNER — CAPITAL TELECOM
   ENGINEER — SMW ENGINEERING GROUP INC.
   CONTRACTOR — GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

3. A 20-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.

4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.

5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.

6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.

8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.

10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.

11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.

14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LIEN RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

16. ABANDONMENT NOTE: ANY TOWER THAT IS NOT OCCUPIED BY A FUNCTIONING ANTENNA FOR A CONTINUOUS PERIOD OF 12 MONTHS AND HAS NO APPLICATION OR LEASE AGREEMENT TO PLACE AN ANTENNA ON THE POWER BEING ACTIVELY PURSUED SHALL BE CONSIDERED ABANDONED, AND THE OWNER OF SUCH TOWER SHALL REMOVE SAME WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE WASHINGTON COUNTY DEVELOPMENT ADMINISTRATOR OR DESIGNEE THAT THE TOWER HAS BEEN DETERMINED TO BE ABANDONED. IF SUCH TOWER IS NOT REMOVED WITHIN SAID 90 DAYS, WASHINGTON COUNTY MAY HAVE THE TOWER REMOVED AT THE OWNER'S EXPENSE. APPEALS OF THE COUNTY DEVELOPMENT ADMINISTRATOR'S DETERMINATION OF ABANDONMENT SHALL BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS AND THE APPEAL TOLLS THE DEADLINE FOR REMOVAL.

17. ALL NEW METAL TOWERS, INCLUDING ROOFTOP TOWERS, EXCEPT AMATEUR RADIO TOWERS, SHALL COMPLY WITH THE STANDARDS OF THE THEN LATEST EDITION PUBLISHED BY THE ELECTRIC INDUSTRIES ASSOCIATION (CURRENTLY EIA/TIA 222-E) OR THE PUBLICATION'S SUCCESSOR FUNCTIONAL EQUIVALENT, UNLESS AMENDED FOR LOCAL APPLICATION BY RESOLUTION OF THE BCC. EACH NEW AMATEUR RADIO TOWER WITH A HEIGHT OF SEVENTY-FIVE (75) FEET OR LESS SHALL REQUIRE A BUILDING PERMIT SPECIFYING THE EXACT HEIGHT AND LOCATION OF THE TOWER EXCLUSIVE OF ANTENNAS. EACH NEW GROUND-MOUNTED DISH TYPE ANTENNA THAT DOES NOT EXCEED A HEIGHT OF TWENTY (20) FEET SHALL REQUIRE A BUILDING PERMIT.

18. NO COMMUNICATION TOWER SHALL BE LOCATED ON ANY LAND OR WATER IF SUCH LOCATION THEREON CREATES, OR HAS THE POTENTIAL TO CREATE, HARM TO THE SITE AS A SOURCE OF BIOLOGICAL PRODUCTIVITY, AS INDISPENSABLE COMPONENTS OF VARIOUS HYDROLOGIC REGIMENS, OR AS IRREPLACEABLE AND CRITICAL HABITAT FOR NATIVE SPECIES OF FLORA OR FAUNA.

19. THE TOWER WILL BE NORMALLY SERVICED BY ONE (1) VISIT PER CARRIER PER MONTH.

SITE WORK NOTES 2

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.

3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.

4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.

6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.

7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.

11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

STRUCTURAL STEEL NOTES 3

1. MATERIAL:
   A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL"
   B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   C. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   F. ALL NON-STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.

3. WELDING:
   A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
   B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
   C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.

4. ALL BOLTS SHALL BE GALVANIZED 3/4" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.

5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.

6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.

7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.

8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN $\frac{1}{16}$ INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.

10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.

11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.

12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS ISSUED
1	01/04/21	REVISED PER COMMENTS
2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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CERTIFICATE OF AUTHORIZATION 28767

CAPITAL TELECOM
[illegible]

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JEREMY D. SHARP P.E. FL LICENSE 75137

BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN > SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES (1 OF 2)

SHEET NUMBER
G1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

1. ALL OWNERS OF APPROVED TOWERS ARE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR ANY DAMAGE CAUSED TO OFF-SITE PROPERTY AS A RESULT OF A COLLAPSE OF ANY TOWER OWNED BY THEM.

LIABILITY 1

1. TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE RED BEACON OR DUAL MODE LIGHTS, UNLESS EXEMPTED, IN WRITING, BY THE COLLIER COUNTY MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION ("FAA") TECHNICAL STANDARDS. NO OTHER TOWERS OR ANTENNAS SHALL BE ARTIFICIALLY LIGHTED, EXCEPT AS REQUIRED BY THE FAA, THE FEDERAL COMMUNICATIONS COMMISSION, OR OTHER APPLICABLE LAWS, ORDINANCES, OR REGULATIONS. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.
2. NEW TOWERS EXCEEDING 199 FEE. EACH NEW TOWER THAT WILL HAVE A HEIGHT IN EXCESS OF ONE HUNDRED AND NINETY-NINE (199) FEET ABOVE GROUND, EXCLUSIVE OF ANTENNAS, AND SUCH TOWER SHALL BE LIGHTED NO MORE THAN IS OTHERWISE REQUIRED BY STATE AND OR FEDERAL LAW, RULE, OR REGULATION. UNLESS OTHERWISE THEN REQUIRED BY LAW, RULE OR REGULATION, ONLY WHITE STROBE LIGHTS SHALL BE USED AT NIGHT, UNLESS OTHERWISE REQUIRED BY THE FAA, IN WHICH CASE RED STROBE-TYPE LIGHTS SHALL BE USED. SUCH LIGHTS SHALL NOT EXCEED THE MINIMUM NUMBER, MINIMUM INTENSITY, AND MINIMUM LIGHT FLASHES PER INTERVAL OF TIME (REQUIRING THE LONGEST ALLOWABLE DURATION BETWEEN LIGHT FLASHES) REQUIRED BY STATE OR FEDERAL LAW, RULE, OR REGULATION. SOLID RED (OR PULSATING RED) WARNING LIGHTS SHALL NOT BE USED AT NIGHT.

TOWER LIGHTING 2

1. EFFECTIVE JANUARY 1, 1992, ALL GUYED TOWERS, INCLUDING OLD TOWERS, EXCEEDING 185 FEET IN HEIGHT SHALL BE INSPECTED EVERY TWO (2) YEARS. SUCH SELF-SUPPORTING TOWERS SHALL BE INSPECTED EVERY FOUR (4) YEARS. EACH INSPECTION SHALL BE BY A QUALIFIED PROFESSIONAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL INSPECTOR, AND ANY INSPECTOR-RECOMMENDED REPAIRS AND/OR MAINTENANCE SHOULD BE COMPLETED WITHOUT UNNECESSARY DELAY. AT A MINIMUM, EACH INSPECTION SHALL INCLUDE THE FOLLOWING:
   - A. TOWER STRUCTURE: INCLUDING BOLTS, LOOSE OR DAMAGED MEMBERS, AND SIGNS OF UNUSUAL STRESS OR VIBRATION.
   - B. GUY WIRES AND FITTINGS: CHECK FOR AGE, STRENGTH, RUST, WEAR, GENERAL CONDITION, AND ANY OTHER SIGNS OF POSSIBLE FAILURE.
   - C. GUY ANCHORS AND FOUNDATIONS: ASSESS FOR CRACKS IN CONCRETE, SIGNS OF CORROSION, EROSION, MOVEMENT, SECURE HARDWARE, AND GENERAL SITE CONDITION.
   - D. CONDITION OF ANTENNAS, TRANSMISSION LINES, LIGHTING, PAINTING, INSULATORS, FENCING, GROUNDING, AND ELEVATOR, IF ANY.
   - E. FOR GUYED TOWERS: TOWER VERTICAL ALIGNMENT AND GUY WIRE TENSION (BOTH REQUIRED TENSION AND PRESENT TENSION).
2. A COPY OF EACH INSPECTION REPORT SHALL BE FILED WITH THE COUNTY MANAGER NOT LATER THAN DECEMBER 1 OF THE RESPECTIVE INSPECTION YEAR. IF THE REPORT RECOMMENDS THAT REPAIRS OR MAINTENANCE ARE REQUIRED, A LETTER SHALL BE SUBMITTED TO THE COUNTY MANAGER TO VERIFY THAT SUCH REPAIRS AND/OR MAINTENANCE HAVE BEEN COMPLETED. THE COUNTY SHALL HAVE NO RESPONSIBILITY UNDER THIS SECTION REGARDING SUCH REPAIRS AND/OR MAINTENANCE.

INSPECTION 3

1. ANY TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE. IF A TOWER IS NOT REMOVED WITHIN THREE (3) MONTHS AFTER ONE (1) YEAR OF SUCH VOLUNTARY NON-USE, THE COUNTY MAY OBTAIN AUTHORIZATION, FROM A COURT OF COMPETENT JURISDICTION, TO REMOVE THE TOWER AND ACCESSORY ITEMS, AND, AFTER REMOVAL, SHALL PLACE A LIEN ON THE SUBJECT PROPERTY FOR ALL DIRECT AND INDIRECT COSTS INCURRED IN DISMANTLING AND DISPOSAL OF THE TOWER AND ACCESSORY ITEMS, PLUS COURT COSTS AND ATTORNEY'S FEES.

ABANDONMENT 4

1. ALL EXISTING AND PROPOSED GROUND MOUNTED AND ROOFTOP TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE A SOLID RED BEACON OR DUAL MODE LIGHTS UNLESS EXEMPTED IN WRITING BY THE COLLIER MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION (FAA) TECHNICAL STANDARDS. THE TOTAL STRUCTURE HEIGHT SHALL INCLUDE ALL APPENDAGES AND ATTACHMENTS, SUCH AS ANTENNAS, LIGHTS, LIGHTENING RODS, OR ANY OTHER ACCESSORY DEVICE THAT WOULD EXTEND THE HEIGHT OF THE TOWER. ALL EXISTING TOWERS SHALL HAVE SIX MONTHS (180 DAYS) FROM JUNE 16, 2005, TO COMPLY WITH THE REQUIREMENT. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.

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PRESERVE SIGNAGE 5

1. TEMPORARY SIGNS IDENTIFYING ANY PRESERVES SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
2. PROTECTIVE BARRIERS WILL BE INSTALLED AT THE PERIMETER OF PRESERVED VEGETATION AT THE COMMENCEMENT OF ANY SITE IMPROVEMENTS AND WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. PROTECTIVE BARRIERS WILL BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT. AL PROTECTIVE BARRIER SUPPORT STAKES SHALL BE NO MORE THAN 10' APART.

MOSQUITO CONTROL DISTRICT 6

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS ISSUED
1	01/04/21	REVISED PER COMMENTS
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PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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CERTIFICATE OF AUTHORIZATION 28190

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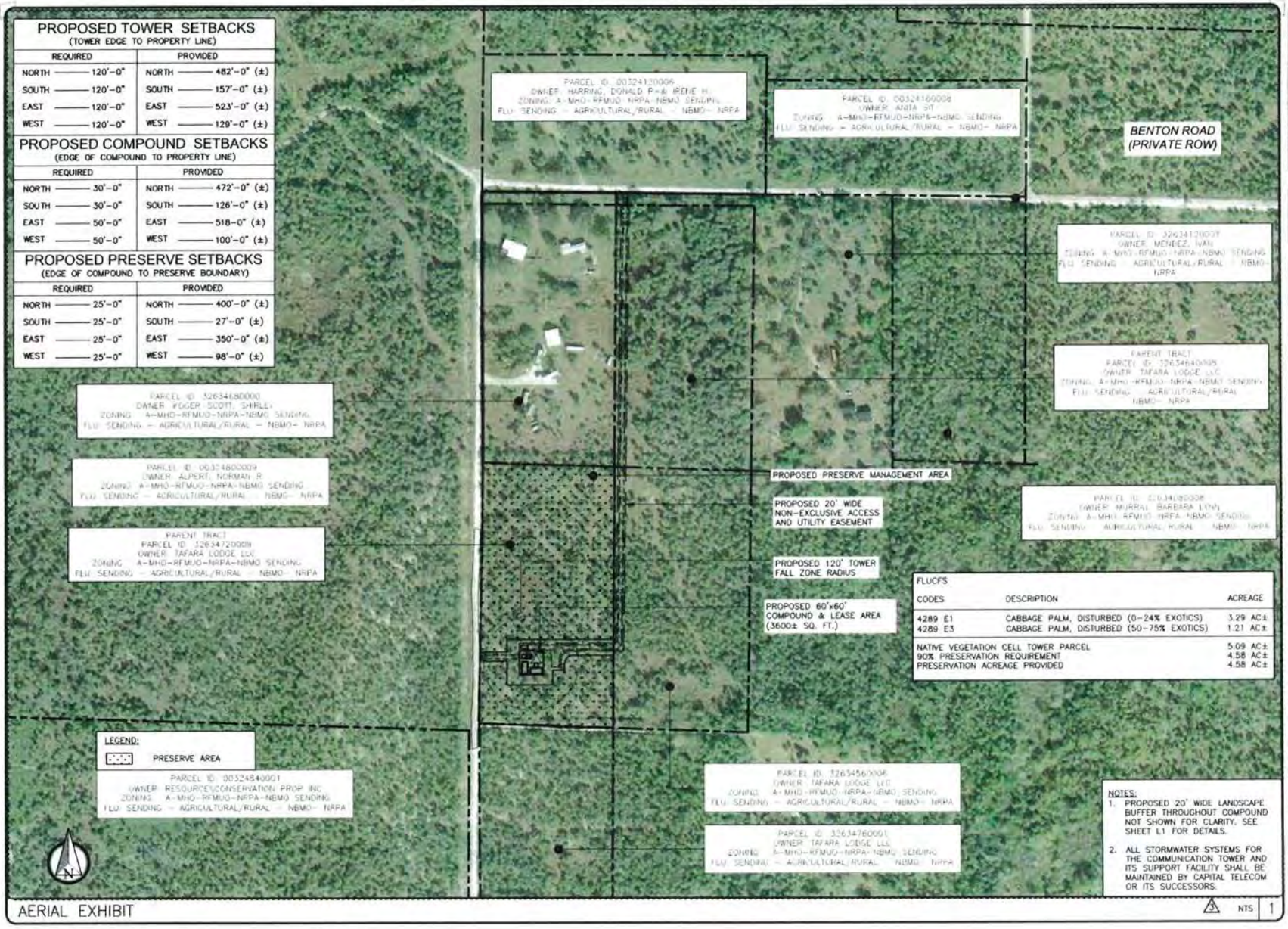
BENTON ROAD RELO
⚠ (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES (2 OF 2)

SHEET NUMBER
G2

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



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4	03/02/22	REVISED PER COMMENTS

PROJECT NO:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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BENTON ROAD RELO
(NAPLES PARK)

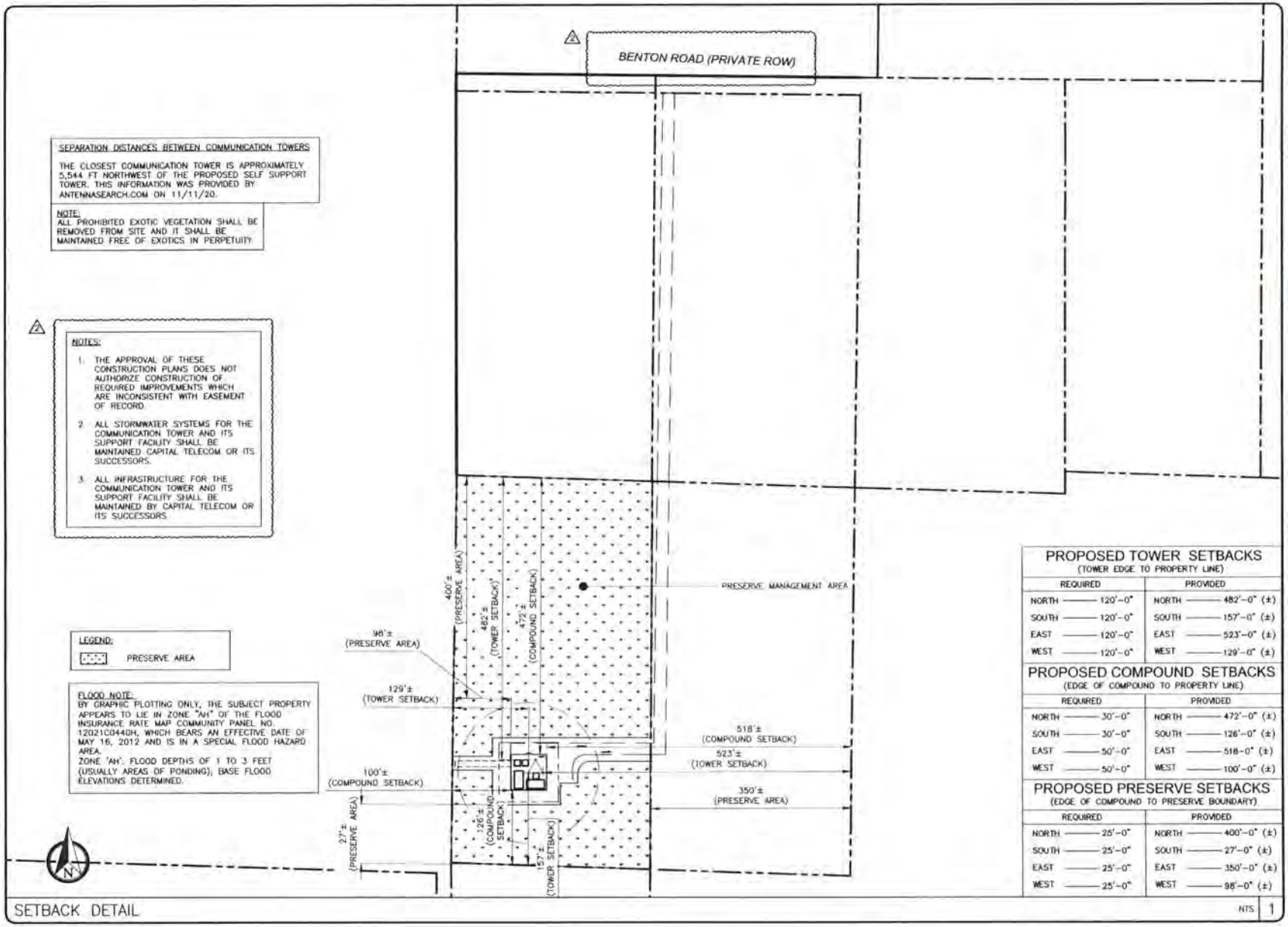
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
AERIAL EXHIBIT

SHEET NUMBER
A1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS

THE CLOSEST COMMUNICATION TOWER IS APPROXIMATELY 5,544 FT NORTHWEST OF THE PROPOSED SELF SUPPORT TOWER. THIS INFORMATION WAS PROVIDED BY ANTENNASEARCH.COM ON 11/11/20.

NOTE:
ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

NOTES:

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
2. ALL STORMWATER SYSTEMS FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED CAPITAL TELECOM OR ITS SUCCESSORS.
3. ALL INFRASTRUCTURE FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED BY CAPITAL TELECOM OR ITS SUCCESSORS.

LEGEND:
PRESERVE AREA

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0440H, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2012 AND IS IN A SPECIAL FLOOD HAZARD AREA.
ZONE 'AH'. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

PROPOSED TOWER SETBACKS
(TOWER EDGE TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	120'-0"	NORTH	482'-0" (±)
SOUTH	120'-0"	SOUTH	157'-0" (±)
EAST	120'-0"	EAST	523'-0" (±)
WEST	120'-0"	WEST	129'-0" (±)

PROPOSED COMPOUND SETBACKS
(EDGE OF COMPOUND TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	30'-0"	NORTH	472'-0" (±)
SOUTH	30'-0"	SOUTH	126'-0" (±)
EAST	50'-0"	EAST	518'-0" (±)
WEST	50'-0"	WEST	100'-0" (±)

PROPOSED PRESERVE SETBACKS
(EDGE OF COMPOUND TO PRESERVE BOUNDARY)

REQUIRED		PROVIDED	
NORTH	25'-0"	NORTH	400'-0" (±)
SOUTH	25'-0"	SOUTH	27'-0" (±)
EAST	25'-0"	EAST	350'-0" (±)
WEST	25'-0"	WEST	98'-0" (±)

SETBACK DETAIL

NTS 1

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PROJECT NO.	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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CAPITAL TELECOM

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NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SETBACK DETAIL

SHEET NUMBER
C1

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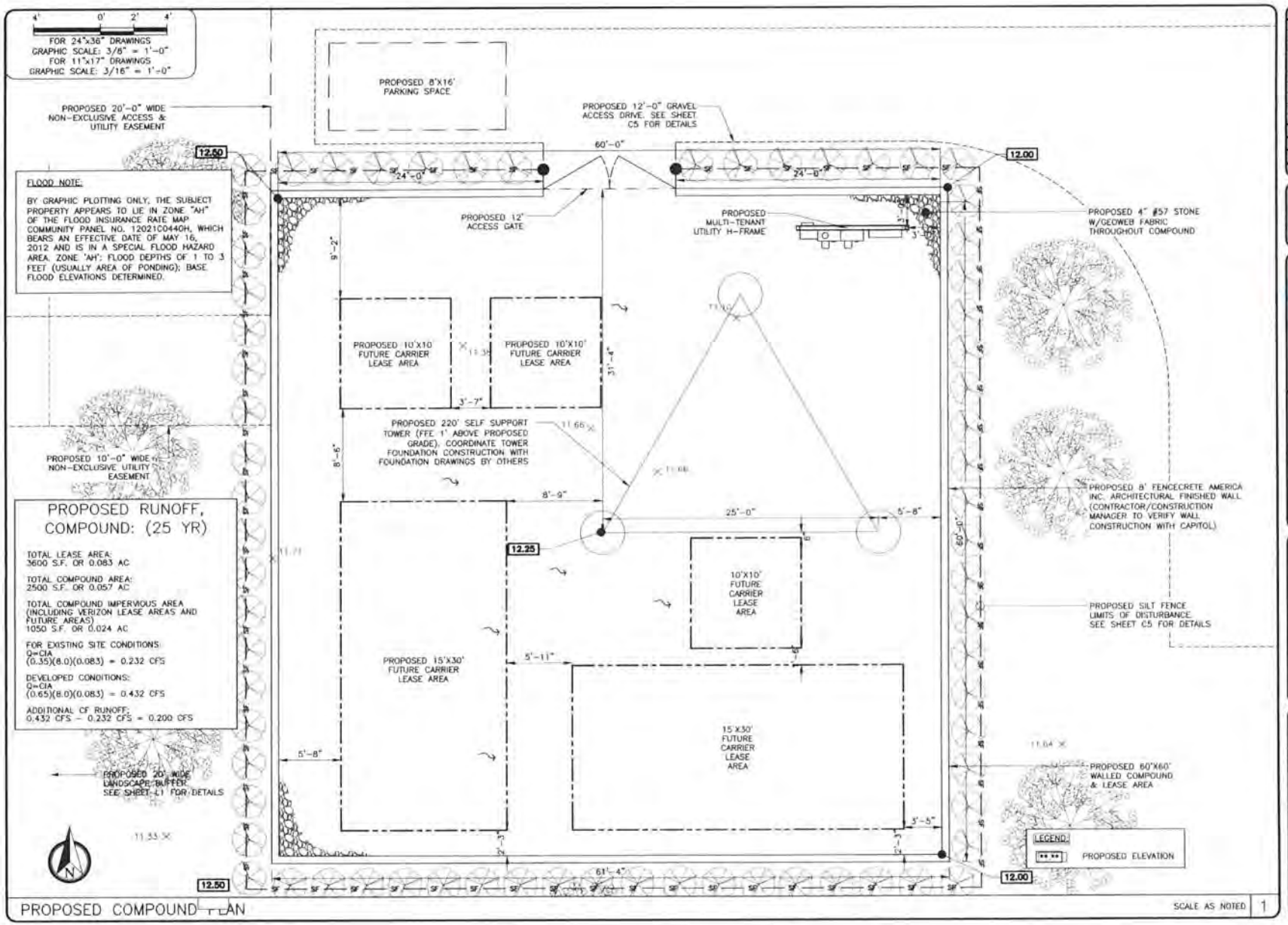

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(813) 615-1432
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NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
PROPOSED COMPOUND PLAN

SHEET NUMBER
C2

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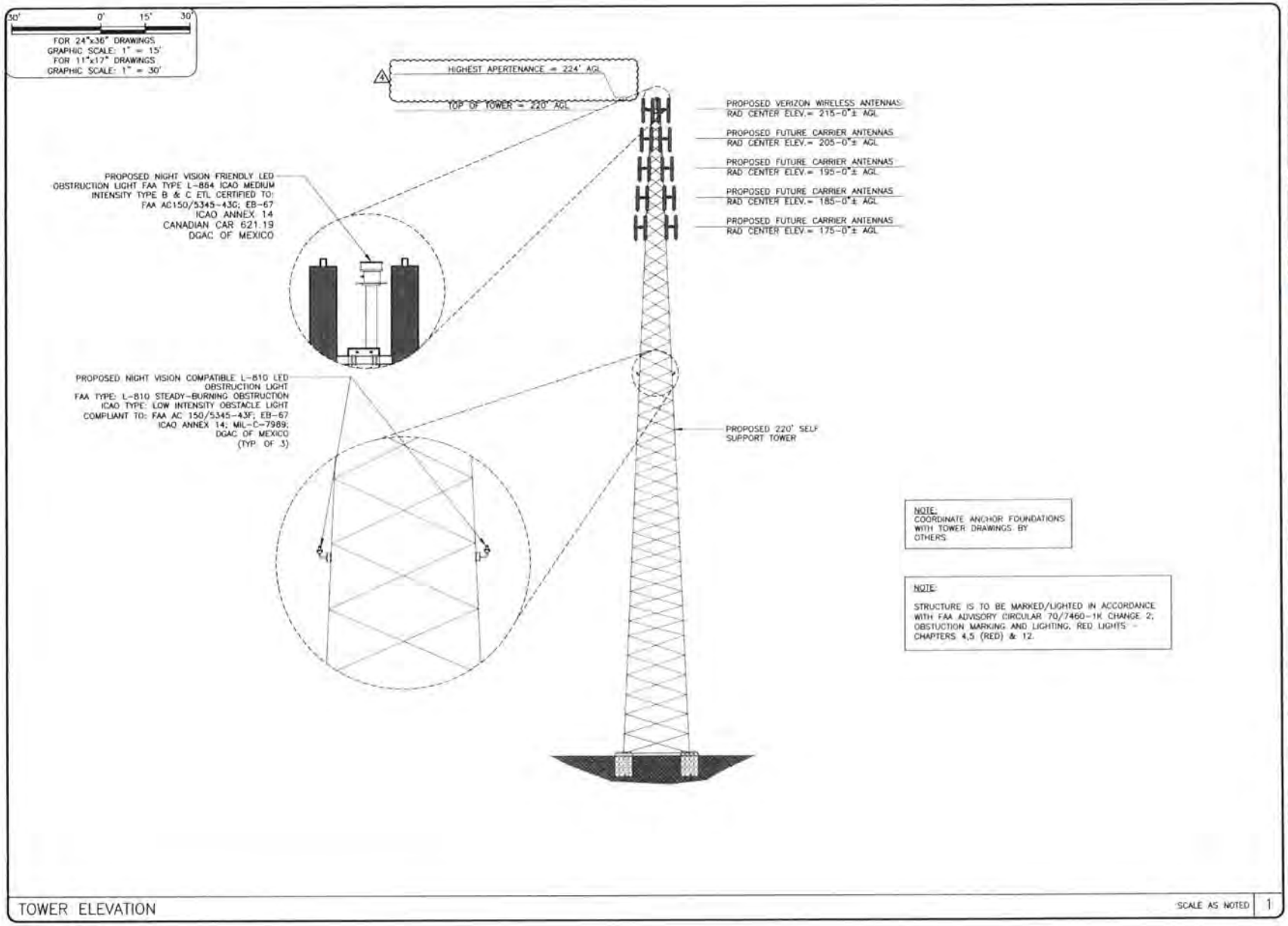

TOWER ELEVATION

SCALE AS NOTED | 1

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PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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(813) 615-1472
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CAPITAL TELECOM
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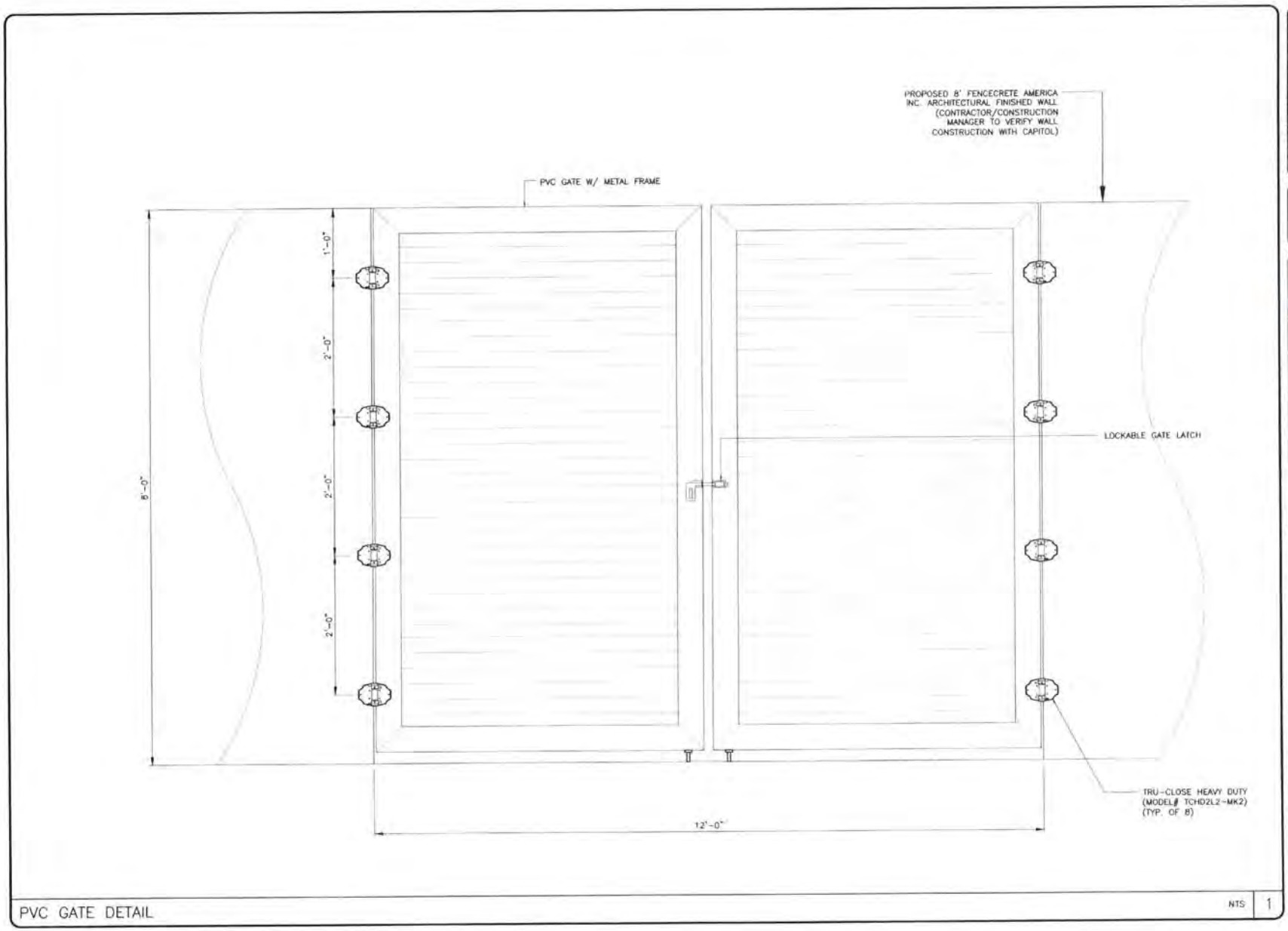
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TOWER ELEVATION

SHEET NUMBER
C3

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



PVC GATE DETAIL

NTS | 1

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PROJECT MANAGER:	C. OCHOVA
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TOGETHER PLANNING A BETTER TOMORROW
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TAMPA, FL 33637
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BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
WALL DETAILS

SHEET NUMBER
C4

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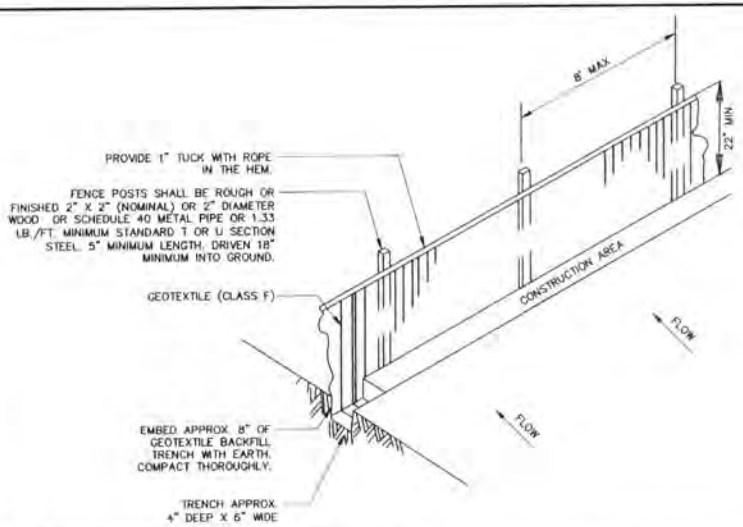
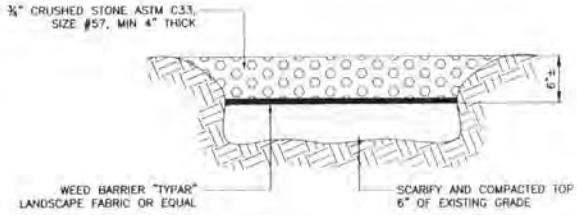


1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY WIRE TIES OR HOG RINGS. (3 FASTENERS PER POST).
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' MINIMUM.
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF ACRE OR MORE.
4. ALL SILT FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

EROSION CONTROL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES REGARDING PREVENTION OF ANY OFF-SITE RUNOFF. EROSION/SEDIMENTATION BARRIERS SHALL BE PLACED AT ALL LOCATIONS OF ANY POSSIBILITY OF RUNOFF THAT COULD OCCUR TO THE ADJOINING PROPERTIES. THESE BARRIERS SHALL BE BARRICADED AS SHOWN ON THE DETAIL.
2. THE SITE CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES AND/OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. SHOULD SILTATION OCCUR TO ANY OF THE ABOVE, THE SITE CONTRACTOR SHALL REMOVE SAID SEDIMENTATION AND RESTORE ANY DAMAGED AREAS AS REQUIRED.
3. IN ADDITION, THE SITE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. THE SITE CONTRACTOR SHALL SWEEP ALL STREETS WITHIN PUBLIC RIGHT-OF-WAYS AS NECESSARY, TO REMOVE DIRT BEING TRANSPORTED FROM SITE BY CONSTRUCTION VEHICLES. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE SITE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

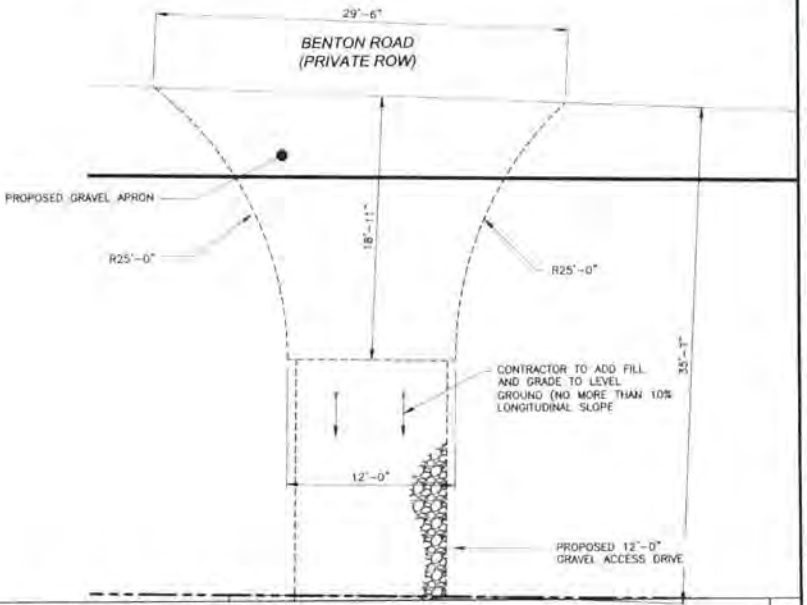
SILT FENCE DETAIL — NTS | 1



GRAVEL DETAIL (COMPOUND AREA) — NTS | 2

NOTES:
1. COMPACTED FILL SUBGRADE SHALL BE COMPACTED 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
2. PRIOR TO LAYING THE STONE THE ACCESS DRIVE SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH ENVIRONMENTALLY SAFE WEED KILLER AND TREATED WITH ENVIRONMENTALLY SAFE PESTICIDE.
3. A MINIMUM TURNING RADIUS OF THE ACCESS DRIVE SHALL BE 15 DEGREES FOR THE SHELTER DELIVERY.
4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHALL NOT EXCEED 10%.
5. CONTRACTOR AT MINIMUM SHALL REMOVE ON FROM ALL TREES THAT ARE WITHIN 5' OF THE ACCESS DRIVE ON BOTH SIDES.

GRAVEL ACCESS DRIVE DETAILS — NTS | 3



DRIVEWAY DETAIL — NTS | 3

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PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SILT FENCE/ ACCESS DRIVE DETAI

SHEET NUMBER
C5

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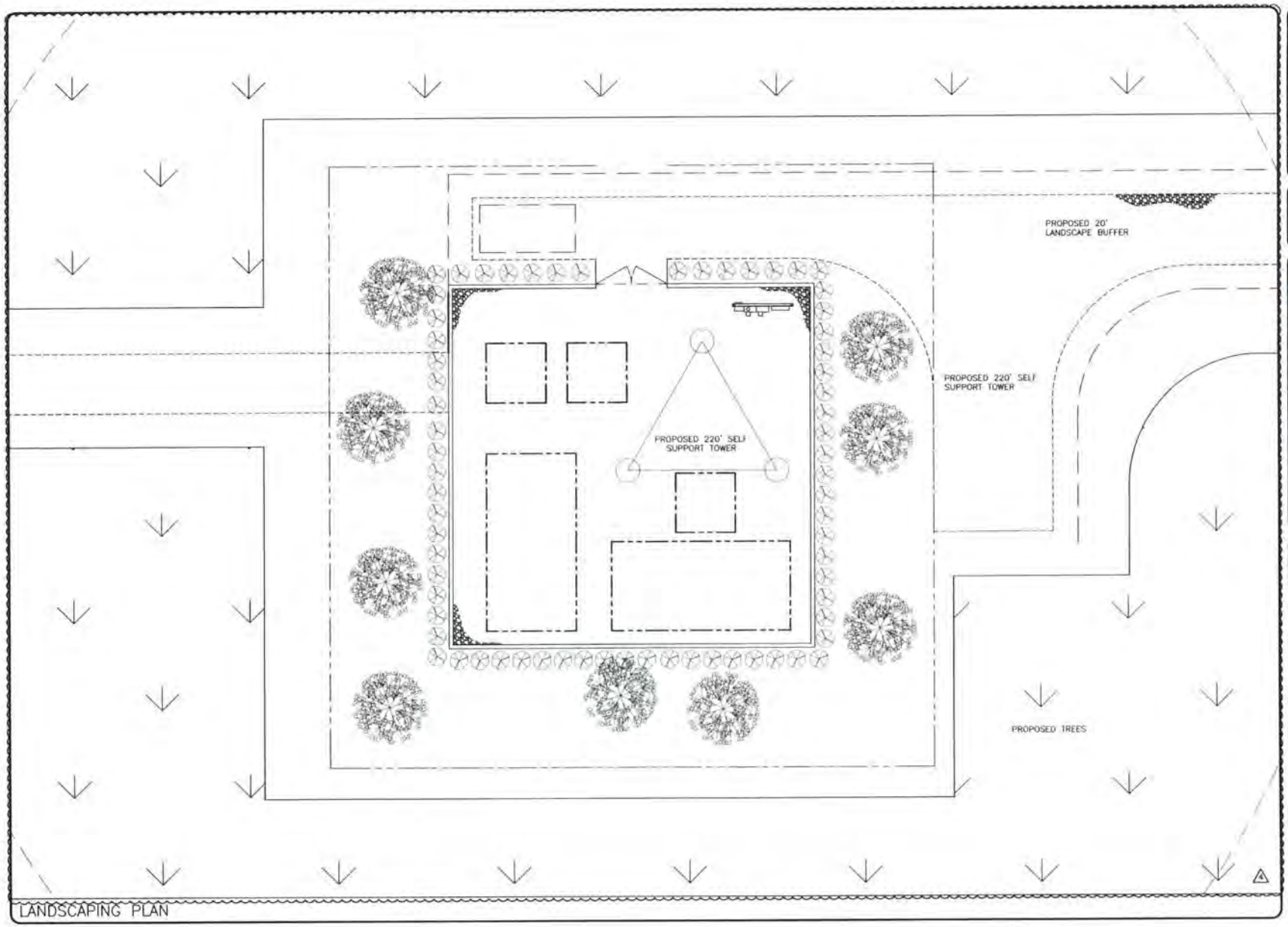

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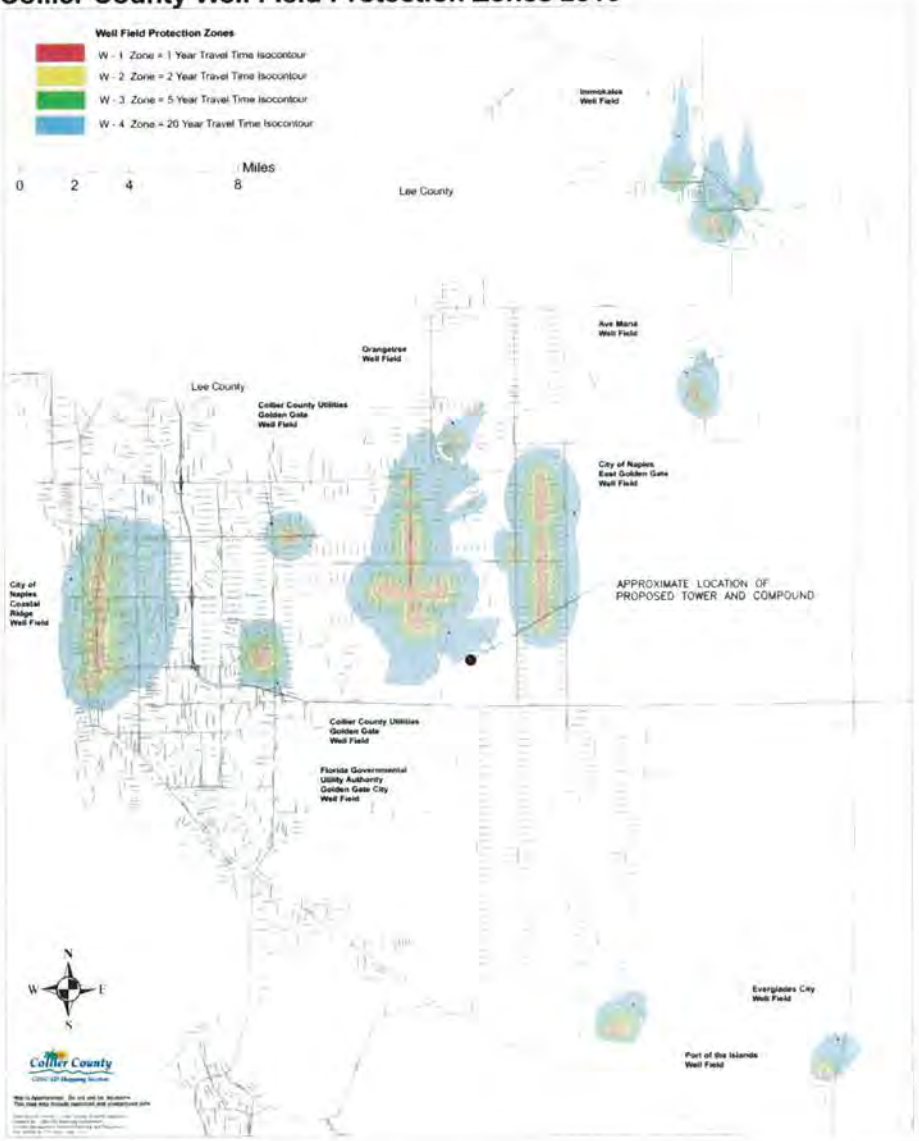
(COLLIER COUNTY)

SHEET NAME
LANDSCAPE BUFFER

SHEET NUMBER
L1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Collier County Well Field Protection Zones 2010



WELL FIELD OVERLAY MAP

NTS | 1

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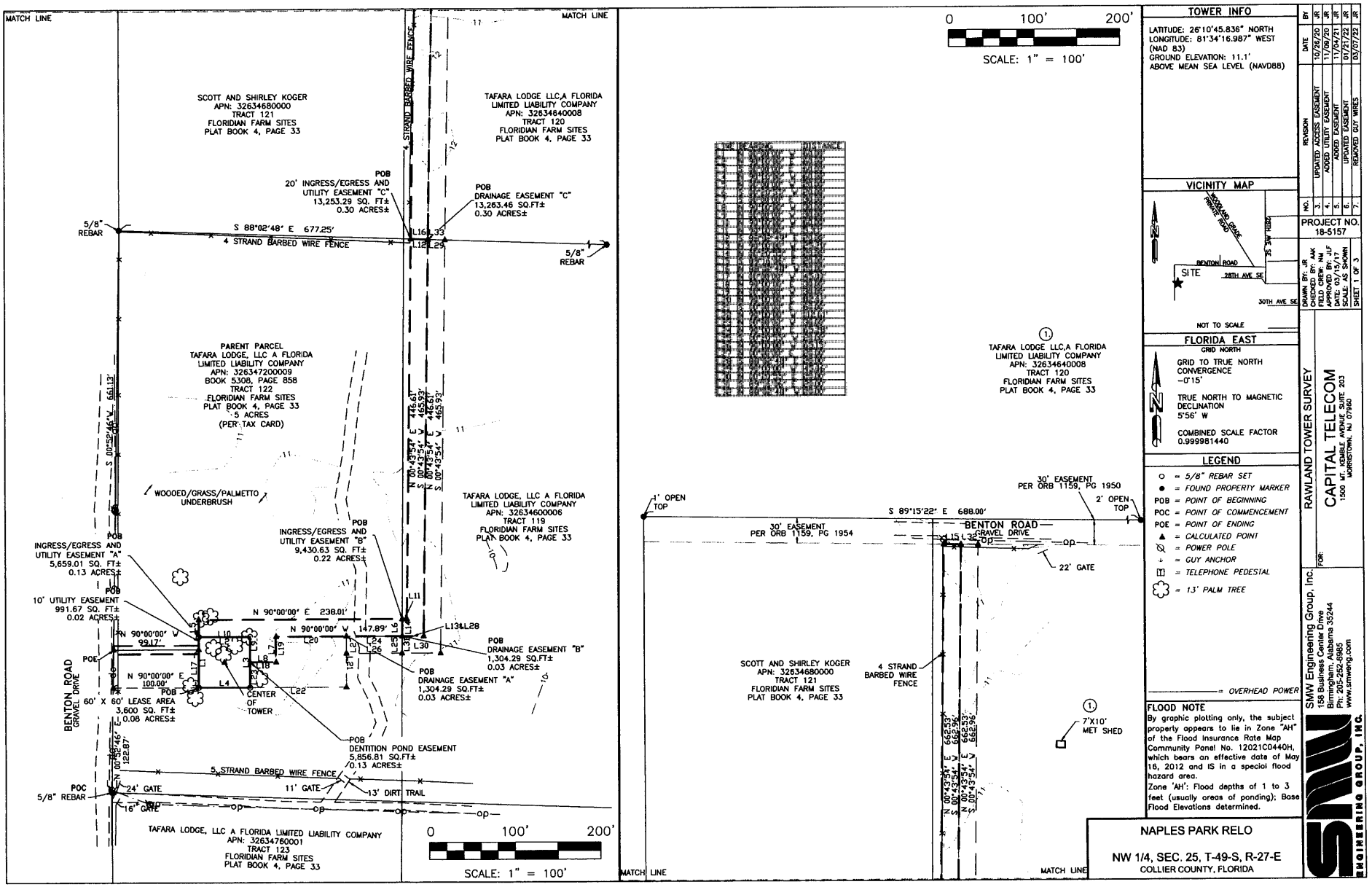
SHEET NAME
WELL FIELD OVERLAY MAP

SHEET NUMBER
W1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

SURVEYOR'S NOTES

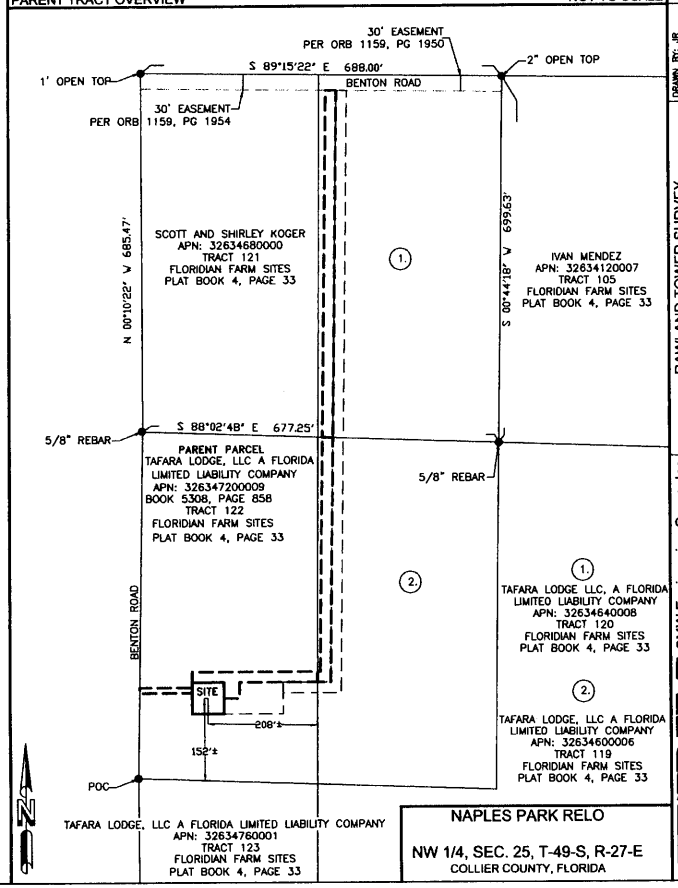
1. This is an Rawland Tower Survey, made on the ground under the supervision of an Florida Registered Land Surveyor. Date of field survey is February 28, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, baard, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted with the benefit of an Abstract Title search.
8. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Boord for a Class "A" Survey.
10. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
11. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
12. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown herson are from supplied information and may not be field verified.
13. All guy wires and anchors shall be setback 10' from all preserve boundaries

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-18000456-01T
Date January 01, 2018 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	BOOK 1159, PAGE 1950	Does not affect Parent Parcel, Lease area and Easement.
10	BOOK 5308, PAGE 878	Affect Parent Parcel. Blanket in nature.
11		Standard exceptions. Contain no survey matters.

PARENT TRACT OVERVIEW — NOT TO SCALE



NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
4.	ADDED UTILITY EASEMENT	11/09/20	JR
5.	ADDED EASEMENT	11/04/21	JR
6.	UPDATED EASEMENT	01/21/22	JR
7.	REMOVED GUY WIRES	03/07/22	JR

PROJECT NO. 18-5157

DRAWN BY: JR
CHECKED BY: AK
QUALITY CHK: JLF
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 2 OF 3

FOR: CAPITAL TELECOM
1500 MT. KEMBLE AVENUE, SUITE 203
MORRISTOWN, NJ 07960

RAWLAND TOWER SURVEY

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
An lease area being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,659.01 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,430.63 square feet (0.22 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;
thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,253.29 squore feet, (0.30 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)
An easement area being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)
An easement being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 50.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.81 square feet, (0.13 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence S 00°20'55" W a distance of 20.00 feet to a point; Thence N 90°00'00" W a distance of 65.15 feet to a point; Thence N 00°00'00" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 1,304.29 square feet (0.03 acres) of land more or less.

DRAINAGE EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 485.25 feet to a point; Thence N 90°00'00" W a distance of 45.06 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 10,214.38 square feet, (0.23 acres) of land more or less.

DRAINAGE EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafaro Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny L. Flaskamp
Florido License No. 0006601

NAPLES PARK RELO

NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
3	UPDATED ACCESS EASEMENT	10/26/20	JR
4	ADDED UTILITY EASEMENT	11/09/20	JR
5	ADDED EASEMENT	11/04/21	JR
6	UPDATED EASEMENT	01/21/22	JR
7	REMOVED GUY WIRES	03/07/22	JR

PROJECT NO. 18-5157

DRAWN BY: JR
CHECKED BY: NM
FIELD CREW: NM
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 3 OF 3

FOR: RAWLAND TOWER SURVEY

CAPITAL TELECOM
1500 MT. KEMBLE AVENUE, SUITE 203
MORRISTOWN, NJ 07960

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

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Exhibit C

Conditions of Approval

1. The Benton Road – Communication Tower Conditional Use, shall be limited to that which is depicted on the "Benton Road Relo (Naples Park) Drawings – Revised 03-02-22," prepared by SMW Engineering Group, Inc.

2. The petitioner will take care of complete maintenance during construction by grading and compacting new ruts that form on Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway as needed to keep the roadway in the pre-construction condition. Petitioner will provide photo documentation and a video of existing conditions prior to the pre-construction meeting. The video documentation shall cover the length of the road from the bridge to petitioner's driveway.

3. The petitioner will do a complete repair of any damage caused to the road after construction and grade and compact Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway with a 1-2 ton, 36", double roller, ride-on, vibratory compactor from the bridge over the canal to petitioner's driveway.

4. After construction, the petitioner will pay its fair share of road maintenance of Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway based on usage of the roads, whether Associations are formed or not.

5. Tower obstruction marker lighting shall be FAA approved flashing lighting. Tower obstruction marker lighting shall not exceed 2000 candela per light.

6. Any ground lighting for the tower shall be down-shielded and employ either motion detectors or short duration timers.

7. Petitioner's biologist shall visually inspect the development footprint within the 30 days prior to clearing actions, for bird nests containing eggs or juvenile birds. If active nests are discovered within the clearing area, Capital shall follow the applicable Migratory Bird Treaty Act (MBTA) guidelines in force at time of clearing and shall prioritize clearing, as feasible, so that trees with nests are cleared last.

8. The tower will be a self-supporting lattice tower and not a guy wired tower.

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9. A minimum of 5 carriers will be co-located on the tower.

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Exhibit 2

COLLIER COUNTY
INTENT TO ALLOW COLLOCATION AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Vincent Casiero who being by me first duly sworn, under oath, deposes and states as follows:

1. I am over eighteen (18) years of age and have personal knowledge of the matters contained herein
2. I am an Authorized Signatory of Capital Telecom Holdings II and have the authority to sign this affidavit.
3. It is the intent of Capital Telecom Holdings II to construct a wireless communication tower on parcel 326347200009 in Collier County, Florida
4. It is the intent of Capital Telecom Holdings II and its successors to allow collocation of wireless communication antennas at a reasonable market rates or to allow a replacement tower to be erected within the leased area provided that the replacement is physically and contractually feasible and that the cost of modifying or replacing the wireless communication tower to accommodate the collocated equipment is borne by the collocating company.

FURTHER AFFIANT SAYETYH NOT.

Vincent Casiero, Authorized Signatory
Capital Telecom Holdings II

STATE OF NEW JERSEY
COUNTY OF ESSEX

Sworn to (or affirmed) and subscribed before me this 6th day of September, 2018, by Vincent Casiero.

(Seal)

Jessica Weinberg

Printed Name of Notary Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JESSICA L. WEINBERG
NOTARY PUBLIC OF NEW JERSEY
ID # 50000166
My Commission Expires 7/8/2019

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 3

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

EST. 1971

MARK J. WOODWARD
Board Certified: Real Estate Law and in Condominium & Planned Development Law

ANTHONY P. PIRES, JR.
Board Certified: City, County, and Local Government Law

J. CHRISTOPHER LOMBARDO

ANTHONY J. DIMORA
Licensed in FL and OH

LENORE T. BRAKEFIELD

CRAIG R. WOODWARD
Senior Counsel
Board Certified: Real Estate Law

KENNETH V. MUNDY

ZACHARY W. LOMBARDO

CAMERON G. WOODWARD

ROSS E. SCHULMAN
Licensed in FL and NY

F. SCOTT PAUZAR, III

CHRISTOPHER R. HEFLIN

REPLY TO:

☒ 3200 TAMIAMI TRAIL N.
SUITE 200
NAPLES, FL 34103
239-649-6555
239-649-7342 FAX

☐ 606 BALD EAGLE DRIVE
SUITE 500
P.O. BOX ONE
MARCO ISLAND, FL 34146
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM

August 17, 2022

Sent By email:
Amy.Patterson@colliercountyfl.gov
James.french@colliercountyfl.gov
Jaime.cook@colliercountyfl.gov

Amy Patterson
County Manager

James French
Growth Management and Community Development

Jaimie Cook
Collier County Development Review

RE: Subject: Renewed Objection to PL20210002791, 1160 Kapok St (the "Subject Property")

Ms. Patterson, Mr. French, and Ms. Cook,

This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, within 1,000 feet of the proposed tower site (the Subject Property) and are aggrieved parties. (The Subject Property and the property owned by the Penners referenced above is not located in the Urban designated areas of the Future Land Use Map.)

The Penners have reviewed the County's Review Comment Letter dated July 6, 2022, and the responsive submission dated August 9, 2022, and hereby renew their objection to the approval of a tower in excess of 185 feet at the Subject Property because the requirements of the LDC have not been met.[1]

[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this objection is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

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The applicant has failed to show that the proposed tower fits within both the exception to colocation by showing it cannot collocate with an existing or approved tower within the effective radius and the exception to co-siting by showing it cannot co-site with an existing or approved tower site within the effective radius. Thus, the applicant has failed to show it qualifies for approval of a tower in excess of 185 feet.

In the County's review comment letter, in comment 11 of the zoning review, the County specifically requested the following:

> Correction Comment 11:
>
> As requested per email correspondence dated November 16, 2021, to Kendall Lotze at Ignite Wireless, provide documentation demonstrating that no old or approved tower within the effective radius can accommodate the applicants proposed antenna and ancillary equipment. LDC Section 5.05.09.D.
>
> Provide an RF Engineer's report including any towers within the 6 miles radius and explain why co-location is not possible.
>
> For each possible tower site, the application will provide the requirements as stated in LDC Section 5.05.09.E.2.a-g.

Instead of providing an RF Engineer's report including any towers within the 6-mile radius and explaining why co-location is not possible, the applicant attached a coverage map from AT&T. This is non-responsive, and this requirement has not been addressed elsewhere in the resubmittal.

As a result, the Penners adopt the argument from their June 23, 2022, letter, enclosed, in full, as it has not been addressed by the applicant at all, despite being directly required by the County in its Review Comment letter, on page 4 of the letter, comment 11, excerpted above.

Therefore, the site development plan, for the above reason, as submitted must be denied.

Sincerely,

Zachary W. Lombardo, Esq.

cc: J. Klatzkow, County Attorney
W. McDaniel, Commissioner
C. Willoughby, Planner

Enclosures as indicated.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

EST. 1971

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239-649-7342 FAX

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SUITE 500
P.O. BOX ONE
MARCO ISLAND, FL 34146
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM

June 23, 2022

By U.S. mail and email

Amy Patterson
County Manager

James French
Growth Management and Community Development

Jaimie Cook
Development Review

Collier County
3299 Tamiami Trail East, Suite 202
Naples, FL 34112-5746

2800 Horseshoe Drive N
Naples, FL 34104

Amy.Patterson@colliercountyfl.gov
James.French@colliercountyfl.gov
Jaime.Cook@colliercountyfl.gov

Subject: Objection to PL20210002791 (the "Application"), 1160 Kapok St (the "Subject Property")

Ms. Patterson, Mr. French, and Ms. Cook,

This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, within 1,000 feet of the proposed tower site (the Subject Property), see below **Figure 1** and are aggrieved and affected parties. (The Subject Property and the property owned by the Penners referenced above is not located in the Urban designated areas of the Future Land Use Map.) The Application and documents filed to date indicate that the proposed tower is 250 feet tall.

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The Penners object to the approval of a tower in excess of 185 feet at the Subject Property.[1] The applicant has failed to show or provide any documentation that the proposed tower fits within both the exception to colocation by showing it cannot collocate with an existing or approved tower within the effective radius, and the exception to co-siting by showing it cannot co-site with an existing or approved tower site within the effective radius. Thus, the applicant has failed to demonstrate it qualifies for approval of a tower in excess of 185 feet.

FIGURE 1

Identifying the Subject Property, the Nearby parcels owned by the Penners, and the Approved tower at 550 Frangipani

[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this objection is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

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The site upon which the tower is proposed is zoned agricultural and is subject to the requirements of section 5.05.09, Collier County Land Development Code ("LDC").

Pursuant to section 5.05.09 D and E, LDC, an applicant for a tower with a height in excess of 185 feet "***shall not be approved***" unless the applicant demonstrates that it fits within exceptions by showing colocation and co-siting are not possible.

The intent section of section 5.05.09, LDC, (emphasis added) explains this in stating:

> This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening; to avoid potential damage to adjacent properties from tower failure; ***to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers; to maximize the shared use of specified tower sites to minimize the need for additional tower sites***; to lessen impacts new ground mounted towers could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

I. The Applicant has Failed to Show that the subject tower meets the Exception to the Requirements of section 5.05.09.D, LDC

The colocation requirements and exception are as follows (emphasis added):

> D. Shared use of towers. **A tower with a height in excess of 185 feet above natural grade shall not be approved, unless** the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

As noted above, the proposed tower is 250 feet tall. The applicant has not submitted anything to demonstrate, support, or address that "no old or approved

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment."

Therefore, the site plan as submitted must be denied.

II. The Applicant has Failed to Show that the subject tower meets the Exception to the Requirements of section 5.05.09.E, LDC

The co-siting requirements and exception are as follows (emphasis added):

> E. Shared use of tower sites. **A tower with a height in excess of 185 feet above natural grade shall not be approved on a new tower site unless** the applicant demonstrates that the proposed tower, antennas, and accessory structures or uses cannot be located on any conforming old site or approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

As noted above, the proposed tower is 250 feet tall. The applicant has not submitted anything to demonstrate, support, or address the above.

Therefore, the site plan as submitted must be denied.

III. There are Approved and Existing Towers within the Effective Radius for both Colocation and Co-Siting

In section 5.05.09.B., LDC, the "effective radius" is defined as "a radius of 6 miles from the respective tower unless a lesser radius is approved."

There are multiple towers within the effective radius of the Subject Property, including, but not limited to, the recently approved new tower on Benton Road, PL20180002327, and also the recently approved new tower approximately a half mile away at 550 Frangipani Avenue, PL20200000886, *see above* **Figure 1**. In addition to these recently approved towers, there are existing towers within the effective radius on which the applicant can collocate and potentially co-site, including, but not limited to, the existing tower at 1510 Benton Road.

Enclosed as **Exhibit 1** is Collier County Resolution 2022-30 approving a new tower on Benton Road (PL20180002327). In the conditions for approval, condition 9, the tower on Benton Road is required to co-locate with 5 carriers. Also enclosed, as **Exhibit 2**, is the affidavit of the applicant for PL20180002327 stating it will allow for colocation.

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For reference, enclosed as **Exhibit 3** is a map from the Federal Communications Commission showing roughly 12 towers within the 6-mile radius from the Subject Property.

Therefore, the site development plan as submitted must be denied.

As the Penners are aggrieved and affected parties, we request that, as their counsel, we be copied on all request for additional information communications with the applicant.

Sincerely,

Zachary W. Lombardo, Esq.

Copies to County Attorney J. Klatzkow; Commissioner W. McDaniel; and Planner C. Willoughby
Enclosures as indicated

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Exhibit 1

RESOLUTION NO. 2022- 30

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA PROVIDING FOR THE ESTABLISHMENT OF A CONDITIONAL USE TO ALLOW A COMMUNICATIONS TOWER ON LANDS ZONED RURAL AGRICULTURAL (A) WITHIN THE MOBILE HOME OVERLAY (MHO) AND DESIGNATED RURAL FRINGE MIXED USE-SENDING LANDS WITHIN THE NATURAL RESOURCE PROTECTION AREA OVERLAY AND NORTH BELLE MEADE OVERLAY IN THE COLLIER COUNTY GROWTH MANAGEMENT PLAN PURSUANT TO SECTIONS 2.01.03.G.4.a AND 2.03.08.A.4.a(3)(a) OF THE COLLIER COUNTY LAND DEVELOPMENT CODE ON .95± ACRES OF A 5.0+/- ACRE TRACT LOCATED ON THE EAST SIDE OF THE NORTH-SOUTH EXTENSION OF BENTON ROAD, IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA. (PL20180002327)

WHEREAS, the Legislature of the State of Florida in Chapter 67–1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 2004-41, as amended) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Board of Zoning Appeals (Board), being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code on the property hereinafter described, and the Collier County Planning Commission has made findings that the granting of the Conditional Use will not adversely affect the public interest and the specific requirements governing the Conditional Use have been met and that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Subsection 10.08.00.D. of the Land Development Code; and

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WHEREAS, all interested parties have been given opportunity to be heard by this Board in a public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA that:

Petition Number PL20180002327 filed by Capital Telecon Holdings, LLC, with respect to the property hereinafter described in Exhibit A, be and the same is hereby approved for a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to Sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code, in accordance with the Conceptual Site Plan described in Exhibit B, and subject to the conditions in Exhibit C. Exhibits A, B, and C are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second, and super-majority vote, this 8th day of February, 2022.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____
Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

By: _____
William L. McDaniel, Jr. Chairman

Approved as to form and legality:

_____ HFAC 1-5-22
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A - Legal Description
Exhibit B - Conceptual Site Plan
Exhibit C - Conditions of Approval

[19-CPS-01858/1690499/1]241
Capital Naples Park CT / PL20180002327
1/4/22

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Exhibit A

SMW ENGINEERING GROUP, INC.

Site Name: **Naples Park Relo**

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
A lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,658.90 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the

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POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,538.51 square feet (0.21 acres) of land more or less..

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;
thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,254.93 square feet, (0.31 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)

An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence

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S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.60 square feet, (0.1344 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence S 00°20'55" W a distance of 20.00 feet to a point; Thence N 90°00'00" W a distance of 65.15 feet to a point; Thence N 00°00'00" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 1,304.19 square feet (0.0299 acres) of land more or less.

DRAINAGE EASEMENT "B": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to a point; Thence S 88°02'48" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 485.25 feet to a point; Thence N 90°00'00" W a distance of 45.06 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 10,212.21 square feet, (0.2344 acres) of land more or less.

DRAINAGE EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West

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line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to the POINT OF BEGINNING; Thence N 00°43'54" E a distance of 662.96 feet to a point; Thence S 89°16'06" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 663.39 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,263.53 square feet, (0.3045 acres) of land more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny Flaskamp

Digitally signed by Johnny Flaskamp
Date: 2022.03.18 12:06:34 -04'00'

Johnny L. Flaskamp
Florida License No. 0006601

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

CAPITAL TELECOM

Exhibit B

BENTON ROAD RELO (NAPLES PARK)

(CU PL20180002327)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

PROPOSED 220' SELF SUPPORT COMMUNICATION TOWER WITH SUPPORT FACILITIES

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS ISSUED
1	01/04/21	REVISED PER COMMENTS
2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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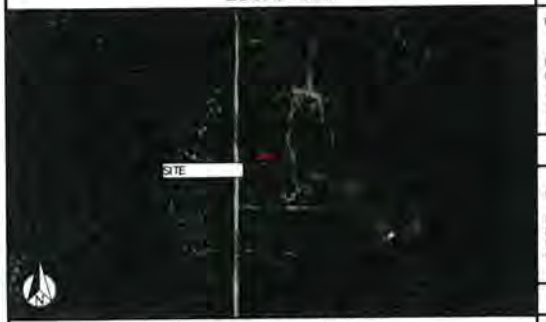
LOCAL MAP



VICINITY MAP

DRIVING DIRECTIONS

FROM COLLIER COUNTY, HEAD SOUTHEAST ON JANES MEMORIAL SCENIC DRIVE TOWARD E MAIN TRAM (GATE 12) TRAIL. CONTINUE ON FL-29 N. TAKE OIL WELL RD TO EVERGLADES BLVD S. CONTINUE ON EVERGLADES BLVD S. DRIVE TO BENTON ROAD. SITE IS LOCATED ON THE LEFT HAND SIDE OF THE ROAD.

PROPERTY SUMMARY

PARCEL #:	32634720009 32634600006 32634640008
LATITUDE:	26° 10' 45.836" N
LONGITUDE:	81° 34' 16.987" W
ZONING JURISDICTION:	COLLIER COUNTY
ZONING CLASSIFICATION:	AG-MHO-RFMUO-NRPA-NBMO

DESIGN CRITERIA

DESIGN WIND SPEED:	159 MPH (ULTIMATE, 3-SECOND GUST) 123 MPH (NOMINAL, 3-SECOND GUST)
IMPORTANCE FACTOR:	1.0
EXPOSURE:	C
RISK CATEGORY:	II
OPEN STRUCTURE	

APPLICABLE CODES

THE CONTRACTOR WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) OVER THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: FLORIDA BUILDING CODE (FBC), 7TH EDITION (2020).

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70

NATIONAL ELECTRICAL CODE: 2014 EDITION.

MECHANICAL CODE: MECHANICAL CODE, 7TH EDITION.

FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION.

LIGHTNING SAFETY CODE: NFPA-101-2018

THE CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS. AMERICAN CONCRETE INSTITUTE (ACI) 318-08, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD 13th EDITION. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM, IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS, TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS, ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION.

PROJECT INFORMATION

1. CONTRACTOR'S SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
3. CAPITAL TELECOM CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY EMPLOYEES OF CAPITAL TELECOM AND ITS CUSTOMERS AND THAT THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
8. THE SCOPE OF CAPITAL'S WORK IS LIMITED TO THE TOWER, COMPOUND, DRIVEWAY, UTILITY AND TELCO SERVICE SUPPLIES, AND COLLIER COUNTY EMERGENCY SERVICES' ANTENNAS AND CABINET. ALL SHELTERS SHALL BE EQUIPPED WITH INDEPENDENT FIRE SUPPRESSION SYSTEMS AS THEY ARE INSTALLED. EACH TENANT SHALL PROVIDE INFORMATION ON THEIR SHELTER'S FIRE SUPPRESSION SYSTEM WHEN THEY APPLY FOR A BUILDING PERMIT TO ADD THEIR SHELTER AND ANTENNAS TO THE TOWER.

CONTACTS

APPLICANT
CAPITAL TELECOM
1500 MT. KEMBLE AVE.
MORRISTOWN, NJ 07960

PROPERTY OWNER CONTACT:
LANDLORD: TAFARA LODGE LLC
ADDRESS: 3585 41ST AVENUE NE
CITY, STATE, ZIP: NAPLES, FLORIDA 34120

FPL DISTRIBUTION ENGINEER
MANNAT KHANNA 239-315-9181

SMW ENGINEERING GROUP INC. SURVEYOR MANAGER
JOHNNY FLASKAMP, PSM 207-212-7891

SMW ENGINEERING GROUP INC. PROJECT MANAGER
CURTIS OCHOVA 813-610-5737

AGENT OF RECORD
MATTANIAH S. JAHN, ESQ. 727-773-2221
800 TARPON WOODS BLVD. SUITE E-1
PALM HARBOR, FL 34685

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SMW ENGINEERING GROUP, INC.

CAPITAL TELECOM

JEREMY SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELO (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TITLE SHEET

SHEET NUMBER
T1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

GENERAL NOTES 1

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

   OWNER — CAPITAL TELECOM
   ENGINEER — SMW ENGINEERING GROUP, INC.
   CONTRACTOR — GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

3. A 20-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.

4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.

5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.

6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.

8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.

10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.

11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.

14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LIEN RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

16. ABANDONMENT NOTE: ANY TOWER THAT IS NOT OCCUPIED BY A FUNCTIONING ANTENNA FOR A CONTINUOUS PERIOD OF 12 MONTHS AND HAS NO APPLICATION OR LEASE AGREEMENT TO PLACE AN ANTENNA ON THE POWER BEING ACTIVELY PURSUED SHALL BE CONSIDERED ABANDONED, AND THE OWNER OF SUCH TOWER SHALL REMOVE SAME WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE WASHINGTON COUNTY DEVELOPMENT ADMINISTRATOR OR DESIGNEE THAT THE TOWER HAS BEEN DETERMINED TO BE ABANDONED. IF SUCH TOWER IS NOT REMOVED WITHIN SAID 90 DAYS, WASHINGTON COUNTY MAY HAVE THE TOWER REMOVED AT THE OWNER'S EXPENSE. APPEALS OF THE COUNTY DEVELOPMENT ADMINISTRATOR'S DETERMINATION OF ABANDONMENT SHALL BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS AND THE APPEAL TOLLS THE DEADLINE FOR REMOVAL.

17. ALL NEW METAL TOWERS, INCLUDING ROOFTOP TOWERS, EXCEPT AMATEUR RADIO TOWERS, SHALL COMPLY WITH THE STANDARDS OF THE THEN LATEST EDITION PUBLISHED BY THE ELECTRIC INDUSTRIES ASSOCIATION (CURRENTLY EIA/TIA 222-E) OR THE PUBLICATION'S SUCCESSOR FUNCTIONAL EQUIVALENT, UNLESS AMENDED FOR LOCAL APPLICATION BY RESOLUTION OF THE BCC. EACH NEW AMATEUR RADIO TOWER WITH A HEIGHT OF SEVENTY-FIVE (75) FEET OR LESS SHALL REQUIRE A BUILDING PERMIT SPECIFYING THE EXACT HEIGHT AND LOCATION OF THE TOWER EXCLUSIVE OF ANTENNAS. EACH NEW GROUND-MOUNTED DISH TYPE ANTENNA THAT DOES NOT EXCEED A HEIGHT OF TWENTY (20) FEET SHALL REQUIRE A BUILDING PERMIT.

18. NO COMMUNICATION TOWER SHALL BE LOCATED ON ANY LAND OR WATER IF SUCH LOCATION THEREON CREATES, OR HAS THE POTENTIAL TO CREATE, HARM TO THE SITE AS A SOURCE OF BIOLOGICAL PRODUCTIVITY, AS INDISPENSABLE COMPONENTS OF VARIOUS HYDROLOGIC REGIMENS, OR AS IRREPLACEABLE AND CRITICAL HABITAT FOR NATIVE SPECIES OF FLORA OR FAUNA.

19. THE TOWER WILL BE NORMALLY SERVICED BY ONE (1) VISIT PER CARRIER PER MONTH.

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.

3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.

4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.

6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.

7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.

11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

SITE WORK NOTES 2

1. MATERIAL:
   A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL".
   B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   C. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   F. ALL NON_STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.

3. WELDING:
   A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
   B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
   C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.

4. ALL BOLTS SHALL BE GALVANIZED 3/4" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.

5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.

6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.

7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.

8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN $\frac{1}{16}$ INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.

10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.

11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.

12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

STRUCTURAL STEEL NOTES 3

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS ISSUED
1	01/04/21	REVISED PER COMMENTS
2	08/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC
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CAPITAL TELECOM
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JEREMY D. SHARP P.E. FL LICENSE 75137

BENTON ROAD RELOCATION
(NAPLES PARK)
(DU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES (1 OF 2)

SHEET NUMBER
G1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

1. ALL OWNERS OF APPROVED TOWERS ARE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR ANY DAMAGE CAUSED TO OFF-SITE PROPERTY AS A RESULT OF A COLLAPSE OF ANY TOWER OWNED BY THEM.

LIABILITY 1

1. TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE RED BEACON OR DUAL MODE LIGHTS, UNLESS EXEMPTED, IN WRITING, BY THE COLLIER COUNTY MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION ("FAA") TECHNICAL STANDARDS. NO OTHER TOWERS OR ANTENNAS SHALL BE ARTIFICIALLY LIGHTED, EXCEPT AS REQUIRED BY THE FAA, THE FEDERAL COMMUNICATIONS COMMISSION, OR OTHER APPLICABLE LAWS, ORDINANCES, OR REGULATIONS. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.
2. NEW TOWERS EXCEEDING 199 FEE. EACH NEW TOWER THAT WILL HAVE A HEIGHT IN EXCESS OF ONE HUNDRED AND NINETY-NINE (199) FEET ABOVE GROUND, EXCLUSIVE OF ANTENNAS, AND SUCH TOWER SHALL BE LIGHTED NO MORE THAN IS OTHERWISE REQUIRED BY STATE AND OR FEDERAL LAW, RULE, OR REGULATION. UNLESS OTHERWISE THEN REQUIRED BY LAW, RULE OR REGULATION, ONLY WHITE STROBE LIGHTS SHALL BE USED AT NIGHT, UNLESS OTHERWISE REQUIRED BY THE FAA, IN WHICH CASE RED STROBE-TYPE LIGHTS SHALL BE USED. SUCH LIGHTS SHALL NOT EXCEED THE MINIMUM NUMBER, MINIMUM INTENSITY, AND MINIMUM LIGHT FLASHES PER INTERVAL OF TIME (REQUIRING THE LONGEST ALLOWABLE DURATION BETWEEN LIGHT FLASHES) REQUIRED BY STATE OR FEDERAL LAW, RULE, OR REGULATION. SOLID RED (OR PULSATING RED) WARNING LIGHTS SHALL NOT BE USED AT NIGHT.

TOWER LIGHTING 2

1. EFFECTIVE JANUARY 1, 1992, ALL GUYED TOWERS, INCLUDING OLD TOWERS, EXCEEDING 185 FEET IN HEIGHT SHALL BE INSPECTED EVERY TWO (2) YEARS. SUCH SELF-SUPPORTING TOWERS SHALL BE INSPECTED EVERY FOUR (4) YEARS. EACH INSPECTION SHALL BE BY A QUALIFIED PROFESSIONAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL INSPECTOR, AND ANY INSPECTOR-RECOMMENDED REPAIRS AND/OR MAINTENANCE SHOULD BE COMPLETED WITHOUT UNNECESSARY DELAY. AT A MINIMUM, EACH INSPECTION SHALL INCLUDE THE FOLLOWING:
   - A. TOWER STRUCTURE: INCLUDING BOLTS, LOOSE OR DAMAGED MEMBERS, AND SIGNS OF UNUSUAL STRESS OR VIBRATION.
   - B. GUY WIRES AND FITTINGS: CHECK FOR AGE, STRENGTH, RUST, WEAR, GENERAL CONDITION, AND ANY OTHER SIGNS OF POSSIBLE FAILURE.
   - C. GUY ANCHORS AND FOUNDATIONS: ASSESS FOR CRACKS IN CONCRETE, SIGNS OF CORROSION, EROSION, MOVEMENT, SECURE HARDWARE, AND GENERAL SITE CONDITION.
   - D. CONDITION OF ANTENNAS, TRANSMISSION LINES, LIGHTING, PAINTING, INSULATORS, FENCING, GROUNDING, AND ELEVATOR, IF ANY.
   - E. FOR GUYED TOWERS: TOWER VERTICAL ALIGNMENT AND GUY WIRE TENSION (BOTH REQUIRED TENSION AND PRESENT TENSION).
2. A COPY OF EACH INSPECTION REPORT SHALL BE FILED WITH THE COUNTY MANAGER NOT LATER THAN DECEMBER 1 OF THE RESPECTIVE INSPECTION YEAR. IF THE REPORT RECOMMENDS THAT REPAIRS OR MAINTENANCE ARE REQUIRED, A LETTER SHALL BE SUBMITTED TO THE COUNTY MANAGER TO VERIFY THAT SUCH REPAIRS AND/OR MAINTENANCE HAVE BEEN COMPLETED. THE COUNTY SHALL HAVE NO RESPONSIBILITY UNDER THIS SECTION REGARDING SUCH REPAIRS AND/OR MAINTENANCE.

INSPECTION 3

1. ANY TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE. IF A TOWER IS NOT REMOVED WITHIN THREE (3) MONTHS AFTER ONE (1) YEAR OF SUCH VOLUNTARY NON-USE, THE COUNTY MAY OBTAIN AUTHORIZATION, FROM A COURT OF COMPETENT JURISDICTION, TO REMOVE THE TOWER AND ACCESSORY ITEMS, AND, AFTER REMOVAL, SHALL PLACE A LIEN ON THE SUBJECT PROPERTY FOR ALL DIRECT AND INDIRECT COSTS INCURRED IN DISMANTLING AND DISPOSAL OF THE TOWER AND ACCESSORY ITEMS, PLUS COURT COSTS AND ATTORNEY'S FEES.

ABANDONMENT 4

1. ALL EXISTING AND PROPOSED GROUND MOUNTED AND ROOFTOP TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE A SOLID RED BEACON OR DUAL MODE LIGHTS UNLESS EXEMPTED IN WRITING BY THE COLLIER MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION (FAA) TECHNICAL STANDARDS. THE TOTAL STRUCTURE HEIGHT SHALL INCLUDE ALL APPENDAGES AND ATTACHMENTS, SUCH AS ANTENNAS, LIGHTS, LIGHTENING RODS, OR ANY OTHER ACCESSORY DEVICE THAT WOULD EXTEND THE HEIGHT OF THE TOWER. ALL EXISTING TOWERS SHALL HAVE SIX MONTHS (180 DAYS) FROM JUNE 16, 2005, TO COMPLY WITH THE REQUIREMENT. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.

⚠2

PRESERVE SIGNAGE 5

1. TEMPORARY SIGNS IDENTIFYING ANY PRESERVES SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
2. PROTECTIVE BARRIERS WILL BE INSTALLED AT THE PERIMETER OF PRESERVED VEGETATION AT THE COMMENCEMENT OF ANY SITE IMPROVEMENTS AND WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. PROTECTIVE BARRIERS WILL BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT. AL PROTECTIVE BARRIER SUPPORT STAKES SHALL BE NO MORE THAN 10' APART.

MOSQUITO CONTROL DISTRICT 6

REV.	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS ISSUED
1	01/04/21	REVISED PER COMMENTS
2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.
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(813) 615-1422
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(713) 825-1806

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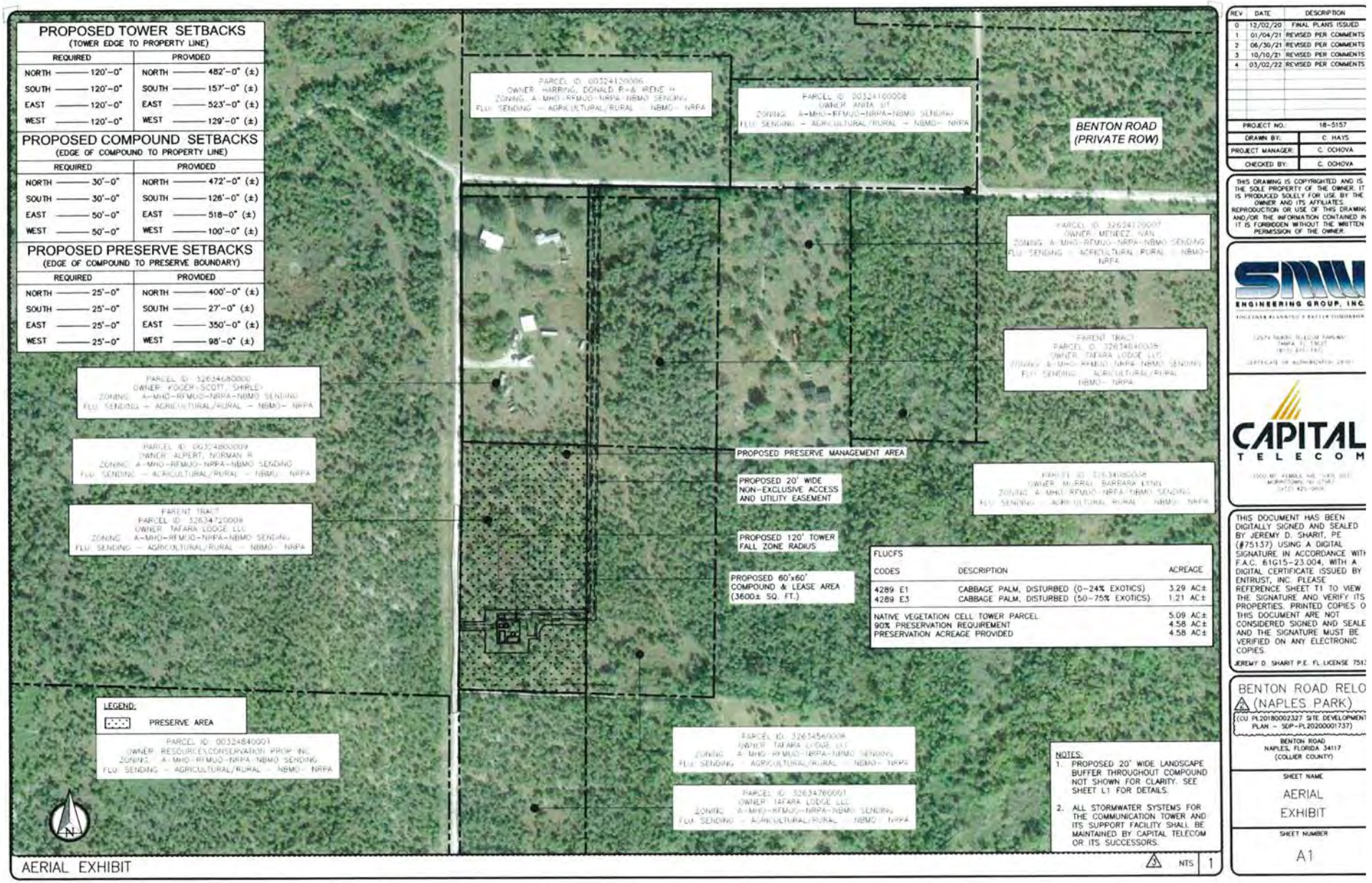
BENTON ROAD RELO
⚠2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES (2 OF 2)

SHEET NUMBER
G2

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



REV	DATE	DESCRIPTION
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4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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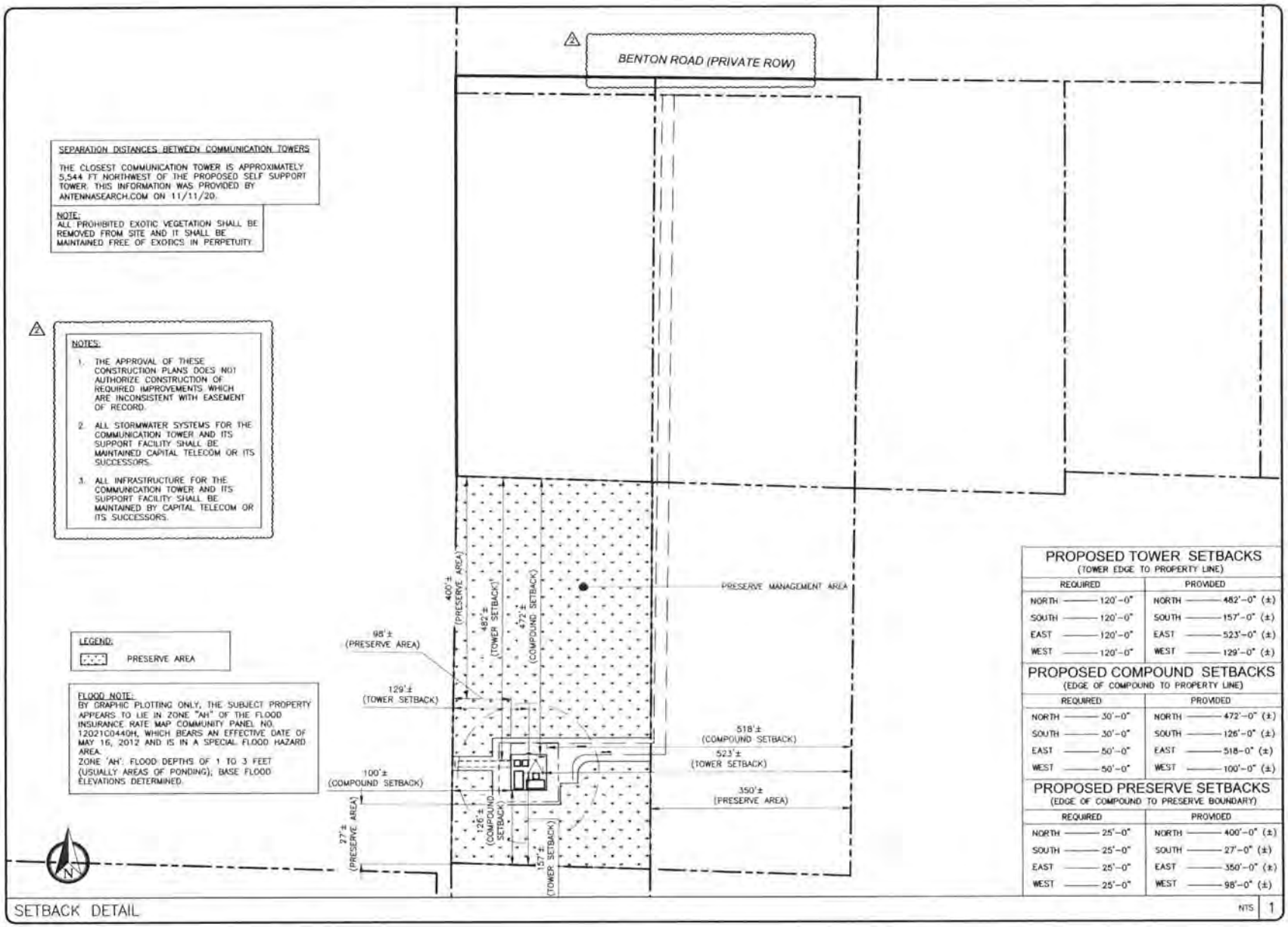
BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
AERIAL EXHIBIT

SHEET NUMBER
A1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS

THE CLOSEST COMMUNICATION TOWER IS APPROXIMATELY 5,544 FT NORTHWEST OF THE PROPOSED SELF SUPPORT TOWER. THIS INFORMATION WAS PROVIDED BY ANTENNASEARCH.COM ON 11/11/20.

NOTE:
ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

2

NOTES:

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
2. ALL STORMWATER SYSTEMS FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED CAPITAL TELECOM OR ITS SUCCESSORS.
3. ALL INFRASTRUCTURE FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED BY CAPITAL TELECOM OR ITS SUCCESSORS.

LEGEND:

PRESERVE AREA

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0440H, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2012 AND IS IN A SPECIAL FLOOD HAZARD AREA.
ZONE 'AH': FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

PROPOSED TOWER SETBACKS
(TOWER EDGE TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	120'-0"	NORTH	482'-0" (±)
SOUTH	120'-0"	SOUTH	157'-0" (±)
EAST	120'-0"	EAST	523'-0" (±)
WEST	120'-0"	WEST	129'-0" (±)

PROPOSED COMPOUND SETBACKS
(EDGE OF COMPOUND TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	30'-0"	NORTH	472'-0" (±)
SOUTH	30'-0"	SOUTH	126'-0" (±)
EAST	50'-0"	EAST	518'-0" (±)
WEST	50'-0"	WEST	100'-0" (±)

PROPOSED PRESERVE SETBACKS
(EDGE OF COMPOUND TO PRESERVE BOUNDARY)

REQUIRED		PROVIDED	
NORTH	25'-0"	NORTH	400'-0" (±)
SOUTH	25'-0"	SOUTH	27'-0" (±)
EAST	25'-0"	EAST	350'-0" (±)
WEST	25'-0"	WEST	98'-0" (±)

SETBACK DETAIL

NTS | 1

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4	03/02/22	REVISED PER COMMENTS

PROJECT NO.	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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CERTIFICATE OF AUTHORIZATION: 29387

CAPITAL TELECOM
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MORRISTOWN, NJ 07960
(973) 425-0668

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BENTON ROAD RELO
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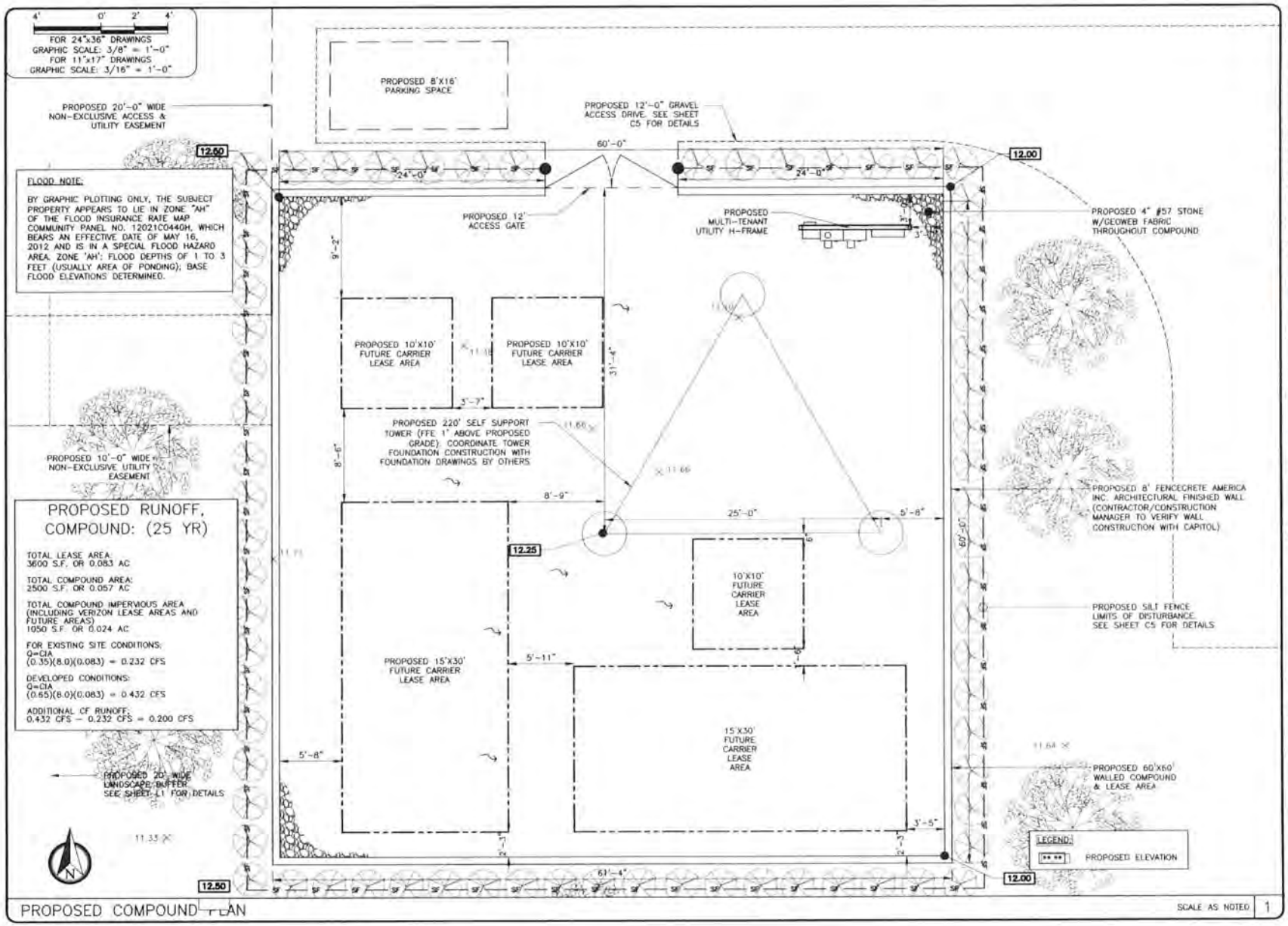
(CU PL20180002327 SITE DEVELOPMENT PLAN. - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SETBACK DETAIL

SHEET NUMBER
C1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



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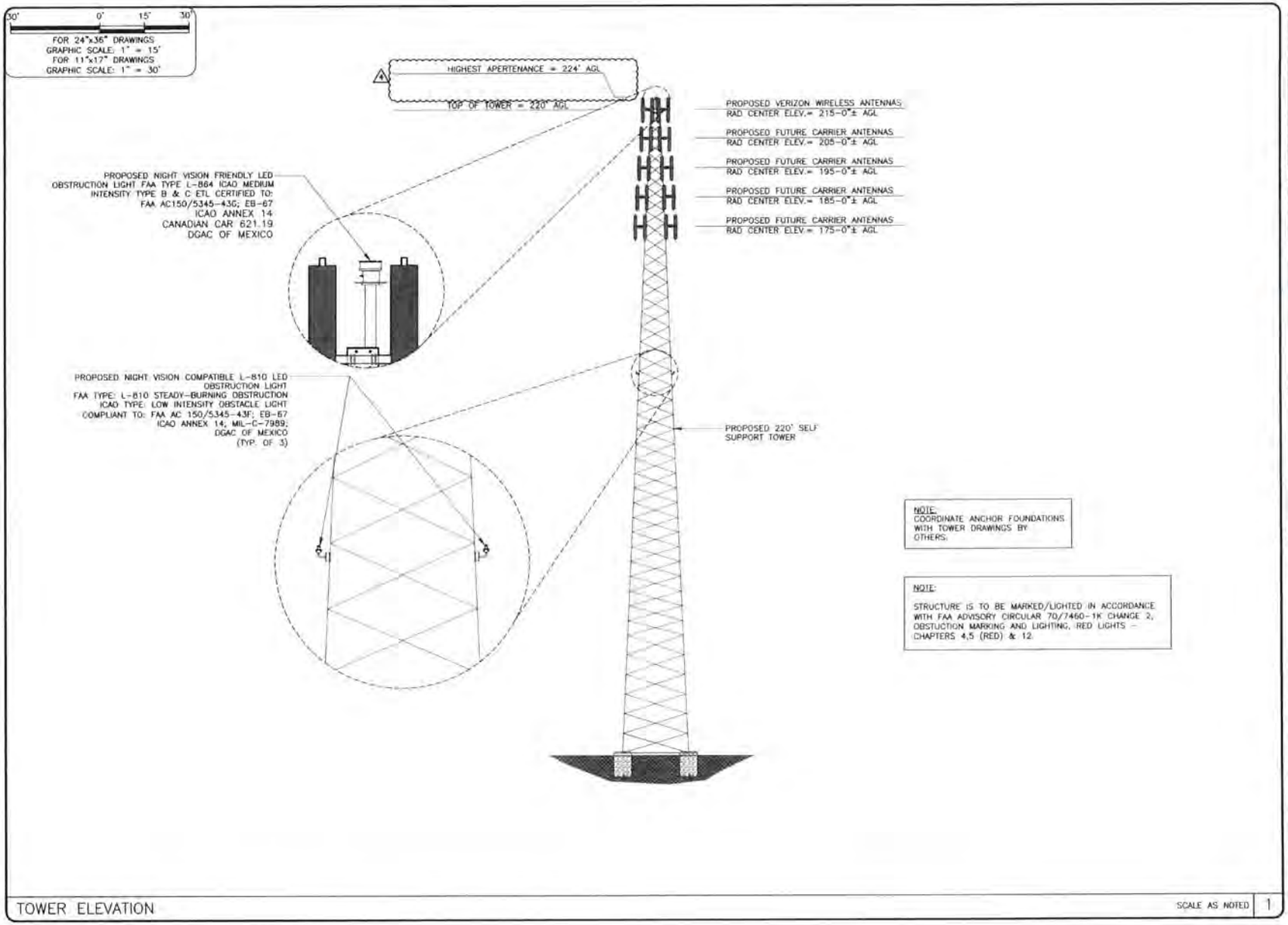
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
PROPOSED COMPOUND PLAN

SHEET NUMBER
C2

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



TOWER ELEVATION

SCALE AS NOTED | 1

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PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. DONOVA
CHECKED BY:	C. DONOVA

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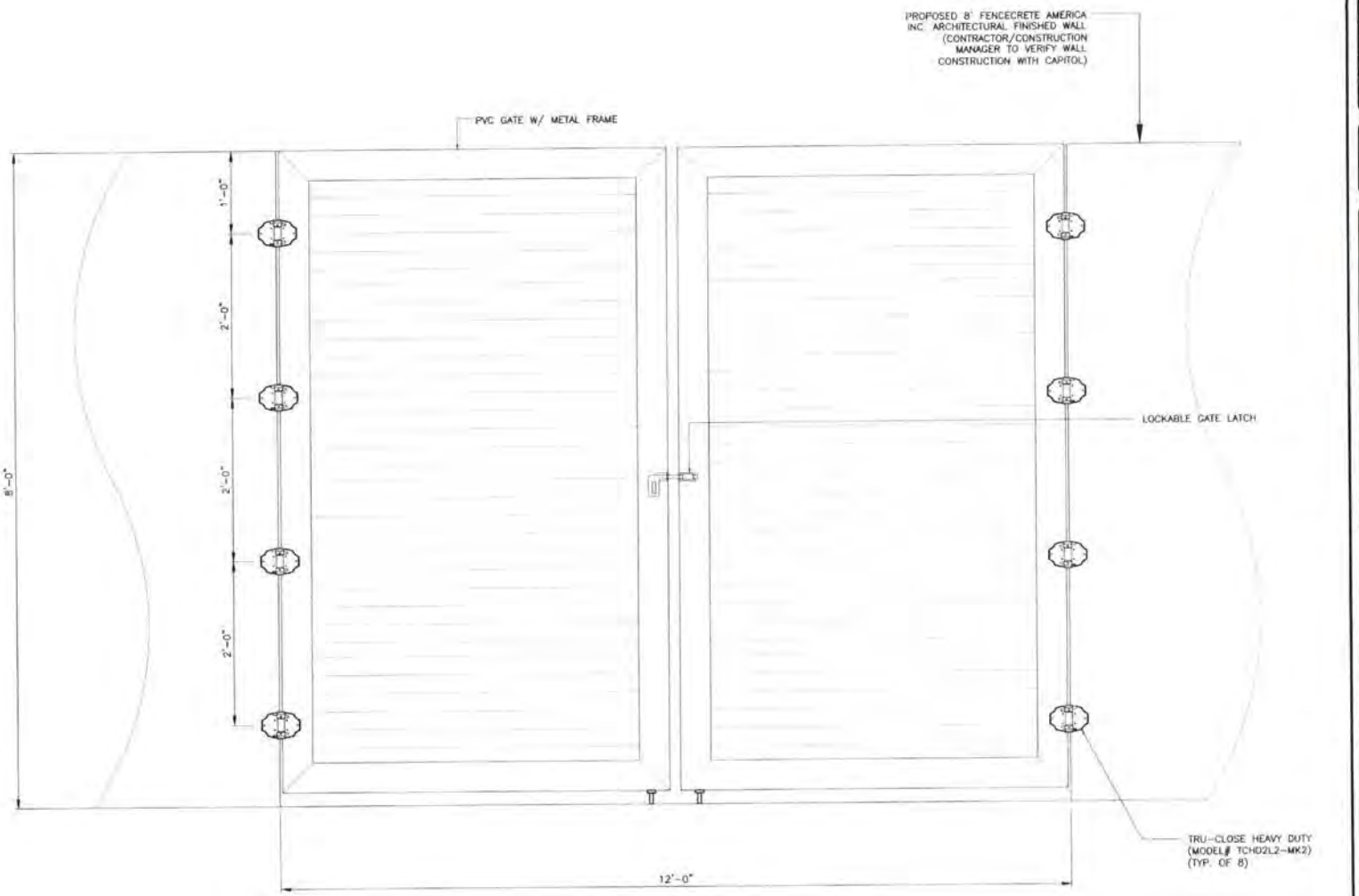
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TOWER ELEVATION

SHEET NUMBER
C3

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



PVC GATE DETAIL

NTS | 1

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PROJECT NO.:	18-9157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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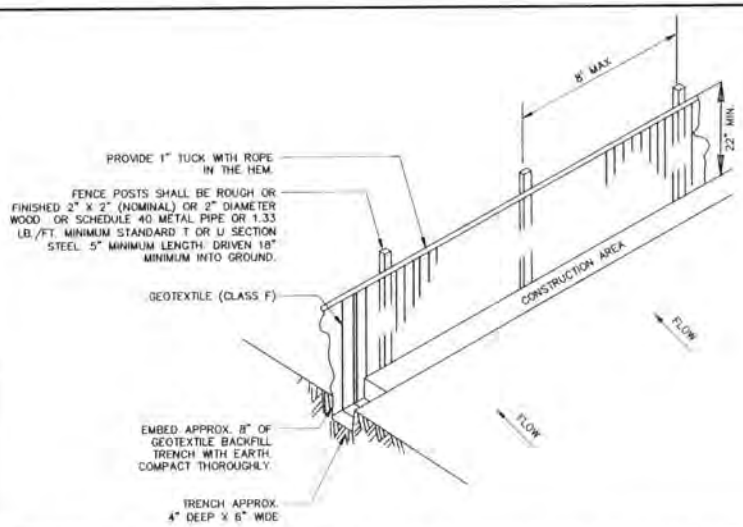
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
WALL DETAILS

SHEET NUMBER
C4

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

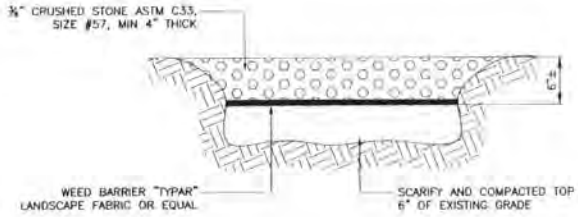


1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY WIRE TIES OR HOG RINGS. (3 FASTENERS PER POST)
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' MINIMUM.
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF ACRE OR MORE.
4. ALL SILT FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

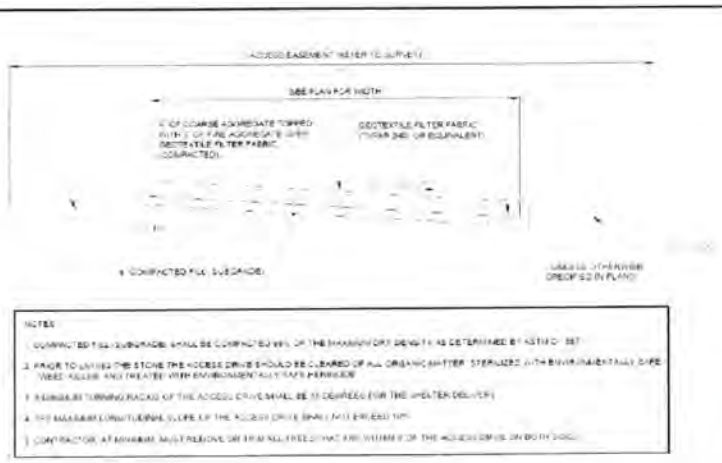
EROSION CONTROL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES REGARDING PREVENTION OF ANY OFF-SITE RUNOFF. EROSION/SEDIMENTATION BARRIERS SHALL BE PLACED AT ALL LOCATIONS OF ANY POSSIBILITY OF RUNOFF THAT COULD OCCUR TO THE ADJOINING PROPERTIES. THESE BARRIERS SHALL BE BARRICADED AS SHOWN ON THE DETAIL.
2. THE SITE CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES AND/OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. SHOULD SILTATION OCCUR TO ANY OF THE ABOVE, THE SITE CONTRACTOR SHALL REMOVE SAID SEDIMENTATION AND RESTORE ANY DAMAGED AREAS AS REQUIRED.
3. IN ADDITION, THE SITE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. THE SITE CONTRACTOR SHALL SWEEP ALL STREETS WITHIN PUBLIC RIGHT-OF-WAYS AS NECESSARY, TO REMOVE DIRT BEING TRANSPORTED FROM SITE BY CONSTRUCTION VEHICLES. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE SITE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

SILT FENCE DETAIL — NTS | 1

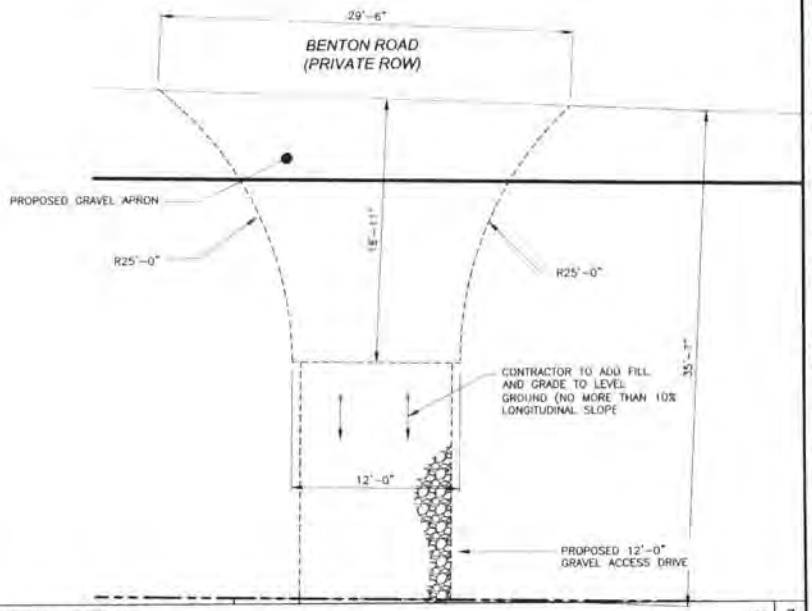


GRAVEL DETAIL (COMPOUND AREA) — NTS | 2



NOTES:
1. COMPACTED FILL SUBGRADE SHALL BE COMPACTED 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
2. PRIOR TO LAYING THE STONE THE ACCESS DRIVE SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH ENVIRONMENTALLY SAFE WEED KILLER AND TREATED WITH ENVIRONMENTALLY SAFE PESTICIDE.
3. A SUITABLE TURNING RADIUS OF THE ACCESS DRIVE SHALL BE 15 DEGREES (OR THE WHEELER DELIVERY).
4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHALL NOT EXCEED 10%.
5. CONTRACTOR AT MINIMUM, MUST REMOVE OR STRIP ALL TREES THAT ARE WITHIN 5' OF THE ACCESS DRIVE ON BOTH SIDES.

GRAVEL ACCESS DRIVE DETAILS — NTS | 3



DRIVEWAY DETAIL — NTS | 3

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PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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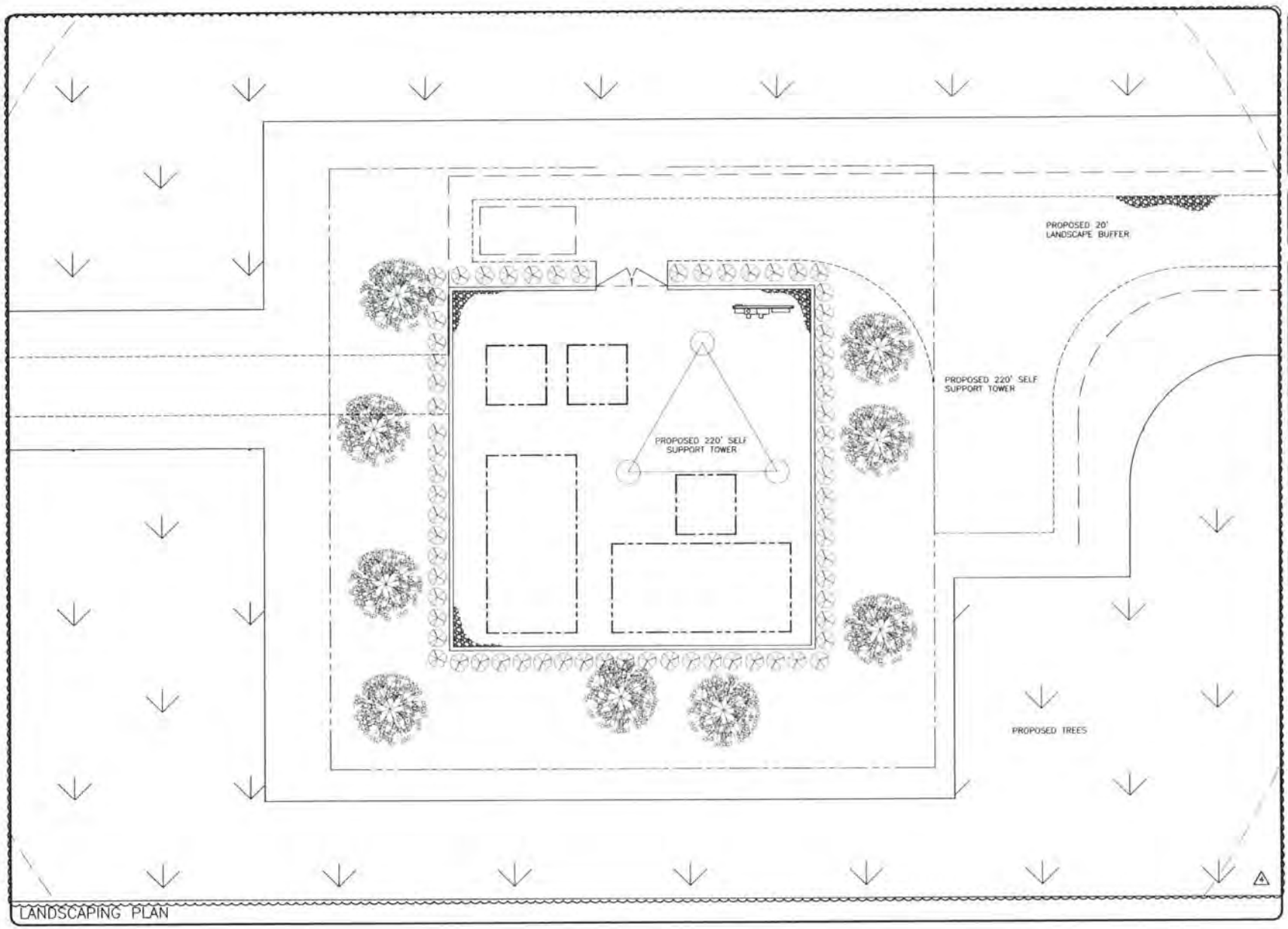
BENTON ROAD RELOCATION (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SILT FENCE/ ACCESS DRIVE DETAILS

SHEET NUMBER
C5

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



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PROJECT MANAGER:	C. OCHOVA
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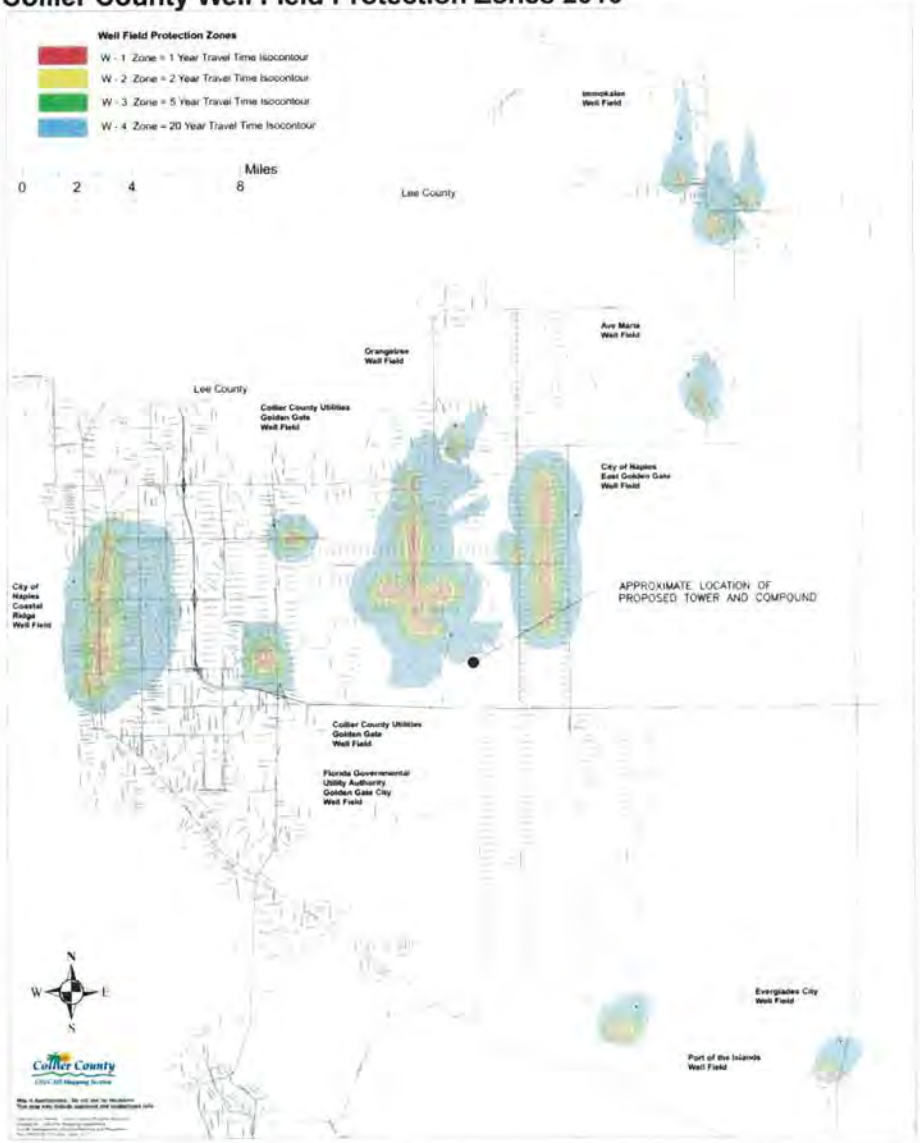
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
LANDSCAPE BUFFER

SHEET NUMBER
L1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Collier County Well Field Protection Zones 2010



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MORRISTOWN, NJ 07960
(973) 425-0606

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES O THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALE AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY D. SHARIT P.E. FL LICENSE 751

BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

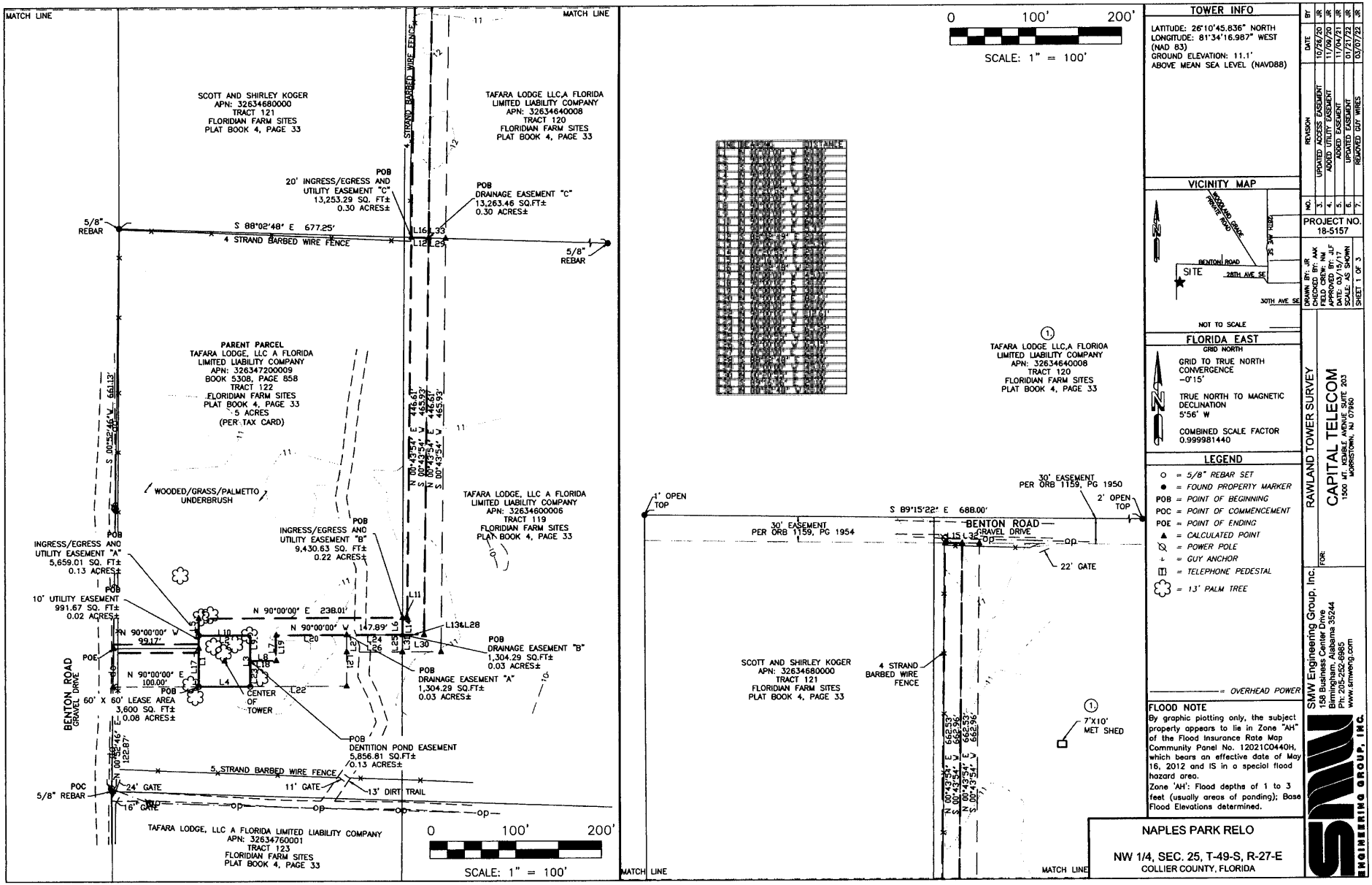
SHEET NAME
WELL FIELD OVERLAY MAP

SHEET NUMBER
W1

WELL FIELD OVERLAY MAP

NTS | 1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

SURVEYOR'S NOTES

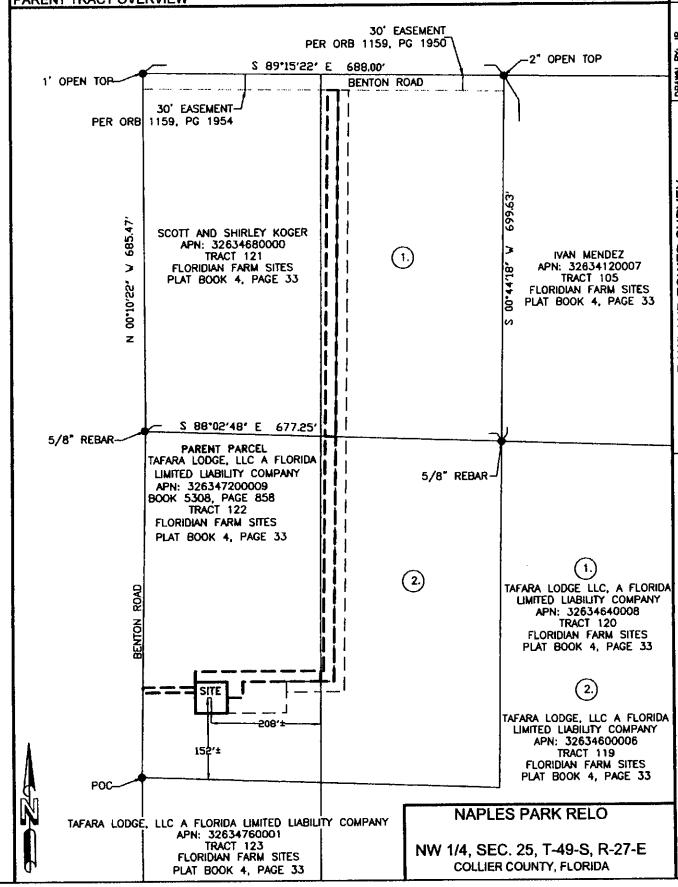
1. This is an Rawland Tower Survey, made on the ground under the supervision of an Florida Registered Land Surveyor. Date of field survey is February 28, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted with the benefit of an Abstract Title search.
8. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
10. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
11. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
12. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
13. All guy wires and anchors shall be setback 10' from all preserve boundaries

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-18000456-01T
Date January 01, 2018 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	BOOK 1159, PAGE 1950	Does not affect Parent Parcel, Lease area and Easement.
10	BOOK 5308, PAGE 876	Affect Parent Parcel. Blanket in nature.
11		Standard exceptions. Contain no survey matters.

PARENT TRACT OVERVIEW — NOT TO SCALE



NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
4.	ADDED UTILITY EASEMENT	11/09/20	JR
5.	ADDED EASEMENT	11/04/21	JR
6.	UPDATED EASEMENT	01/21/22	JR
7.	REMOVED GUY WIRES	03/07/22	JR

PROJECT NO. 18-5157

DRAWN BY: JR
CHECKED BY: AK
FIELD CREW: NM
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 2 OF 3

FOR: CAPITAL TELECOM
1500 MT. KEMBLE AVENUE SUITE 203
MORRISTOWN, NJ 07960

RAWLAND TOWER SURVEY

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
An lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,659.01 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,430.63 square feet (0.22 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;
thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,253.29 square feet, (0.30 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)
An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.81 square feet, (0.13 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence S 00°20'55" W a distance of 20.00 feet to a point; Thence N 90°00'00" W a distance of 65.15 feet to a point; Thence N 00°00'00" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 1,304.29 square feet (0.03 acres) of land more or less.

DRAINAGE EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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DRAINAGE EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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SURVEYOR'S CERTIFICATION

I certify that all ports of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny L. Flaskamp
Florida License No. 0006601

NAPLES PARK RELO

NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
4.	ADDED UTILITY EASEMENT	11/09/20	JR
5.	ADDED EASEMENT	11/04/21	JR
6.	UPDATED EASEMENT	01/21/22	JR
7.	REMOVED GUY WIRES	05/07/22	JR

PROJECT NO. 18-5157

DRAWN BY: JR
CHECKED BY: AAK
FIELD CREW: NM
FIELD WORK: 10/15/17
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 3 OF 3

FOR: CAPITAL TELECOM
1500 MT. KEMBLE AVENUE, SUITE 203
MORRISTOWN, NJ 07960

RAWLAND TOWER SURVEY

SMW ENGINEERING GROUP, INC.

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit C

Conditions of Approval

1. The Benton Road – Communication Tower Conditional Use, shall be limited to that which is depicted on the "Benton Road Relo (Naples Park) Drawings – Revised 03-02-22," prepared by SMW Engineering Group, Inc.

2. The petitioner will take care of complete maintenance during construction by grading and compacting new ruts that form on Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway as needed to keep the roadway in the pre-construction condition. Petitioner will provide photo documentation and a video of existing conditions prior to the pre-construction meeting. The video documentation shall cover the length of the road from the bridge to petitioner's driveway.

3. The petitioner will do a complete repair of any damage caused to the road after construction and grade and compact Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway with a 1-2 ton, 36", double roller, ride-on, vibratory compactor from the bridge over the canal to petitioner's driveway.

4. After construction, the petitioner will pay its fair share of road maintenance of Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway based on usage of the roads, whether Associations are formed or not.

5. Tower obstruction marker lighting shall be FAA approved flashing lighting. Tower obstruction marker lighting shall not exceed 2000 candela per light.

6. Any ground lighting for the tower shall be down-shielded and employ either motion detectors or short duration timers.

7. Petitioner's biologist shall visually inspect the development footprint within the 30 days prior to clearing actions, for bird nests containing eggs or juvenile birds. If active nests are discovered within the clearing area, Capital shall follow the applicable Migratory Bird Treaty Act (MBTA) guidelines in force at time of clearing and shall prioritize clearing, as feasible, so that trees with nests are cleared last.

8. The tower will be a self-supporting lattice tower and not a guy wired tower.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

9. A minimum of 5 carriers will be co-located on the tower.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 2

COLLIER COUNTY
INTENT TO ALLOW COLLOCATION AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Vincent Casiero who being by me first duly sworn, under oath, deposes and states as follows:

1. I am over eighteen (18) years of age and have personal knowledge of the matters contained herein
2. I am an Authorized Signatory of Capital Telecom Holdings II and have the authority to sign this affidavit.
3. It is the intent of Capital Telecom Holdings II to construct a wireless communication tower on parcel 326347200009 in Collier County, Florida
4. It is the intent of Capital Telecom Holdings II and its successors to allow collocation of wireless communication antennas at a reasonable market rates or to allow a replacement tower to be erected within the leased area provided that the replacement is physically and contractually feasible and that the cost of modifying or replacing the wireless communication tower to accommodate the collocated equipment is borne by the collocating company.

FURTHER AFFIANT SAYETYH NOT.

Vincent Casiero, Authorized Signatory
Capital Telecom Holdings II

STATE OF NEW JERSEY
COUNTY OF ESSEX

Sworn to (or affirmed) and subscribed before me this 6th day of September, 2018, by Vincent Casiero.

(Seal)

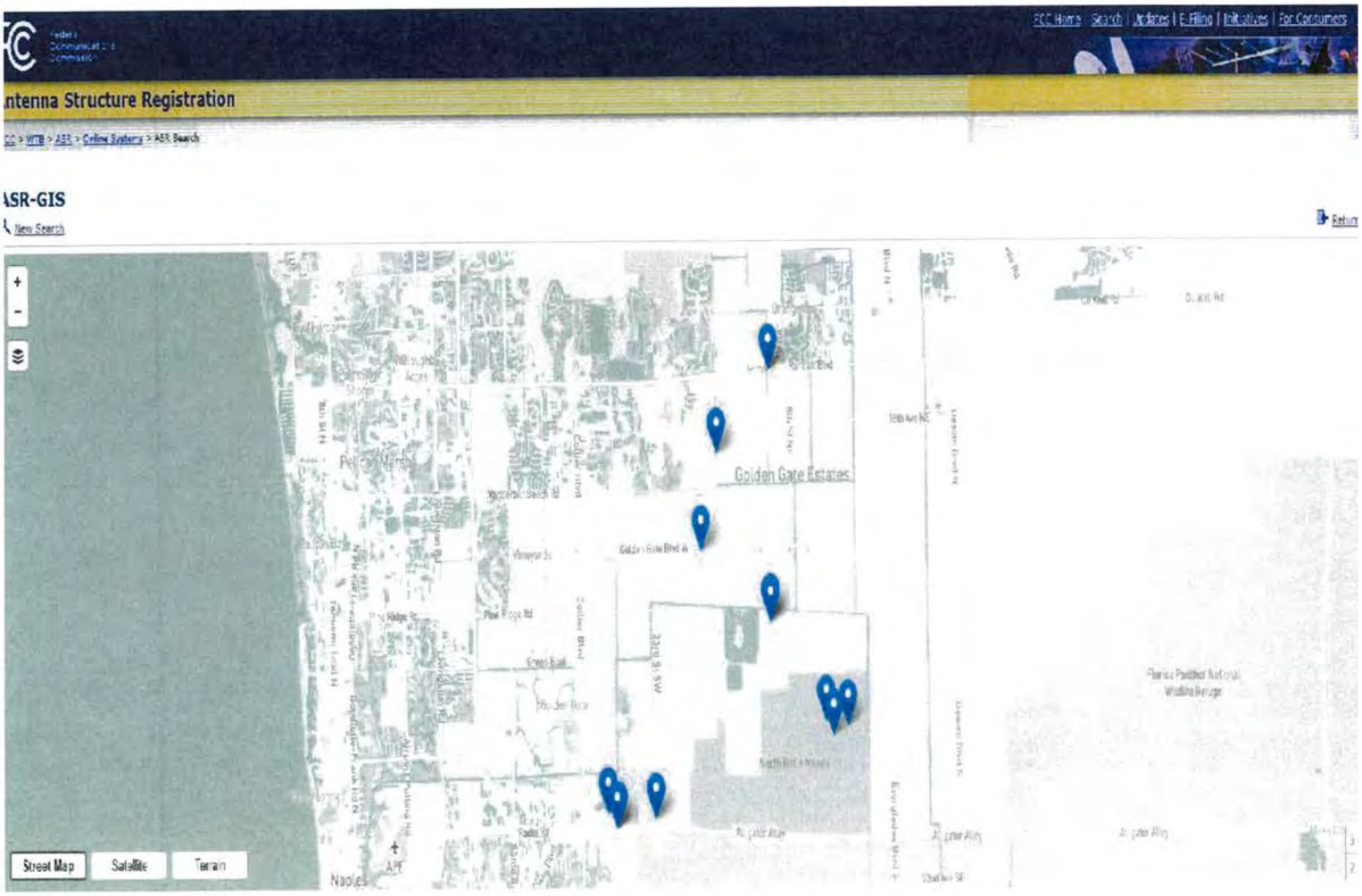
Jessica Weinberg

Printed Name of Notary Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JESSICA L. WEINBERG
NOTARY PUBLIC OF NEW JERSEY
ID # 50000166
My Commission Expires 7/8/2019

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 3



Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

EST. 1971

MARK J. WOODWARD
Board Certified: Real Estate Law and in Condominium & Planned Development Law

ANTHONY P. PIRES, JR.
Board Certified: City, County, and Local Government Law

J. CHRISTOPHER LOMBARDO

ANTHONY J. DIMORA
Licensed in FL and OH

LENORE T. BRAKEFIELD

CRAIG R. WOODWARD
Senior Counsel
Board Certified: Real Estate Law

KENNETH V. MUNDY

ZACHARY W. LOMBARDO

CAMERON G. WOODWARD

ROSS E. SCHULMAN
Licensed in FL and NY

F. SCOTT PAUZAR, III

CHRISTOPHER R. HEFLIN

REPLY TO:

3200 TAMIAMI TRAIL N.
SUITE 200
NAPLES, FL 34103
239-649-6555
239-649-7342 FAX

606 BALD EAGLE DRIVE
SUITE 500
P.O. BOX ONE
MARCO ISLAND, FL 34146
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM

October 18, 2022

By email and Regular U.S. Mail

James French
Growth Management and Community Development

Jaimie Cook
Development Review

Collier County

James.french@colliercountyfl.gov
Jaime.cook@colliercountyfl.gov

Subject: Continued and Renewed Objection to PL20210002791; and, Objection to PRCT20220944213, 1160 Kapok St (the "Subject Property")

Mr. French, and Ms. Cook,

This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, and are aggrieved parties with respect to the proposed development.[1]

The Penners have previously filed objections to the SDP application, PL20210002791 for the new tower in excess of 185 feet (copies enclosed as Exhibits 1 and 2 to this letter).

Section 10.02.03.A.2., LDC, requires an SDP to be approved before a building permit can issue for the development of a new tower.

The Penners have reviewed the building permit application PRCT20220944213, and hereby renew their objection to the

[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this objection is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP and the building permit application are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

approval of a tower in excess of 185 feet at the Subject Property because

1. ***the requirements of the LDC have not been met, specifically section 5.05.09 of the LDC; and***
2. ***as to the building permit application, PRCT20220944213, the site development plan, PL20210002791, has not been approved.***

As stated in the prior two, enclosed, objection letters, the applicant has failed to show that the proposed tower fits within: 1. the exception to colocation by showing it cannot collocate with an existing or approved tower within the effective radius; and, 2. the exception to co-siting by showing it cannot co-site with an existing or approved tower site within the effective radius. Thus, the applicant has failed to show it qualifies for approval of a tower in excess of 185 feet.

"[N]o building or land alteration permit shall be issued without written approval that plans submitted conform to applicable zoning regulations, and other land development regulations." § 10.02.06.B.1.a., LDC.

As a result, the Penners adopt the argument from their June 23, 2022, letter, enclosed, in full, and their August 17, 2022, letter, enclosed in full, as the deficiency has not been addressed by the applicant at all, despite being directly required by the County in its initial Review Comment letter, on page 4 of the letter, comment 11, and its second Review Comment letter, on page 2, comment 11.

Further, the Penners assert a new objection that the SDP has not yet been approved and thus a building permit may not be issued for the tower that is the subject of SDP application PL20210002791.

Sincerely,

Zachary W. Lombardo, Esq.

Copies to County Attorney J. Klatzkow; Commissioner W. McDaniel; Director R. Long; and Planner C. Willoughby

Enclosures as indicated

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

EXHIBIT 1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

EST. 1971

MARK J. WOODWARD
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June 23, 2022

By U.S. mail and email

Amy Patterson
County Manager

James French
Growth Management and Community Development

Jaimie Cook
Development Review

Collier County
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Amy.Patterson@colliercountyfl.gov
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Jaime.Cook@colliercountyfl.gov

Subject: Objection to PL20210002791 (the "Application"), 1160 Kapok St (the "Subject Property")

Ms. Patterson, Mr. French, and Ms. Cook,

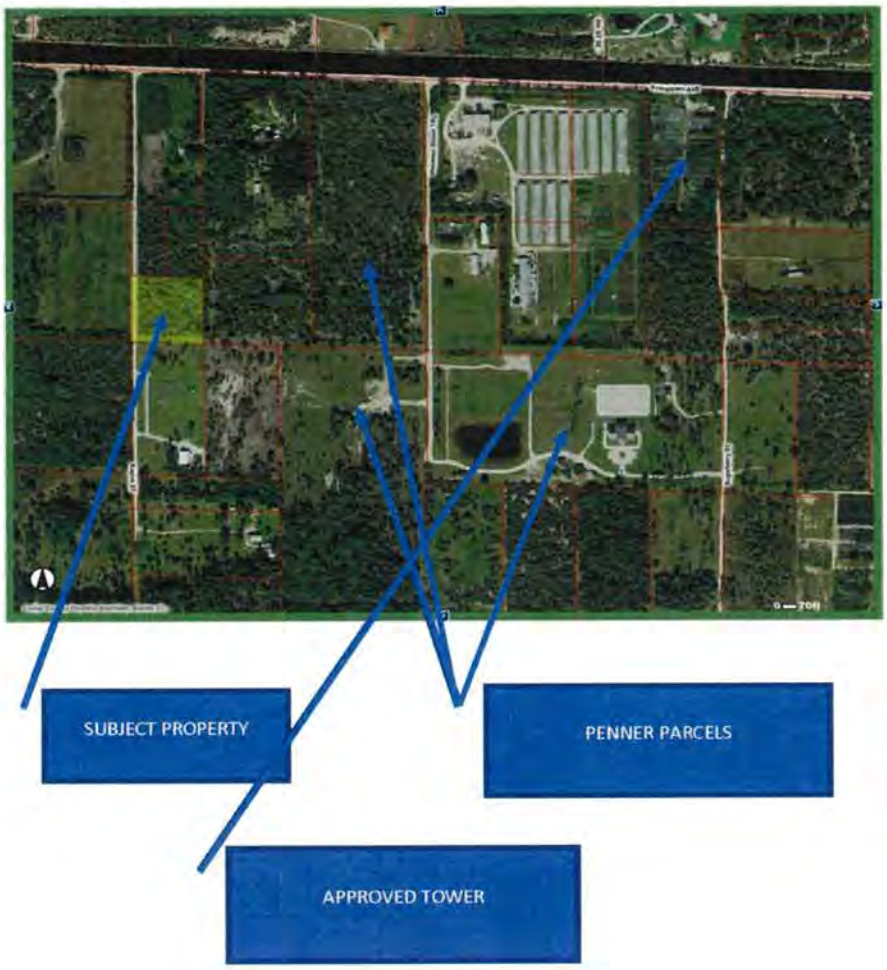
This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, within 1,000 feet of the proposed tower site (the Subject Property), see below **Figure 1** and are aggrieved and affected parties. (The Subject Property and the property owned by the Penners referenced above is not located in the Urban designated areas of the Future Land Use Map.) The Application and documents filed to date indicate that the proposed tower is 250 feet tall.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

The Penners object to the approval of a tower in excess of 185 feet at the Subject Property.[1] The applicant has failed to show or provide any documentation that the proposed tower fits within both the exception to colocation by showing it cannot collocate with an existing or approved tower within the effective radius, and the exception to co-siting by showing it cannot co-site with an existing or approved tower site within the effective radius. Thus, the applicant has failed to demonstrate it qualifies for approval of a tower in excess of 185 feet.

FIGURE 1

Identifying the Subject Property, the Nearby parcels owned by the Penners, and the Approved tower at 550 Frangipani



[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this objection is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

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The site upon which the tower is proposed is zoned agricultural and is subject to the requirements of section 5.05.09, Collier County Land Development Code ("LDC").

Pursuant to section 5.05.09 D and E, LDC, an applicant for a tower with a height in excess of 185 feet "***shall not be approved***" unless the applicant demonstrates that it fits within exceptions by showing colocation and co-siting are not possible.

The intent section of section 5.05.09, LDC, (emphasis added) explains this in stating:

> This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening; to avoid potential damage to adjacent properties from tower failure; ***to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers; to maximize the shared use of specified tower sites to minimize the need for additional tower sites***; to lessen impacts new ground mounted towers could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

I. The Applicant has Failed to Show that the subject tower meets the Exception to the Requirements of section 5.05.09.D, LDC

The colocation requirements and exception are as follows (emphasis added):

> D. Shared use of towers. **A tower with a height in excess of 185 feet above natural grade shall not be approved, unless** the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

As noted above, the proposed tower is 250 feet tall. The applicant has not submitted anything to demonstrate, support, or address that "no old or approved

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment."

Therefore, the site plan as submitted must be denied.

II. The Applicant has Failed to Show that the subject tower meets the Exception to the Requirements of section 5.05.09.E, LDC

The co-siting requirements and exception are as follows (emphasis added):

> E. Shared use of tower sites. **A tower with a height in excess of 185 feet above natural grade shall not be approved on a new tower site unless** the applicant demonstrates that the proposed tower, antennas, and accessory structures or uses cannot be located on any conforming old site or approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

As noted above, the proposed tower is 250 feet tall. The applicant has not submitted anything to demonstrate, support, or address the above.

Therefore, the site plan as submitted must be denied.

III. There are Approved and Existing Towers within the Effective Radius for both Colocation and Co-Siting

In section 5.05.09.B., LDC, the "effective radius" is defined as "a radius of 6 miles from the respective tower unless a lesser radius is approved."

There are multiple towers within the effective radius of the Subject Property, including, but not limited to, the recently approved new tower on Benton Road, PL20180002327, and also the recently approved new tower approximately a half mile away at 550 Frangipani Avenue, PL20200000886, *see above* **Figure 1**. In addition to these recently approved towers, there are existing towers within the effective radius on which the applicant can collocate and potentially co-site, including, but not limited to, the existing tower at 1510 Benton Road.

Enclosed as **Exhibit 1** is Collier County Resolution 2022-30 approving a new tower on Benton Road (PL20180002327). In the conditions for approval, condition 9, the tower on Benton Road is required to co-locate with 5 carriers. Also enclosed, as **Exhibit 2**, is the affidavit of the applicant for PL20180002327 stating it will allow for colocation.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

For reference, enclosed as **Exhibit 3** is a map from the Federal Communications Commission showing roughly 12 towers within the 6-mile radius from the Subject Property.

Therefore, the site development plan as submitted must be denied.

As the Penners are aggrieved and affected parties, we request that, as their counsel, we be copied on all request for additional information communications with the applicant.

Sincerely,

Zachary W. Lombardo, Esq.

Copies to County Attorney J. Klatzkow; Commissioner W. McDaniel; and Planner C. Willoughby
Enclosures as indicated

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 1

RESOLUTION NO. 2022- 30

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA PROVIDING FOR THE ESTABLISHMENT OF A CONDITIONAL USE TO ALLOW A COMMUNICATIONS TOWER ON LANDS ZONED RURAL AGRICULTURAL (A) WITHIN THE MOBILE HOME OVERLAY (MHO) AND DESIGNATED RURAL FRINGE MIXED USE-SENDING LANDS WITHIN THE NATURAL RESOURCE PROTECTION AREA OVERLAY AND NORTH BELLE MEADE OVERLAY IN THE COLLIER COUNTY GROWTH MANAGEMENT PLAN PURSUANT TO SECTIONS 2.01.03.G.4.a AND 2.03.08.A.4.a(3)(a) OF THE COLLIER COUNTY LAND DEVELOPMENT CODE ON .95± ACRES OF A 5.0+/- ACRE TRACT LOCATED ON THE EAST SIDE OF THE NORTH-SOUTH EXTENSION OF BENTON ROAD, IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA. (PL20180002327)

WHEREAS, the Legislature of the State of Florida in Chapter 67–1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 2004-41, as amended) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Board of Zoning Appeals (Board), being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code on the property hereinafter described, and the Collier County Planning Commission has made findings that the granting of the Conditional Use will not adversely affect the public interest and the specific requirements governing the Conditional Use have been met and that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Subsection 10.08.00.D. of the Land Development Code; and

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WHEREAS, all interested parties have been given opportunity to be heard by this Board in a public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA that:

Petition Number PL20180002327 filed by Capital Telecon Holdings, LLC, with respect to the property hereinafter described in Exhibit A, be and the same is hereby approved for a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to Sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code, in accordance with the Conceptual Site Plan described in Exhibit B, and subject to the conditions in Exhibit C. Exhibits A, B, and C are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second, and super-majority vote, this 8th day of February, 2022.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: Heidi Rapan
Deputy Clerk
Attest as to Chairman's signature only.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

By: W. L. McDaniel
William L. McDaniel, Jr. Chairman

Approved as to form and legality:

HFAC 1-5-22
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A - Legal Description
Exhibit B - Conceptual Site Plan
Exhibit C - Conditions of Approval

[19-CPS-01858/1690499/1]241
Capital Naples Park CT / PL20180002327
1/4/22

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit A

ENGINEERING GROUP, INC.

Site Name: **Naples Park Relo**

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
A lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,658.90 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the

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ENGINEERING GROUP, INC.

POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,538.51 square feet (0.21 acres) of land more or less..

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;
thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,254.93 square feet, (0.31 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)

An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence

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S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.60 square feet, (0.1344 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence S 00°20'55" W a distance of 20.00 feet to a point; Thence N 90°00'00" W a distance of 65.15 feet to a point; Thence N 00°00'00" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 1,304.19 square feet (0.0299 acres) of land more or less.

DRAINAGE EASEMENT "B": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to a point; Thence S 88°02'48" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 485.25 feet to a point; Thence N 90°00'00" W a distance of 45.06 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 10,212.21 square feet, (0.2344 acres) of land more or less.

DRAINAGE EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West

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line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to the POINT OF BEGINNING; Thence N 00°43'54" E a distance of 662.96 feet to a point; Thence S 89°16'06" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 663.39 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,263.53 square feet, (0.3045 acres) of land more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny Flaskamp

Digitally signed by Johnny Flaskamp
Date: 2022.03.18 12:06:34 -04'00'

Johnny L. Flaskamp
Florida License No. 0006601

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CAPITAL TELECOM

Exhibit B

BENTON ROAD RELO (NAPLES PARK)

(CU PL20180002327)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

PROPOSED 220' SELF SUPPORT COMMUNICATION TOWER WITH SUPPORT FACILITIES

LOCAL MAP

VICINITY MAP

DRIVING DIRECTIONS

FROM COLLIER COUNTY, HEAD SOUTHEAST ON JANES MEMORIAL SCENIC DRIVE TOWARD E MAIN TRAM (GATE 12) TRAIL. CONTINUE ON FL-29 N. TAKE OIL WELL RD TO EVERGLADES BLVD S. CONTINUE ON EVERGLADES BLVD S. DRIVE TO BENTON ROAD. SITE IS LOCATED ON THE LEFT HAND SIDE OF THE ROAD.

PROPERTY SUMMARY

PARCEL #:	32634720009 32634600006 32634640008
LATITUDE:	26° 10' 45.836" N
LONGITUDE:	81° 34' 16.987" W
ZONING JURISDICTION:	COLLIER COUNTY
ZONING CLASSIFICATION:	AG-MHO-RFMUO-NRPA-NBMO

DESIGN CRITERIA

DESIGN WIND SPEED:	159 MPH (ULTIMATE, 3-SECOND GUST) 123 MPH (NOMINAL, 3-SECOND GUST)
IMPORTANCE FACTOR:	1.0
EXPOSURE:	C
RISK CATEGORY:	II
OPEN STRUCTURE	

APPLICABLE CODES

THE CONTRACTOR WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) OVER THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: FLORIDA BUILDING CODE (FBC) 7TH EDITION (2020).

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70

NATIONAL ELECTRICAL CODE: 2014 EDITION.

MECHANICAL CODE: MECHANICAL CODE, 7TH EDITION

FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION.

LIGHTNING SAFETY CODE: NFPA-101-2018

THE CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS. AMERICAN CONCRETE INSTITUTE (ACI) 318-08, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD 13th EDITION. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM, IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS, TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS, ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION.

PROJECT INFORMATION

1. CONTRACTOR'S SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
3. CAPITAL TELECOM CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY EMPLOYEES OF CAPITAL TELECOM AND ITS CUSTOMERS AND THAT THE WORK, ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION
5. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
8. THE SCOPE OF CAPITAL'S WORK IS LIMITED TO THE TOWER, COMPOUND, DRIVEWAY, UTILITY AND TELCO SERVICE SUPPLIES, AND COLLIER COUNTY EMERGENCY SERVICES' ANTENNAS AND CABINET. ALL SHELTERS SHALL BE EQUIPPED WITH INDEPENDENT FIRE SUPPRESSION SYSTEMS AS THEY ARE INSTALLED. EACH TENANT SHALL PROVIDE INFORMATION ON THEIR SHELTER'S FIRE SUPPRESSION SYSTEM WHEN THEY APPLY FOR A BUILDING PERMIT TO ADD THEIR SHELTER AND ANTENNAS TO THE TOWER.

CONTACTS

APPLICANT
CAPITAL TELECOM
1500 MT. KEMBLE AVE.
MORRISTOWN, NJ 07960

PROPERTY OWNER CONTACT:
LANDLORD: TAFARA LODGE LLC
ADDRESS: 3585 41ST AVENUE NE
CITY, STATE, ZIP: NAPLES, FLORIDA 34120

FPL DISTRIBUTION ENGINEER
MANNAT KHANNA 239-315-9181

SMW ENGINEERING GROUP INC. SURVEYOR MANAGER
JOHNNY FLASKAMP, PSM 207-212-7891

SMW ENGINEERING GROUP INC. PROJECT MANAGER
CURTIS OCHOVA 813-610-5737

AGENT OF RECORD
MATTANIAH S. JAHN, ESQ. 727-773-2221
800 TARPON WOODS BLVD. SUITE E-1
PALM HARBOR, FL 34685

INDEX OF DRAWINGS

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THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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PROJECT NO:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.

CAPITAL TELECOM

JEREMY SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TITLE SHEET

SHEET NUMBER
T1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

GENERAL NOTES 1

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

   OWNER – CAPITAL TELECOM
   ENGINEER – SMW ENGINEERING GROUP, INC.
   CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

3. A 20-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.

4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.

5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.

6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.

8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.

10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.

11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.

14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LIEN RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

16. ABANDONMENT NOTE: ANY TOWER THAT IS NOT OCCUPIED BY A FUNCTIONING ANTENNA FOR A CONTINUOUS PERIOD OF 12 MONTHS AND HAS NO APPLICATION OR LEASE AGREEMENT TO PLACE AN ANTENNA ON THE POWER BEING ACTIVELY PURSUED SHALL BE CONSIDERED ABANDONED, AND THE OWNER OF SUCH TOWER SHALL REMOVE SAME WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE WASHINGTON COUNTY DEVELOPMENT ADMINISTRATOR OR DESIGNEE THAT THE TOWER HAS BEEN DETERMINED TO BE ABANDONED. IF SUCH TOWER IS NOT REMOVED WITHIN SAID 90 DAYS, WASHINGTON COUNTY MAY HAVE THE TOWER REMOVED AT THE OWNER'S EXPENSE. APPEALS OF THE COUNTY DEVELOPMENT ADMINISTRATOR'S DETERMINATION OF ABANDONMENT SHALL BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS AND THE APPEAL TOLLS THE DEADLINE FOR REMOVAL.

17. ALL NEW METAL TOWERS, INCLUDING ROOFTOP TOWERS, EXCEPT AMATEUR RADIO TOWERS, SHALL COMPLY WITH THE STANDARDS OF THE THEN LATEST EDITION PUBLISHED BY THE ELECTRIC INDUSTRIES ASSOCIATION (CURRENTLY EIA/TIA 222-E) OR THE PUBLICATION'S SUCCESSOR FUNCTIONAL EQUIVALENT, UNLESS AMENDED FOR LOCAL APPLICATION BY RESOLUTION OF THE BCC. EACH NEW AMATEUR RADIO TOWER WITH A HEIGHT OF SEVENTY-FIVE (75) FEET OR LESS SHALL REQUIRE A BUILDING PERMIT SPECIFYING THE EXACT HEIGHT AND LOCATION OF THE TOWER EXCLUSIVE OF ANTENNAS. EACH NEW GROUND-MOUNTED DISH TYPE ANTENNA THAT DOES NOT EXCEED A HEIGHT OF TWENTY (20) FEET SHALL REQUIRE A BUILDING PERMIT.

18. NO COMMUNICATION TOWER SHALL BE LOCATED ON ANY LAND OR WATER IF SUCH LOCATION THEREON CREATES, OR HAS THE POTENTIAL TO CREATE, HARM TO THE SITE AS A SOURCE OF BIOLOGICAL PRODUCTIVITY, AS INDISPENSABLE COMPONENTS OF VARIOUS HYDROLOGIC REGIMENS, OR AS IRREPLACEABLE AND CRITICAL HABITAT FOR NATIVE SPECIES OF FLORA OR FAUNA.

19. THE TOWER WILL BE NORMALLY SERVICED BY ONE (1) VISIT PER CARRIER PER MONTH.

SITE WORK NOTES 2

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.

3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.

4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.

6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.

7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.

11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

STRUCTURAL STEEL NOTES 3

1. MATERIAL:
   A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL."
   B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   C. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   F. ALL NON_STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.

3. WELDING:
   A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
   B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
   C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.

4. ALL BOLTS SHALL BE GALVANIZED 3/4" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.

5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.

6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.

7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.

8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN X_{16} INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.

10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.

11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.

12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

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PROJECT NO:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.

CAPITAL TELECOM

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WI F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEAL AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY D. SHARIT P.E. FL LICENSE 75

BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMEN PLAN - SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES
(1 OF 2)

SHEET NUMBER
G1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

1. ALL OWNERS OF APPROVED TOWERS ARE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR ANY DAMAGE CAUSED TO OFF-SITE PROPERTY AS A RESULT OF A COLLAPSE OF ANY TOWER OWNED BY THEM.

LIABILITY 1

1. TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE RED BEACON OR DUAL MODE LIGHTS, UNLESS EXEMPTED, IN WRITING, BY THE COLLIER COUNTY MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION ("FAA") TECHNICAL STANDARDS. NO OTHER TOWERS OR ANTENNAS SHALL BE ARTIFICIALLY LIGHTED, EXCEPT AS REQUIRED BY THE FAA, THE FEDERAL COMMUNICATIONS COMMISSION, OR OTHER APPLICABLE LAWS, ORDINANCES, OR REGULATIONS. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.
2. NEW TOWERS EXCEEDING 199 FEE. EACH NEW TOWER THAT WILL HAVE A HEIGHT IN EXCESS OF ONE HUNDRED AND NINETY-NINE (199) FEET ABOVE GROUND, EXCLUSIVE OF ANTENNAS, AND SUCH TOWER SHALL BE LIGHTED NO MORE THAN IS OTHERWISE REQUIRED BY STATE AND OR FEDERAL LAW, RULE, OR REGULATION. UNLESS OTHERWISE THEN REQUIRED BY LAW, RULE OR REGULATION, ONLY WHITE STROBE LIGHTS SHALL BE USED AT NIGHT, UNLESS OTHERWISE REQUIRED BY THE FAA, IN WHICH CASE RED STROBE-TYPE LIGHTS SHALL BE USED. SUCH LIGHTS SHALL NOT EXCEED THE MINIMUM NUMBER, MINIMUM INTENSITY, AND MINIMUM LIGHT FLASHES PER INTERVAL OF TIME (REQUIRING THE LONGEST ALLOWABLE DURATION BETWEEN LIGHT FLASHES) REQUIRED BY STATE OR FEDERAL LAW, RULE, OR REGULATION. SOLID RED (OR PULSATING RED) WARNING LIGHTS SHALL NOT BE USED AT NIGHT.

TOWER LIGHTING 2

1. EFFECTIVE JANUARY 1, 1992, ALL GUYED TOWERS, INCLUDING OLD TOWERS, EXCEEDING 185 FEET IN HEIGHT SHALL BE INSPECTED EVERY TWO (2) YEARS. SUCH SELF-SUPPORTING TOWERS SHALL BE INSPECTED EVERY FOUR (4) YEARS. EACH INSPECTION SHALL BE BY A QUALIFIED PROFESSIONAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL INSPECTOR, AND ANY INSPECTOR-RECOMMENDED REPAIRS AND/OR MAINTENANCE SHOULD BE COMPLETED WITHOUT UNNECESSARY DELAY. AT A MINIMUM, EACH INSPECTION SHALL INCLUDE THE FOLLOWING:
   - A. TOWER STRUCTURE: INCLUDING BOLTS, LOOSE OR DAMAGED MEMBERS, AND SIGNS OF UNUSUAL STRESS OR VIBRATION.
   - B. GUY WIRES AND FITTINGS: CHECK FOR AGE, STRENGTH, RUST, WEAR, GENERAL CONDITION, AND ANY OTHER SIGNS OF POSSIBLE FAILURE.
   - C. GUY ANCHORS AND FOUNDATIONS: ASSESS FOR CRACKS IN CONCRETE, SIGNS OF CORROSION, EROSION, MOVEMENT, SECURE HARDWARE, AND GENERAL SITE CONDITION.
   - D. CONDITION OF ANTENNAS, TRANSMISSION LINES, LIGHTING, PAINTING, INSULATORS, FENCING, GROUNDING, AND ELEVATOR, IF ANY.
   - E. FOR GUYED TOWERS: TOWER VERTICAL ALIGNMENT AND GUY WIRE TENSION (BOTH REQUIRED TENSION AND PRESENT TENSION).
2. A COPY OF EACH INSPECTION REPORT SHALL BE FILED WITH THE COUNTY MANAGER NOT LATER THAN DECEMBER 1 OF THE RESPECTIVE INSPECTION YEAR. IF THE REPORT RECOMMENDS THAT REPAIRS OR MAINTENANCE ARE REQUIRED, A LETTER SHALL BE SUBMITTED TO THE COUNTY MANAGER TO VERIFY THAT SUCH REPAIRS AND/OR MAINTENANCE HAVE BEEN COMPLETED. THE COUNTY SHALL HAVE NO RESPONSIBILITY UNDER THIS SECTION REGARDING SUCH REPAIRS AND/OR MAINTENANCE.

INSPECTION 3

1. ANY TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE. IF A TOWER IS NOT REMOVED WITHIN THREE (3) MONTHS AFTER ONE (1) YEAR OF SUCH VOLUNTARY NON-USE, THE COUNTY MAY OBTAIN AUTHORIZATION, FROM A COURT OF COMPETENT JURISDICTION, TO REMOVE THE TOWER AND ACCESSORY ITEMS, AND, AFTER REMOVAL, SHALL PLACE A LIEN ON THE SUBJECT PROPERTY FOR ALL DIRECT AND INDIRECT COSTS INCURRED IN DISMANTLING AND DISPOSAL OF THE TOWER AND ACCESSORY ITEMS, PLUS COURT COSTS AND ATTORNEY'S FEES.

ABANDONMENT 4

1. ALL EXISTING AND PROPOSED GROUND MOUNTED AND ROOFTOP TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE A SOLID RED BEACON OR DUAL MODE LIGHTS UNLESS EXEMPTED IN WRITING BY THE COLLIER MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION (FAA) TECHNICAL STANDARDS. THE TOTAL STRUCTURE HEIGHT SHALL INCLUDE ALL APPENDAGES AND ATTACHMENTS, SUCH AS ANTENNAS, LIGHTS, LIGHTENING RODS, OR ANY OTHER ACCESSORY DEVICE THAT WOULD EXTEND THE HEIGHT OF THE TOWER. ALL EXISTING TOWERS SHALL HAVE SIX MONTHS (180 DAYS) FROM JUNE 16, 2005, TO COMPLY WITH THE REQUIREMENT. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.

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PRESERVE SIGNAGE 5

1. TEMPORARY SIGNS IDENTIFYING ANY PRESERVES SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
2. PROTECTIVE BARRIERS WILL BE INSTALLED AT THE PERIMETER OF PRESERVED VEGETATION AT THE COMMENCEMENT OF ANY SITE IMPROVEMENTS AND WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. PROTECTIVE BARRIERS WILL BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT. AL PROTECTIVE BARRIER SUPPORT STAKES SHALL BE NO MORE THAN 10' APART.

MOSQUITO CONTROL DISTRICT 6

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3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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TAMPA, FL 33637
(813) 817-1922
CERTIFICATE OF AUTHORIZATION 28781

CAPITAL TELECOM

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BOARDMAN, OH 44512
(833) 422-0909

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JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELO
⚠ (NAPLES PARK)

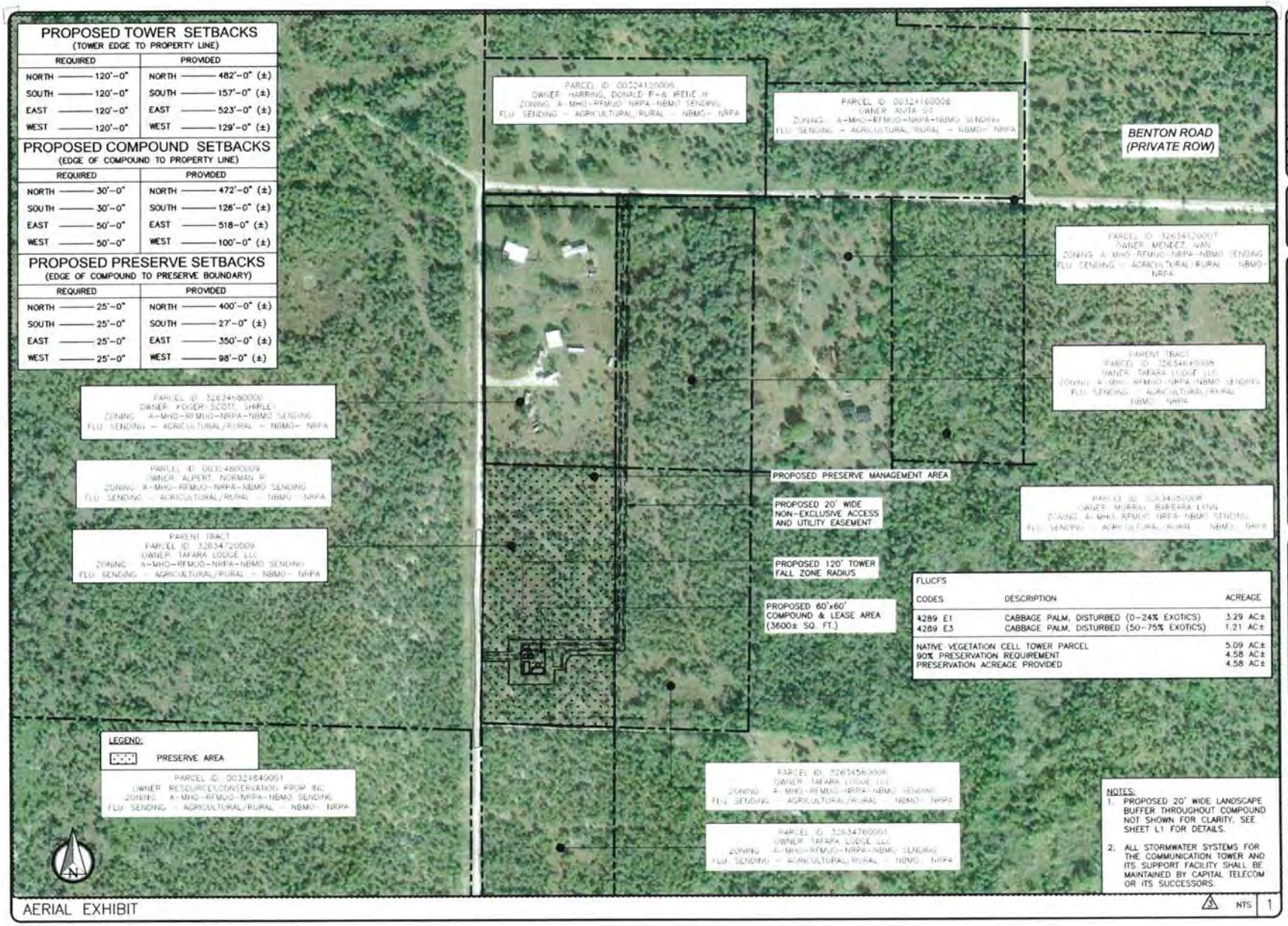
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES (2 OF 2)

SHEET NUMBER
G2

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



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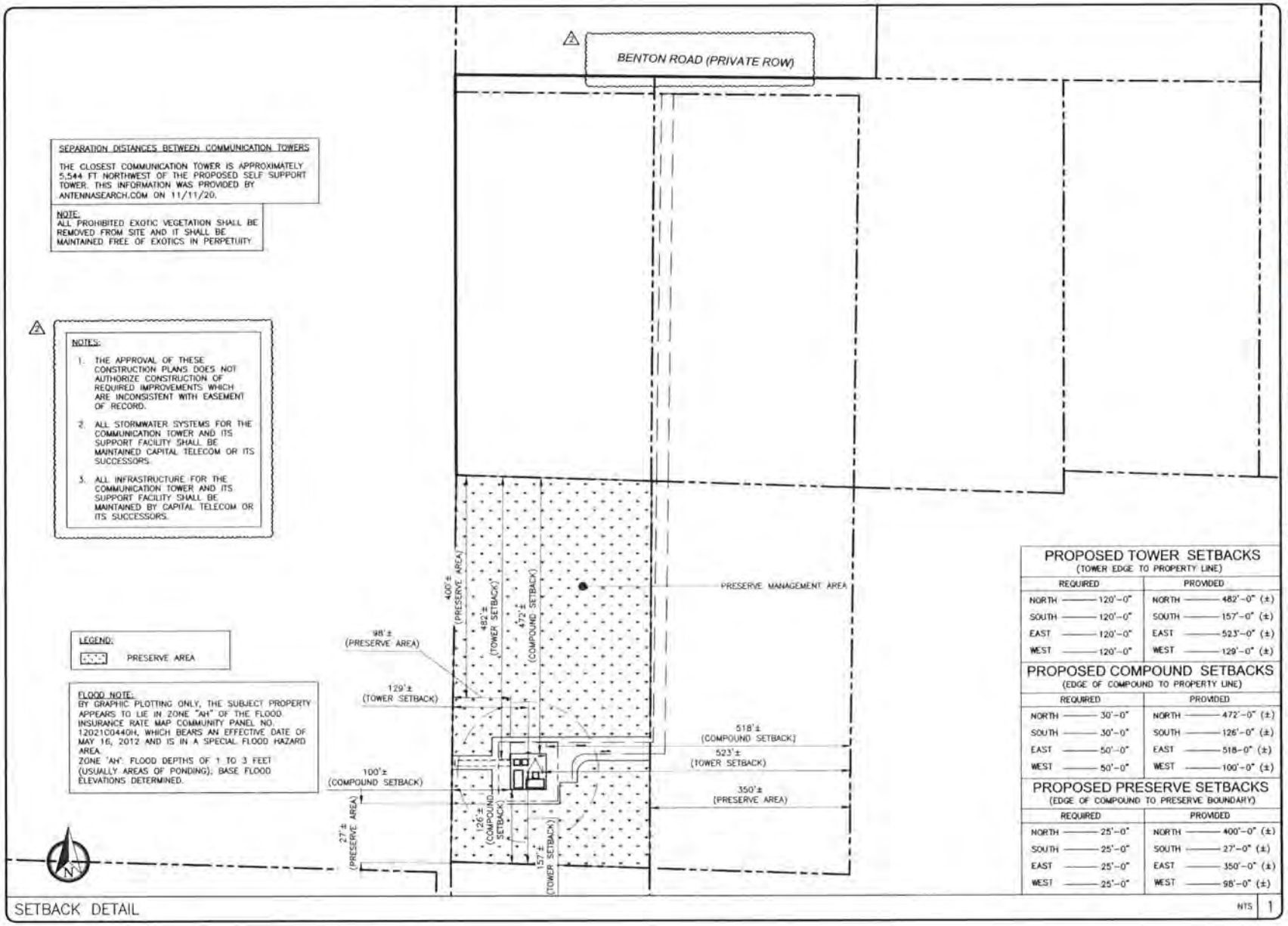
BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
AERIAL EXHIBIT

SHEET NUMBER
A1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS

THE CLOSEST COMMUNICATION TOWER IS APPROXIMATELY 5,544 FT NORTHWEST OF THE PROPOSED SELF SUPPORT TOWER. THIS INFORMATION WAS PROVIDED BY ANTENNASEARCH.COM ON 11/11/20.

NOTE:
ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

NOTES:

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
2. ALL STORMWATER SYSTEMS FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED CAPITAL TELECOM OR ITS SUCCESSORS.
3. ALL INFRASTRUCTURE FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED BY CAPITAL TELECOM OR ITS SUCCESSORS.

LEGEND:
PRESERVE AREA

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0440H, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2012 AND IS IN A SPECIAL FLOOD HAZARD AREA.
ZONE "AH": FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

PROPOSED TOWER SETBACKS
(TOWER EDGE TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	120'-0"	NORTH	482'-0" (±)
SOUTH	120'-0"	SOUTH	157'-0" (±)
EAST	120'-0"	EAST	523'-0" (±)
WEST	120'-0"	WEST	129'-0" (±)

PROPOSED COMPOUND SETBACKS
(EDGE OF COMPOUND TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	30'-0"	NORTH	472'-0" (±)
SOUTH	30'-0"	SOUTH	126'-0" (±)
EAST	50'-0"	EAST	518'-0" (±)
WEST	50'-0"	WEST	100'-0" (±)

PROPOSED PRESERVE SETBACKS
(EDGE OF COMPOUND TO PRESERVE BOUNDARY)

REQUIRED		PROVIDED	
NORTH	25'-0"	NORTH	400'-0" (±)
SOUTH	25'-0"	SOUTH	27'-0" (±)
EAST	25'-0"	EAST	350'-0" (±)
WEST	25'-0"	WEST	98'-0" (±)

SETBACK DETAIL

NTS | 1

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PROJECT NO:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC

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JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELOCATION (NAPLES PARK)

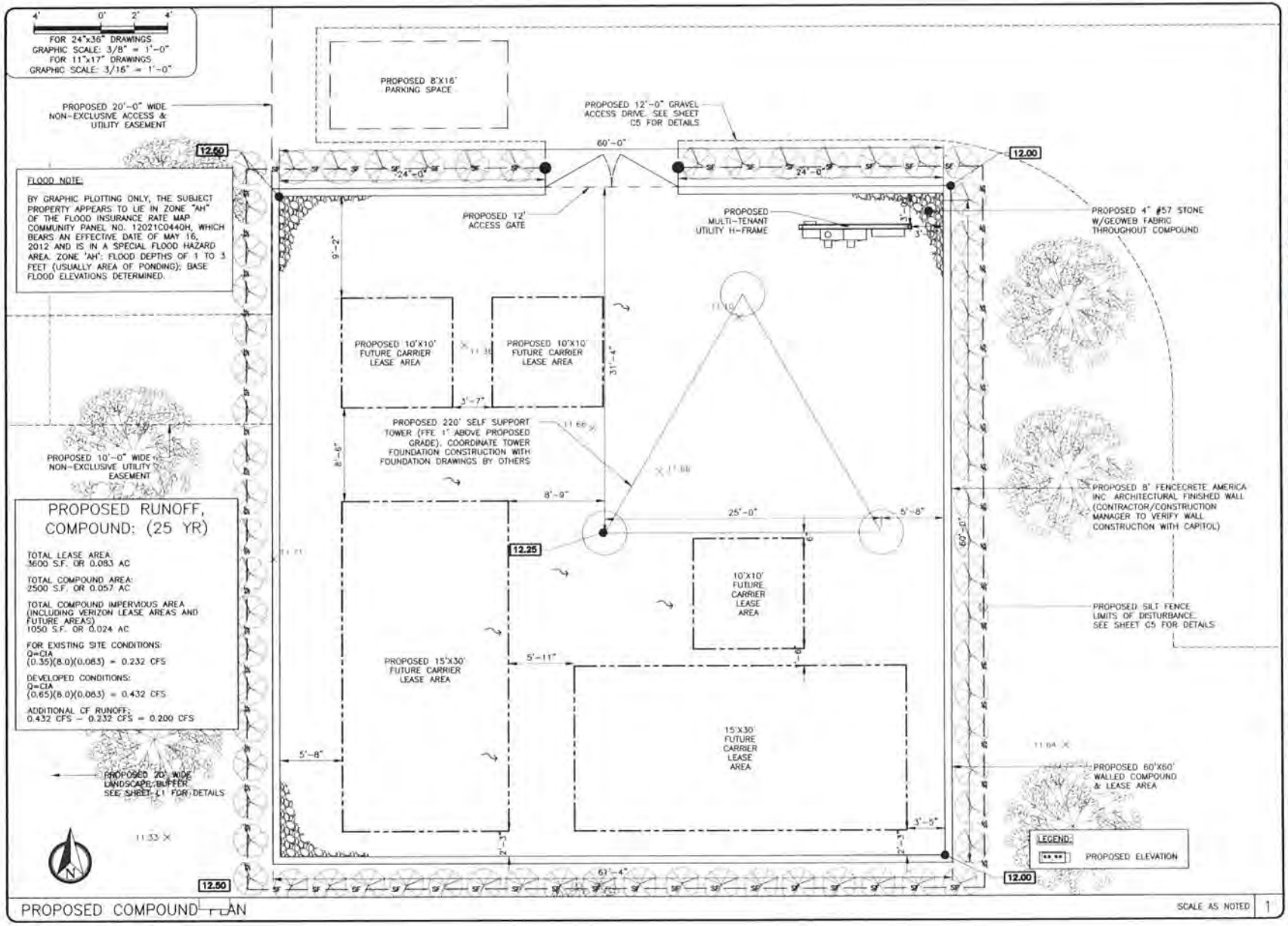
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SETBACK DETAIL

SHEET NUMBER
C1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



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(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
PROPOSED COMPOUND PLAN

SHEET NUMBER
C2

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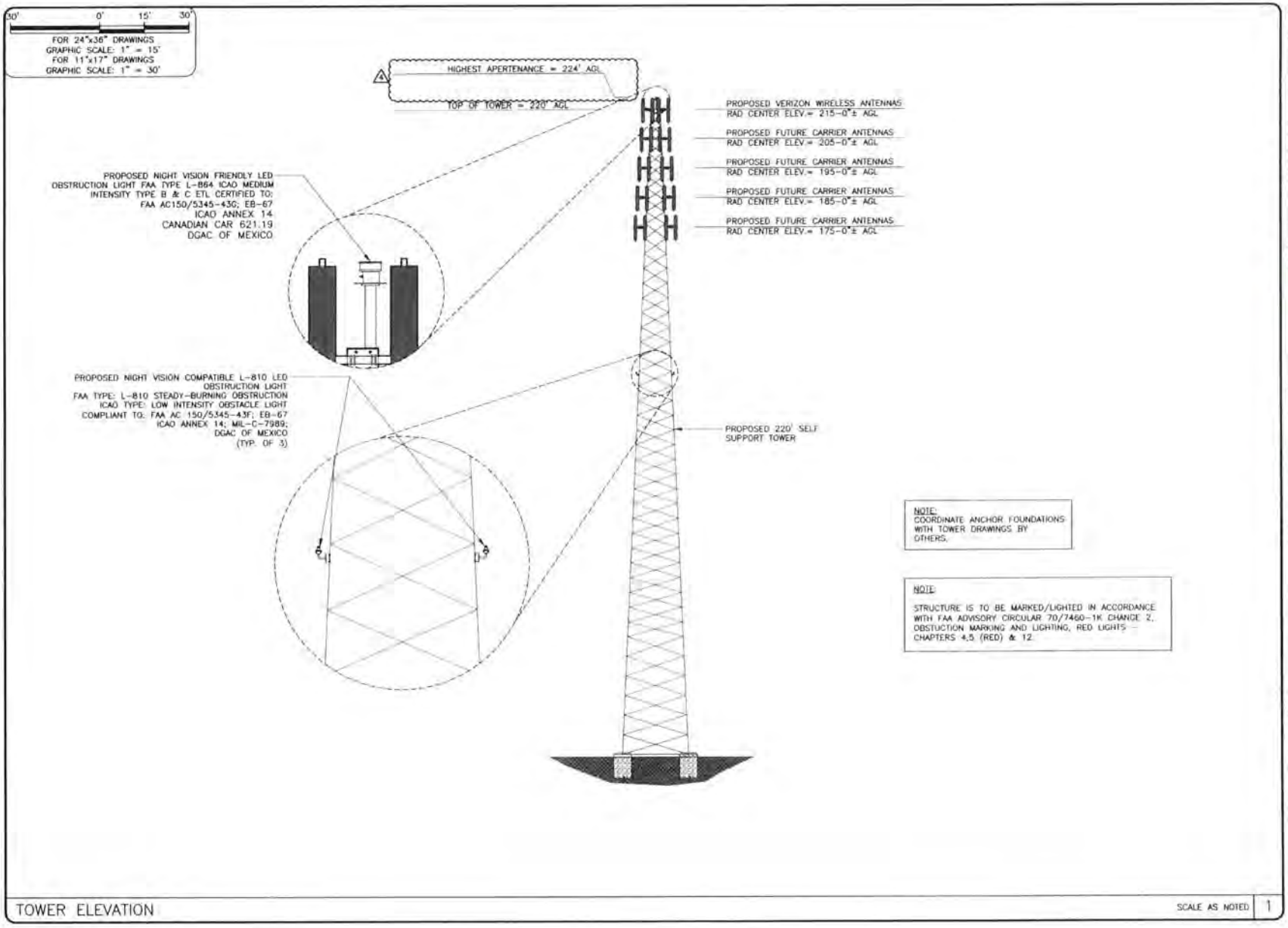

TOWER ELEVATION

SCALE AS NOTED | 1

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CAPITAL TELECOM
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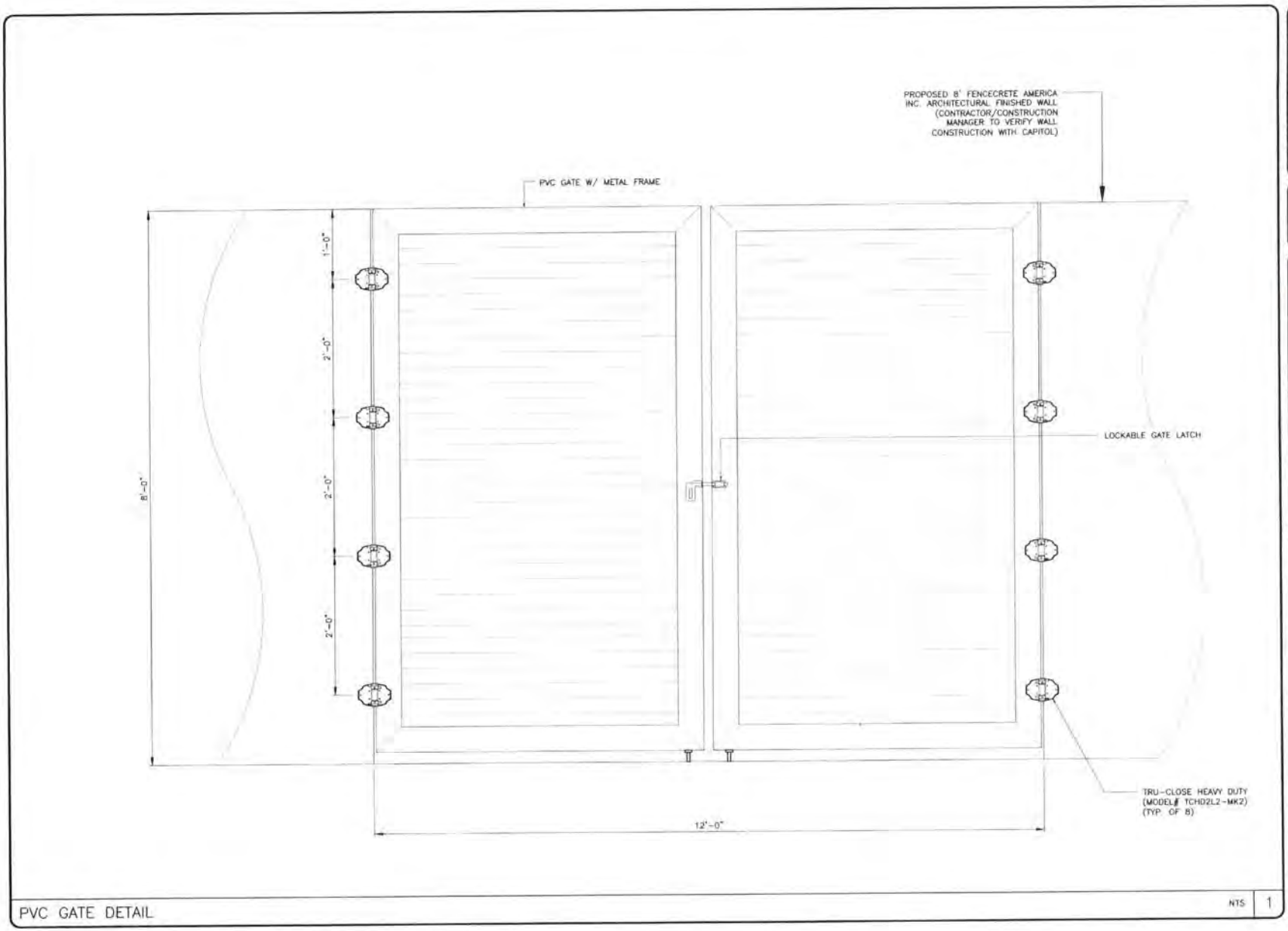
(CU PL20180002327 SITE DEVELOPMD PLAN - SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TOWER ELEVATION

SHEET NUMBER
C3

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



PVC GATE DETAIL

NTS | 1

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DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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BENTON ROAD REL
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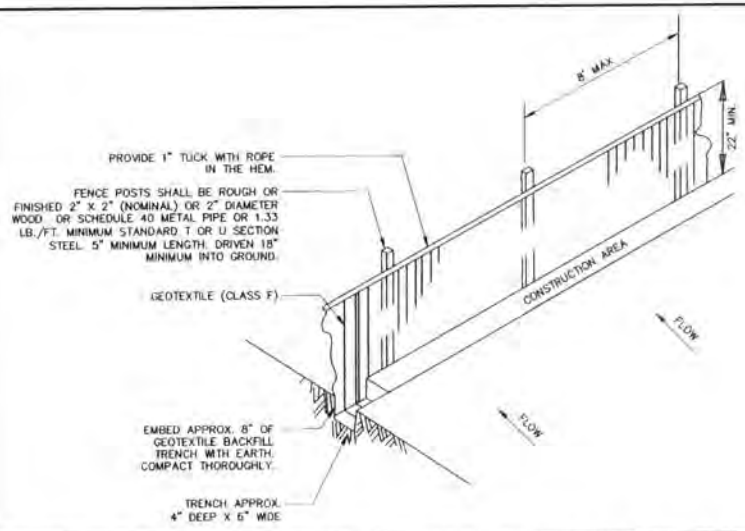
(CU PL20180002327 SITE DEVELOPME
PLAN – SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
WALL DETAILS

SHEET NUMBER
C4

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

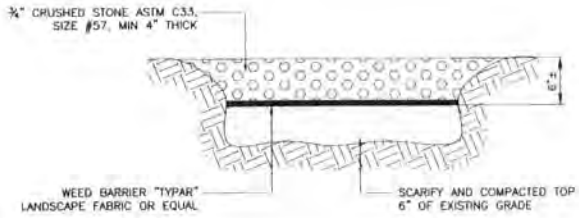


1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY WIRE TIES OR HOG RINGS. (3 FASTENERS PER POST)
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' MINIMUM.
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF ACRE OR MORE.
4. ALL SILT FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

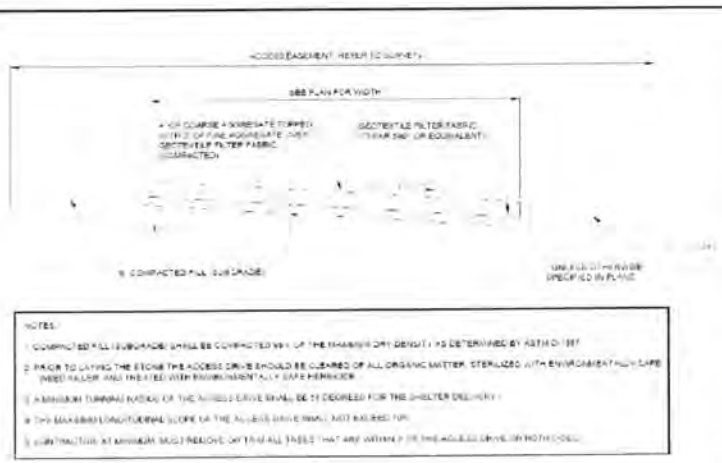
EROSION CONTROL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES REGARDING PREVENTION OF ANY OFF-SITE RUNOFF. EROSION/SEDIMENTATION BARRIERS SHALL BE PLACED AT ALL LOCATIONS OF ANY POSSIBILITY OF RUNOFF THAT COULD OCCUR TO THE ADJOINING PROPERTIES. THESE BARRIERS SHALL BE BARRICADED AS SHOWN ON THE DETAIL.
2. THE SITE CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES AND/OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. SHOULD SILTATION OCCUR TO ANY OF THE ABOVE, THE SITE CONTRACTOR SHALL REMOVE SAID SEDIMENTATION AND RESTORE ANY DAMAGED AREAS AS REQUIRED.
3. IN ADDITION, THE SITE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. THE SITE CONTRACTOR SHALL SWEEP ALL STREETS WITHIN PUBLIC RIGHT-OF-WAYS AS NECESSARY, TO REMOVE DIRT BEING TRANSPORTED FROM SITE BY CONSTRUCTION VEHICLES. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE SITE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

SILT FENCE DETAIL — NTS | 1

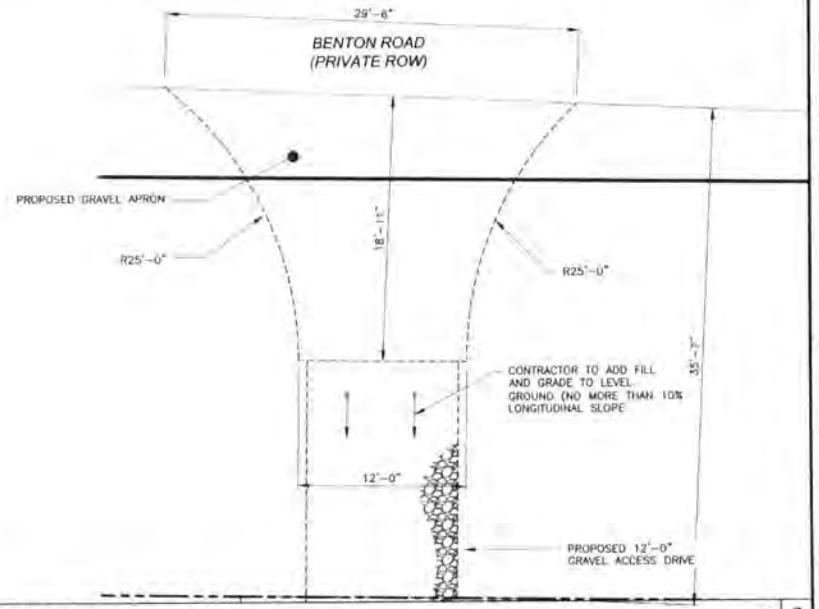


GRAVEL DETAIL (COMPOUND AREA) — NTS | 2



NOTES:
1. COMPACTED FILL (SUBGRADE) SHALL BE COMPACTED 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
2. PRIOR TO LAYING THE STONE THE ACCESS DRIVE SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH ENVIRONMENTALLY SAFE WEED KILLER AND TREATED WITH ENVIRONMENTALLY SAFE HERBICIDE.
3. A MINIMUM TURNING RADIUS OF THE ACCESS DRIVE SHALL BE 51 DEGREES FOR THE SHELTER DELIVERY.
4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHALL NOT EXCEED 10%.
5. CONTRACTOR AT MINIMUM MUST REMOVE OR TRIM ALL TREES THAT ARE WITHIN 2' OF THE ACCESS DRIVE ON BOTH SIDES.

GRAVEL ACCESS DRIVE DETAILS — NTS | 3



DRIVEWAY DETAIL — NTS | 3

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PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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(813) 675-1992
CERTIFICATE OF AUTHORIZATION 28767

CAPITAL TELECOM
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(973) 423-0808

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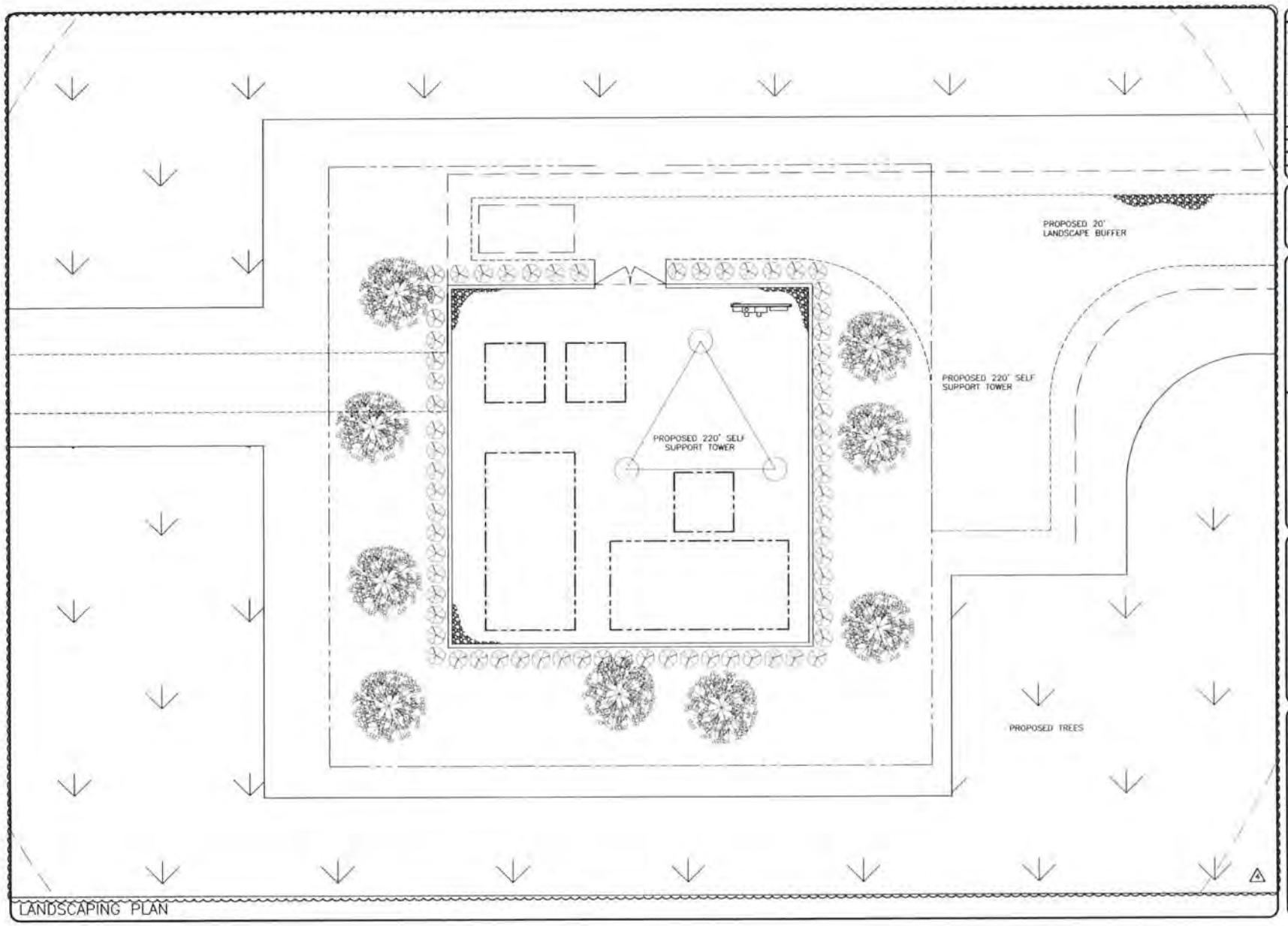
BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SILT FENCE/ ACCESS DRIVE DETAIL

SHEET NUMBER
C5

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



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BENTON ROAD RELO
2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMEN PLAN - SDP-PL20200001737)

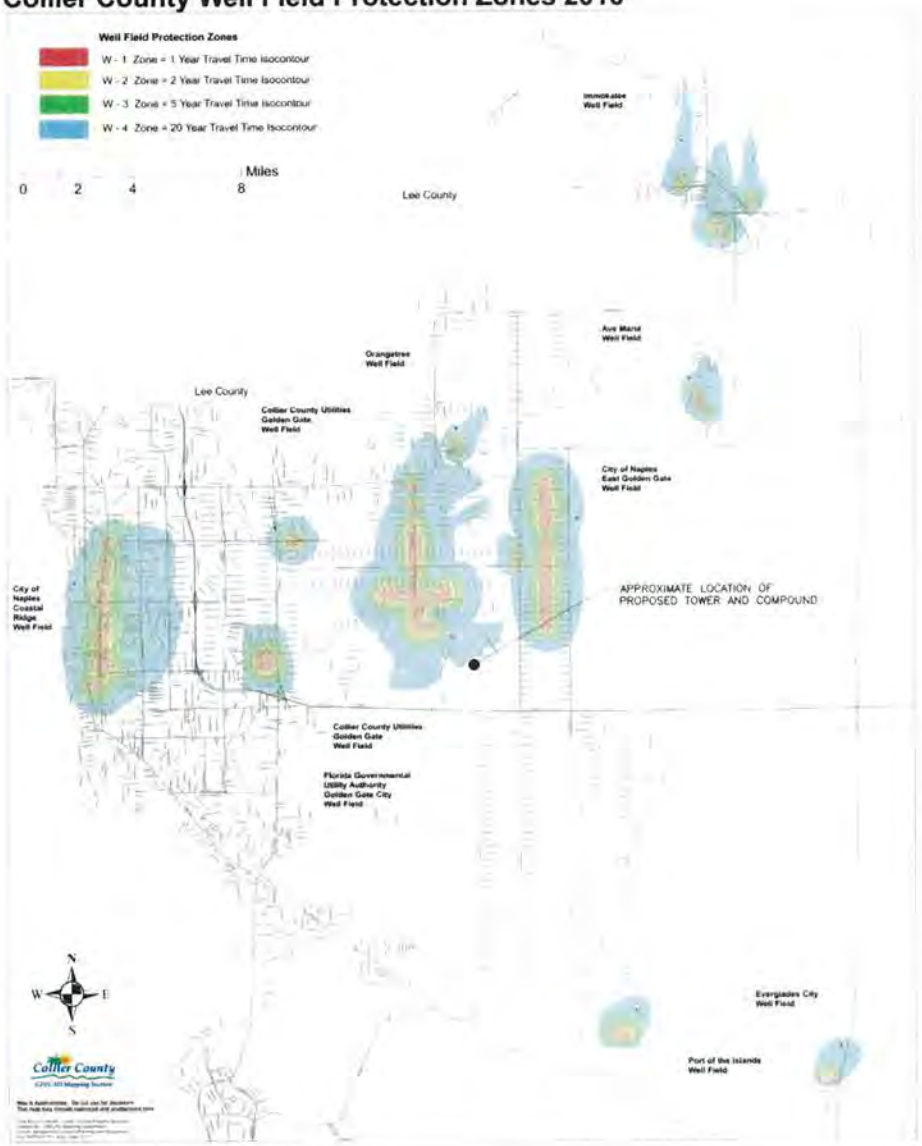
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
LANDSCAPE BUFFER

SHEET NUMBER
L1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Collier County Well Field Protection Zones 2010



WELL FIELD OVERLAY MAP

NTS | 1

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MORRISTOWN, NJ. 07960
(973) 425-0606

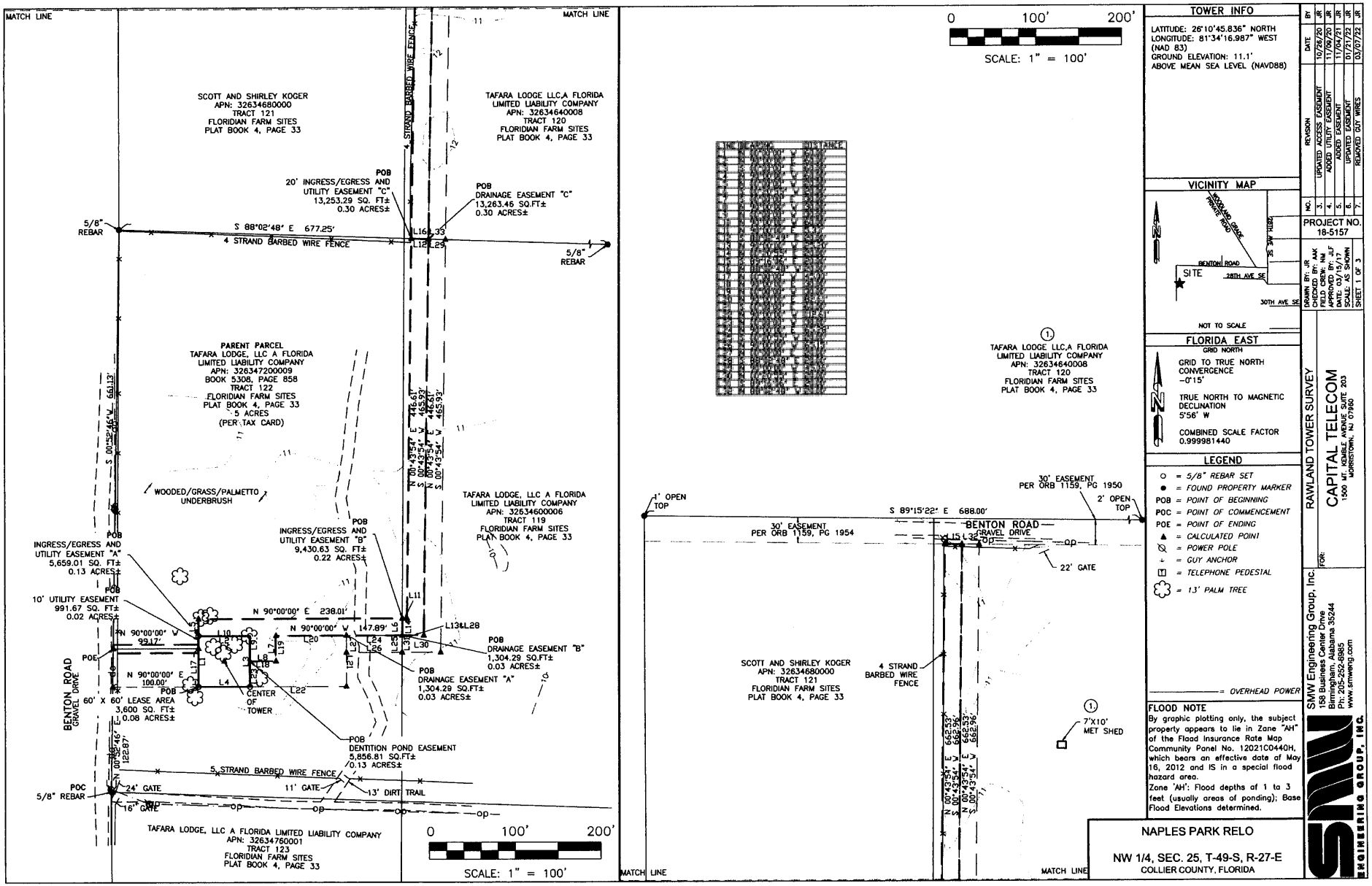
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WIT F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALE AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
JEREMY D. SHARIT P.E. FL LICENSE 75

BENTON ROAD RELO
(NAPLES PARK)
(OJ PL20180002327 SITE DEVELOPMEN PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
WELL FIELD OVERLAY MAP

SHEET NUMBER
W1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



TOWER INFO

LATITUDE: 26°10'45.836" NORTH
LONGITUDE: 81°34'16.987" WEST
(NAD 83)
GROUND ELEVATION: 11.1'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP

FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
-0°15'

TRUE NORTH TO MAGNETIC
DECLINATION
5°56' W

COMBINED SCALE FACTOR
0.999981440

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊘ = POWER POLE
- ⊥ = GUY ANCHOR
- ⚿ = TELEPHONE PEDESTAL
- = 13' PALM TREE
- = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "AH" of the Flood Insurance Rate Map Community Panel No. 12021C0440H, which bears an effective date of May 16, 2012 and IS in a special flood hazard area.
Zone 'AH': Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
4.	ADDED UTILITY EASEMENT	11/06/20	JR
5.	ADDED EASEMENT	11/04/21	JR
6.	UPDATED EASEMENT	01/21/22	JR
7.	REMOVED GUY WIRES	03/07/22	JR

PROJECT NO.
18-5157

DRAWN BY: JR
CHECKED BY: MK
FIELD CREW: MK
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 1 OF 3

RAWLAND TOWER SURVEY

FOR: CAPITAL TELECOM
1500 MT KEMBLE AVENUE SUITE 203
MORRISTOWN, NJ 07960

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

NAPLES PARK RELO

NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

SURVEYOR'S NOTES

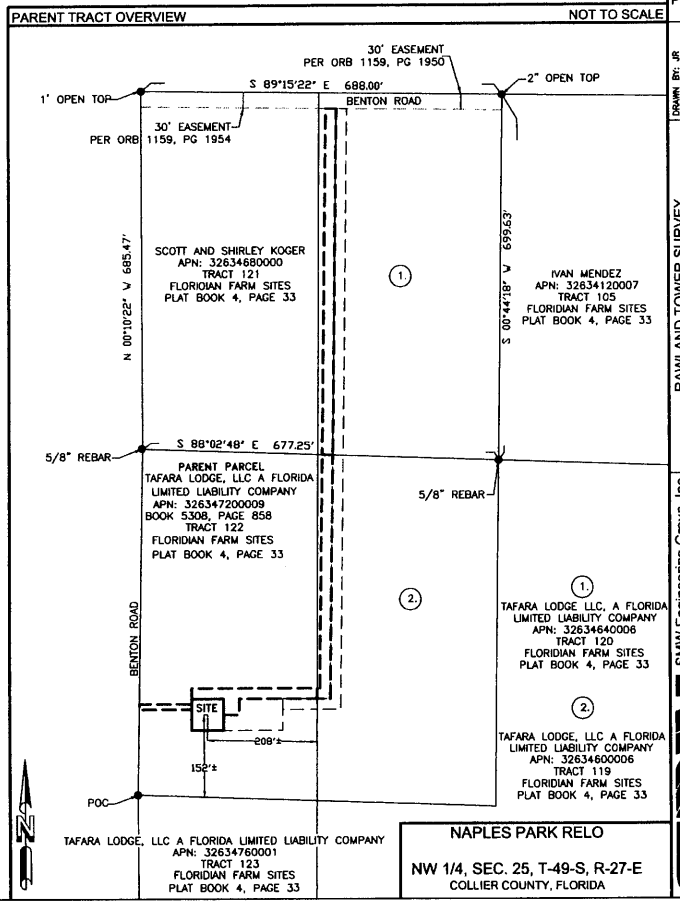
1. This is an Rawland Tower Survey, made on the ground under the supervision of an Florida Registered Land Surveyor. Date of field survey is February 28, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted with the benefit of an Abstract Title search.
8. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
10. Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
11. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
12. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
13. All guy wires and anchors shall be setback 10' from all preserve boundaries

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-18000456-01T
Date January 01, 2018 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	BOOK 1159, PAGE 1950	Does not affect Parent Parcel, Lease area and Easement.
10	BOOK 5308, PAGE 876	Affect Parent Parcel. Blanket in nature.
11		Standard exceptions. Contain no survey matters.

PARENT TRACT OVERVIEW — NOT TO SCALE



NAPLES PARK RELO
NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
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6.	UPDATED EASEMENT	01/21/22	JR
7.	REMOVED GUY WIRES	03/07/22	JR

PROJECT NO. 18-5157

DRAWN BY: JR
CHECKED BY: AAK
FIELD CREW: NM
APPROVED BY: J.F.
DATE: 03/11/22
SCALE: AS SHOWN
SHEET 2 OF 3

RAWLAND TOWER SURVEY

FOR: CAPITAL TELECOM
1500 MT. KEMBLE AVENUE SUITE 203
MORRISTOWN, NJ 07960

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-9885
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Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
An lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,659.01 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,430.63 square feet (0.22 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE ot a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance af 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;
thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance af 20.00 feet to the POINT OF BEGINNING. Containing 13,253.29 square feet, (0.30 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)
An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet an each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.81 square feet, (0.13 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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DRAINAGE EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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DRAINAGE EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny L. Flaskamp
Florida License No. 0006601

NAPLES PARK RELO

NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

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7	REMOVED GUY WIRES	03/07/22	JR

PROJECT NO.
18-5157

DRAWN BY: JR
CHECKED BY: MAK
FIELD CREW: NA
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 3 OF 3

RAWLAND TOWER SURVEY

FOR:
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1500 MT. KEMBLE AVENUE SUITE 203
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Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit C

Conditions of Approval

1. The Benton Road – Communication Tower Conditional Use, shall be limited to that which is depicted on the "Benton Road Relo (Naples Park) Drawings – Revised 03-02-22," prepared by SMW Engineering Group, Inc.

2. The petitioner will take care of complete maintenance during construction by grading and compacting new ruts that form on Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway as needed to keep the roadway in the pre-construction condition. Petitioner will provide photo documentation and a video of existing conditions prior to the pre-construction meeting. The video documentation shall cover the length of the road from the bridge to petitioner's driveway.

3. The petitioner will do a complete repair of any damage caused to the road after construction and grade and compact Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway with a 1-2 ton, 36", double roller, ride-on, vibratory compactor from the bridge over the canal to petitioner's driveway.

4. After construction, the petitioner will pay its fair share of road maintenance of Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway based on usage of the roads, whether Associations are formed or not.

5. Tower obstruction marker lighting shall be FAA approved flashing lighting. Tower obstruction marker lighting shall not exceed 2000 candela per light.

6. Any ground lighting for the tower shall be down-shielded and employ either motion detectors or short duration timers.

7. Petitioner's biologist shall visually inspect the development footprint within the 30 days prior to clearing actions, for bird nests containing eggs or juvenile birds. If active nests are discovered within the clearing area, Capital shall follow the applicable Migratory Bird Treaty Act (MBTA) guidelines in force at time of clearing and shall prioritize clearing, as feasible, so that trees with nests are cleared last.

8. The tower will be a self-supporting lattice tower and not a guy wired tower.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

9. A minimum of 5 carriers will be co-located on the tower.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 2

COLLIER COUNTY
INTENT TO ALLOW COLLOCATION AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Vincent Casiero who being by me first duly sworn, under oath, deposes and states as follows:

1. I am over eighteen (18) years of age and have personal knowledge of the matters contained herein
2. I am an Authorized Signatory of Capital Telecom Holdings II and have the authority to sign this affidavit.
3. It is the intent of Capital Telecom Holdings II to construct a wireless communication tower on parcel 326347200009 in Collier County, Florida
4. It is the intent of Capital Telecom Holdings II and its successors to allow collocation of wireless communication antennas at a reasonable market rates or to allow a replacement tower to be erected within the leased area provided that the replacement is physically and contractually feasible and that the cost of modifying or replacing the wireless communication tower to accommodate the collocated equipment is borne by the collocating company.

FURTHER AFFIANT SAYETYH NOT.

Vincent Casiero, Authorized Signatory
Capital Telecom Holdings II

STATE OF NEW JERSEY
COUNTY OF ESSEX

Sworn to (or affirmed) and subscribed before me this 6th day of September, 2018, by Vincent Casiero.

(Seal)

Jessica Weinberg

Printed Name of Notary Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JESSICA L. WEINBERG
NOTARY PUBLIC OF NEW JERSEY
ID # 50000166
My Commission Expires 7/8/2019

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 3

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

EXHIBIT 2

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

EST. 1971

MARK J. WOODWARD
Board Certified: Real Estate Law and in Condominium & Planned Development Law

ANTHONY P. PIRES, JR.
Board Certified: City, County, and Local Government Law

J. CHRISTOPHER LOMBARDO

ANTHONY J. DIMORA
Licensed in FL and OH

LENORE T. BRAKEFIELD

CRAIG R. WOODWARD
Senior Counsel
Board Certified: Real Estate Law

KENNETH V. MUNDY

ZACHARY W. LOMBARDO

CAMERON G. WOODWARD

ROSS E. SCHULMAN
Licensed in FL and NY

F. SCOTT PAUZAR, III

CHRISTOPHER R. HEFLIN

REPLY TO:

☒ 3200 TAMIAMI TRAIL N.
SUITE 200
NAPLES, FL 34103
239-649-6555
239-649-7342 FAX

☐ 606 BALD EAGLE DRIVE
SUITE 500
P.O. BOX ONE
MARCO ISLAND, FL 34146
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM

August 17, 2022

Sent By email:
Amy.Patterson@colliercountyfl.gov
James.french@colliercountyfl.gov
Jaime.cook@colliercountyfl.gov

Amy Patterson
County Manager

James French
Growth Management and Community Development

Jaimie Cook
Collier County Development Review

RE: Subject: Renewed Objection to PL20210002791, 1160 Kapok St (the "Subject Property")

Ms. Patterson, Mr. French, and Ms. Cook,

This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, within 1,000 feet of the proposed tower site (the Subject Property) and are aggrieved parties. (The Subject Property and the property owned by the Penners referenced above is not located in the Urban designated areas of the Future Land Use Map.)

The Penners have reviewed the County's Review Comment Letter dated July 6, 2022, and the responsive submission dated August 9, 2022, and hereby renew their objection to the approval of a tower in excess of 185 feet at the Subject Property because the requirements of the LDC have not been met.[1]

[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this objection is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

The applicant has failed to show that the proposed tower fits within both the exception to colocation by showing it cannot collocate with an existing or approved tower within the effective radius and the exception to co-siting by showing it cannot co-site with an existing or approved tower site within the effective radius. Thus, the applicant has failed to show it qualifies for approval of a tower in excess of 185 feet.

In the County's review comment letter, in comment 11 of the zoning review, the County specifically requested the following:

> Correction Comment 11:
>
> As requested per email correspondence dated November 16, 2021, to Kendall Lotze at Ignite Wireless, provide documentation demonstrating that no old or approved tower within the effective radius can accommodate the applicants proposed antenna and ancillary equipment. LDC Section 5.05.09.D.
>
> Provide an RF Engineer's report including any towers within the 6 miles radius and explain why co-location is not possible.
>
> For each possible tower site, the application will provide the requirements as stated in LDC Section 5.05.09.E.2.a-g.

Instead of providing an RF Engineer's report including any towers within the 6-mile radius and explaining why co-location is not possible, the applicant attached a coverage map from AT&T. This is non-responsive, and this requirement has not been addressed elsewhere in the resubmittal.

As a result, the Penners adopt the argument from their June 23, 2022, letter, enclosed, in full, as it has not been addressed by the applicant at all, despite being directly required by the County in its Review Comment letter, on page 4 of the letter, comment 11, excerpted above.

Therefore, the site development plan, for the above reason, as submitted must be denied.

Sincerely,

Zachary W. Lombardo, Esq.

cc: J. Klatzkow, County Attorney
W. McDaniel, Commissioner
C. Willoughby, Planner

Enclosures as indicated.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

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ATTORNEYS AT LAW

EST. 1971

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June 23, 2022

By U.S. mail and email

Amy Patterson
County Manager

James French
Growth Management and Community Development

Jaimie Cook
Development Review

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Amy.Patterson@colliercountyfl.gov
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Jaime.Cook@colliercountyfl.gov

Subject: Objection to PL20210002791 (the "Application"), 1160 Kapok St (the "Subject Property")

Ms. Patterson, Mr. French, and Ms. Cook,

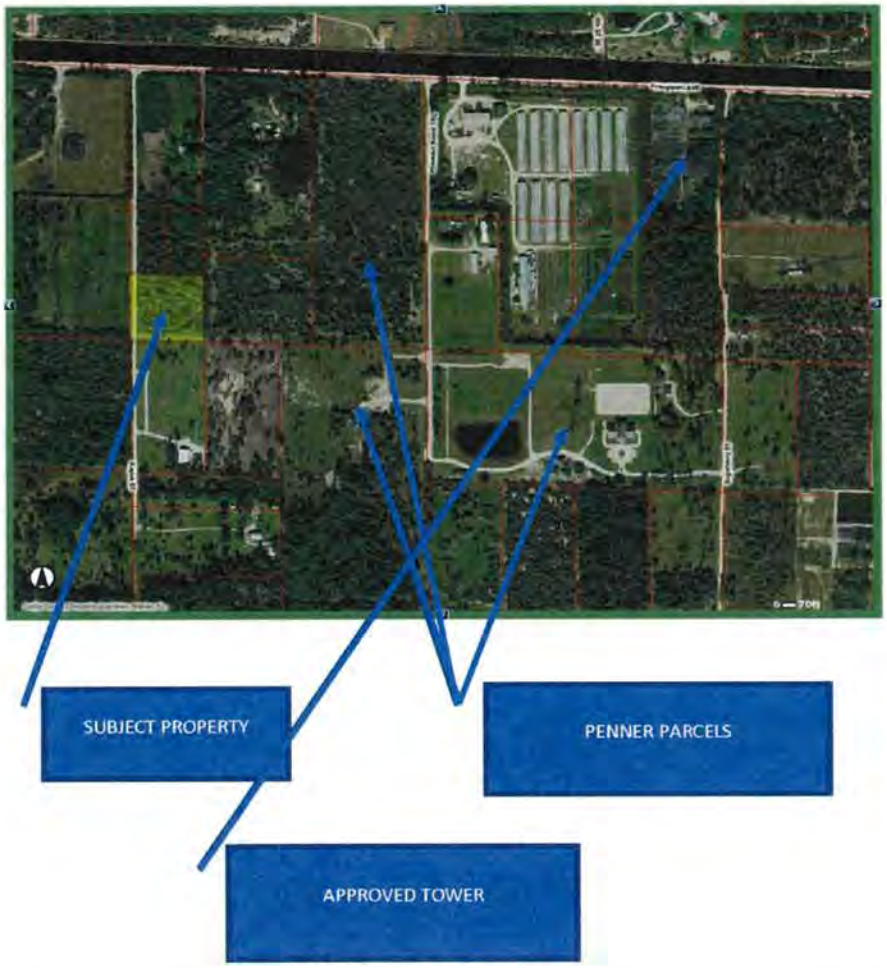
This firm represents Mitchell and Melanie Penner, the property owners of parcel №s 00307760001, 00308920002, and 00307920003. The Penners own property, including the aforementioned parcels, within 1,000 feet of the proposed tower site (the Subject Property), see below **Figure 1** and are aggrieved and affected parties. (The Subject Property and the property owned by the Penners referenced above is not located in the Urban designated areas of the Future Land Use Map.) The Application and documents filed to date indicate that the proposed tower is 250 feet tall.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

The Penners object to the approval of a tower in excess of 185 feet at the Subject Property.[1] The applicant has failed to show or provide any documentation that the proposed tower fits within both the exception to colocation by showing it cannot collocate with an existing or approved tower within the effective radius, and the exception to co-siting by showing it cannot co-site with an existing or approved tower site within the effective radius. Thus, the applicant has failed to demonstrate it qualifies for approval of a tower in excess of 185 feet.

FIGURE 1

Identifying the Subject Property, the Nearby parcels owned by the Penners, and the Approved tower at 550 Frangipani



[1] This filing and the submittal of the various documents, materials, and arguments herein as part of this objection is and is being made and provided while reserving the right to supplement this filing with additional arguments and additional materials once discovered and/or obtained. No rights, concerns, or objections of the Penners concerning the SDP are waived by anything stated herein or omitted here from, and the right to present, make and submit additional arguments and materials is specifically reserved.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

The site upon which the tower is proposed is zoned agricultural and is subject to the requirements of section 5.05.09, Collier County Land Development Code ("LDC").

Pursuant to section 5.05.09 D and E, LDC, an applicant for a tower with a height in excess of 185 feet "***shall not be approved***" unless the applicant demonstrates that it fits within exceptions by showing colocation and co-siting are not possible.

The intent section of section 5.05.09, LDC, (emphasis added) explains this in stating:

> This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening; to avoid potential damage to adjacent properties from tower failure; ***to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers; to maximize the shared use of specified tower sites to minimize the need for additional tower sites***; to lessen impacts new ground mounted towers could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

I. The Applicant has Failed to Show that the subject tower meets the Exception to the Requirements of section 5.05.09.D, LDC

The colocation requirements and exception are as follows (emphasis added):

> D. Shared use of towers. **A tower with a height in excess of 185 feet above natural grade shall not be approved, unless** the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

As noted above, the proposed tower is 250 feet tall. The applicant has not submitted anything to demonstrate, support, or address that "no old or approved

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment."

Therefore, the site plan as submitted must be denied.

II. The Applicant has Failed to Show that the subject tower meets the Exception to the Requirements of section 5.05.09.E, LDC

The co-siting requirements and exception are as follows (emphasis added):

> E. Shared use of tower sites. **A tower with a height in excess of 185 feet above natural grade shall not be approved on a new tower site unless** the applicant demonstrates that the proposed tower, antennas, and accessory structures or uses cannot be located on any conforming old site or approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

As noted above, the proposed tower is 250 feet tall. The applicant has not submitted anything to demonstrate, support, or address the above.

Therefore, the site plan as submitted must be denied.

III. There are Approved and Existing Towers within the Effective Radius for both Colocation and Co-Siting

In section 5.05.09.B., LDC, the "effective radius" is defined as "a radius of 6 miles from the respective tower unless a lesser radius is approved."

There are multiple towers within the effective radius of the Subject Property, including, but not limited to, the recently approved new tower on Benton Road, PL20180002327, and also the recently approved new tower approximately a half mile away at 550 Frangipani Avenue, PL20200000886, *see above* **Figure 1**. In addition to these recently approved towers, there are existing towers within the effective radius on which the applicant can collocate and potentially co-site, including, but not limited to, the existing tower at 1510 Benton Road.

Enclosed as **Exhibit 1** is Collier County Resolution 2022-30 approving a new tower on Benton Road (PL20180002327). In the conditions for approval, condition 9, the tower on Benton Road is required to co-locate with 5 carriers. Also enclosed, as **Exhibit 2**, is the affidavit of the applicant for PL20180002327 stating it will allow for colocation.

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For reference, enclosed as **Exhibit 3** is a map from the Federal Communications Commission showing roughly 12 towers within the 6-mile radius from the Subject Property.

Therefore, the site development plan as submitted must be denied.

As the Penners are aggrieved and affected parties, we request that, as their counsel, we be copied on all request for additional information communications with the applicant.

Sincerely,

Zachary W. Lombardo, Esq.

Copies to County Attorney J. Klatzkow; Commissioner W. McDaniel; and Planner C. Willoughby
Enclosures as indicated

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 1

RESOLUTION NO. 2022- 30

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA PROVIDING FOR THE ESTABLISHMENT OF A CONDITIONAL USE TO ALLOW A COMMUNICATIONS TOWER ON LANDS ZONED RURAL AGRICULTURAL (A) WITHIN THE MOBILE HOME OVERLAY (MHO) AND DESIGNATED RURAL FRINGE MIXED USE-SENDING LANDS WITHIN THE NATURAL RESOURCE PROTECTION AREA OVERLAY AND NORTH BELLE MEADE OVERLAY IN THE COLLIER COUNTY GROWTH MANAGEMENT PLAN PURSUANT TO SECTIONS 2.01.03.G.4.a AND 2.03.08.A.4.a(3)(a) OF THE COLLIER COUNTY LAND DEVELOPMENT CODE ON .95± ACRES OF A 5.0+/- ACRE TRACT LOCATED ON THE EAST SIDE OF THE NORTH-SOUTH EXTENSION OF BENTON ROAD, IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA. (PL20180002327)

WHEREAS, the Legislature of the State of Florida in Chapter 67–1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 2004-41, as amended) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Board of Zoning Appeals (Board), being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code on the property hereinafter described, and the Collier County Planning Commission has made findings that the granting of the Conditional Use will not adversely affect the public interest and the specific requirements governing the Conditional Use have been met and that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Subsection 10.08.00.D. of the Land Development Code; and

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

WHEREAS, all interested parties have been given opportunity to be heard by this Board in a public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA that:

Petition Number PL20180002327 filed by Capital Telecon Holdings, LLC, with respect to the property hereinafter described in Exhibit A, be and the same is hereby approved for a Conditional Use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to Sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code, in accordance with the Conceptual Site Plan described in Exhibit B, and subject to the conditions in Exhibit C. Exhibits A, B, and C are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second, and super-majority vote, this 8th day of February, 2022.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____
Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

By: _____
William L. McDaniel, Jr. Chairman

Approved as to form and legality:

_____ HFAC 1-5-22
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A - Legal Description
Exhibit B - Conceptual Site Plan
Exhibit C - Conditions of Approval

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit A

SMW ENGINEERING GROUP, INC.

Site Name: **Naples Park Relo**

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
A lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,658.90 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the

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POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,538.51 square feet (0.21 acres) of land more or less..

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;

thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,254.93 square feet, (0.31 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)

An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence

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S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.60 square feet, (0.1344 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence S 00°20'55" W a distance of 20.00 feet to a point; Thence N 90°00'00" W a distance of 65.15 feet to a point; Thence N 00°00'00" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 1,304.19 square feet (0.0299 acres) of land more or less.

DRAINAGE EASEMENT "B": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to a point; Thence S 88°02'48" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 485.25 feet to a point; Thence N 90°00'00" W a distance of 45.06 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 10,212.21 square feet, (0.2344 acres) of land more or less.

DRAINAGE EASEMENT "C": (AS SURVEYED)

An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;

COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West

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line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to a point; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" E a distance of 465.93 feet to the POINT OF BEGINNING; Thence N 00°43'54" E a distance of 662.96 feet to a point; Thence S 89°16'06" E a distance of 20.00 feet to a point; Thence S 00°43'54" W a distance of 663.39 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,263.53 square feet, (0.3045 acres) of land more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny Flaskamp

Digitally signed by Johnny Flaskamp
Date: 2022.03.18 12:06:34 -04'00'

Johnny L. Flaskamp
Florida License No. 0006601

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

CAPITAL TELECOM

Exhibit B

BENTON ROAD RELO (NAPLES PARK)

(CU PL20180002327)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

PROPOSED 220' SELF SUPPORT COMMUNICATION TOWER WITH SUPPORT FACILITIES

LOCAL MAP

VICINITY MAP

DRIVING DIRECTIONS

FROM COLLIER COUNTY, HEAD SOUTHEAST ON JANES MEMORIAL SCENIC DRIVE TOWARD E MAIN TRAM (GATE 12) TRAIL. CONTINUE ON FL-29 N. TAKE OIL WELL RD TO EVERGLADES BLVD S. CONTINUE ON EVERGLADES BLVD S. DRIVE TO BENTON ROAD. SITE IS LOCATED ON THE LEFT HAND SIDE OF THE ROAD.

PROPERTY SUMMARY

PARCEL #:	32634720009 32634600006 32634640008
LATITUDE:	26° 10' 45.836" N
LONGITUDE:	81° 34' 16.987" W
ZONING JURISDICTION:	COLLIER COUNTY
ZONING CLASSIFICATION:	AG-MHO-RFMUO-NRPA-NBMO

DESIGN CRITERIA

DESIGN WIND SPEED:	159 MPH (ULTIMATE, 3-SECOND GUST) 123 MPH (NOMINAL, 3-SECOND GUST)
IMPORTANCE FACTOR:	1.0
EXPOSURE:	C
RISK CATEGORY:	II
OPEN STRUCTURE	

APPLICABLE CODES

THE CONTRACTOR WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) OVER THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: FLORIDA BUILDING CODE (FBC) 7TH EDITION (2020).

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70

NATIONAL ELECTRICAL CODE: 2014 EDITION.

MECHANICAL CODE: MECHANICAL CODE, 7TH EDITION.

FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION.

LIGHTNING SAFETY CODE: NFPA-101-2018

THE CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318-08, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD 13th EDITION. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES. TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM, IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS, TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS, ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION.

PROJECT INFORMATION

1. CONTRACTOR'S SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
3. CAPITAL TELECOM CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY EMPLOYEES OF CAPITAL TELECOM AND ITS CUSTOMERS AND THAT THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
8. THE SCOPE OF CAPITAL'S WORK IS LIMITED TO THE TOWER, COMPOUND, DRIVEWAY, UTILITY AND TELCO SERVICE SUPPLIES, AND COLLIER COUNTY EMERGENCY SERVICES' ANTENNAS AND CABINET. ALL SHELTERS SHALL BE EQUIPPED WITH INDEPENDENT FIRE SUPPRESSION SYSTEMS AS THEY ARE INSTALLED. EACH TENANT SHALL PROVIDE INFORMATION ON THEIR SHELTER'S FIRE SUPPRESSION SYSTEM WHEN THEY APPLY FOR A BUILDING PERMIT TO ADD THEIR SHELTER AND ANTENNAS TO THE TOWER.

CONTACTS

APPLICANT
CAPITAL TELECOM
1500 MT. KEMBLE AVE.
MORRISTOWN, NJ 07960

PROPERTY OWNER CONTACT:
LANDLORD: TAFARA LODGE LLC
ADDRESS: 3585 41ST AVENUE NE
CITY, STATE, ZIP: NAPLES, FLORIDA 34120

FPL DISTRIBUTION ENGINEER
MANNAT KHANNA 239-315-9181

SMW ENGINEERING GROUP INC. SURVEYOR MANAGER
JOHNNY FLASKAMP, PSM 207-212-7891

SMW ENGINEERING GROUP INC. PROJECT MANAGER
CURTIS OCHOVA 813-610-5737

AGENT OF RECORD
MATTANIAH S. JAHN, ESQ. 727-773-2221
800 TARPON WOODS BLVD. SUITE E-1
PALM HARBOR, FL 34685

INDEX OF DRAWINGS

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G2	GENERAL NOTES (2 OF 2)	2
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C1	SETBACK DETAIL	2
C2	PROPOSED COMPOUND PLAN	2
C3	TOWER ELEVATION	0
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S1	SURVEY (1 OF 3)	0
S2	SURVEY (2 OF 3)	0
S3	SURVEY (3 OF 3)	0

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE. (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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4	03/02/22	REVISED PER COMMENT

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC

CAPITAL TELECOM

JEREMY SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEREMY D. SHARIT P.E. FL LICENSE 751

BENTON ROAD RELO (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TITLE SHEET

SHEET NUMBER
T1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

GENERAL NOTES 1

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

   OWNER — CAPITAL TELECOM
   ENGINEER — SMW ENGINEERING GROUP INC.
   CONTRACTOR — GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

3. A 20-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.

4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.

5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.

6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.

8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.

10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.

11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.

14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LIEN RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

16. ABANDONMENT NOTE: ANY TOWER THAT IS NOT OCCUPIED BY A FUNCTIONING ANTENNA FOR A CONTINUOUS PERIOD OF 12 MONTHS AND HAS NO APPLICATION OR LEASE AGREEMENT TO PLACE AN ANTENNA ON THE POWER BEING ACTIVELY PURSUED SHALL BE CONSIDERED ABANDONED, AND THE OWNER OF SUCH TOWER SHALL REMOVE SAME WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE WASHINGTON COUNTY DEVELOPMENT ADMINISTRATOR OR DESIGNEE THAT THE TOWER HAS BEEN DETERMINED TO BE ABANDONED. IF SUCH TOWER IS NOT REMOVED WITHIN SAID 90 DAYS, WASHINGTON COUNTY MAY HAVE THE TOWER REMOVED AT THE OWNER'S EXPENSE. APPEALS OF THE COUNTY DEVELOPMENT ADMINISTRATOR'S DETERMINATION OF ABANDONMENT SHALL BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS AND THE APPEAL TOLLS THE DEADLINE FOR REMOVAL.

17. ALL NEW METAL TOWERS, INCLUDING ROOFTOP TOWERS, EXCEPT AMATEUR RADIO TOWERS, SHALL COMPLY WITH THE STANDARDS OF THE THEN LATEST EDITION PUBLISHED BY THE ELECTRIC INDUSTRIES ASSOCIATION (CURRENTLY EIA/TIA 222-E) OR THE PUBLICATION'S SUCCESSOR FUNCTIONAL EQUIVALENT, UNLESS AMENDED FOR LOCAL APPLICATION BY RESOLUTION OF THE BCC. EACH NEW AMATEUR RADIO TOWER WITH A HEIGHT OF SEVENTY-FIVE (75) FEET OR LESS SHALL REQUIRE A BUILDING PERMIT SPECIFYING THE EXACT HEIGHT AND LOCATION OF THE TOWER EXCLUSIVE OF ANTENNAS. EACH NEW GROUND-MOUNTED DISH TYPE ANTENNA THAT DOES NOT EXCEED A HEIGHT OF TWENTY (20) FEET SHALL REQUIRE A BUILDING PERMIT.

18. NO COMMUNICATION TOWER SHALL BE LOCATED ON ANY LAND OR WATER IF SUCH LOCATION THEREON CREATES, OR HAS THE POTENTIAL TO CREATE, HARM TO THE SITE AS A SOURCE OF BIOLOGICAL PRODUCTIVITY, AS INDISPENSABLE COMPONENTS OF VARIOUS HYDROLOGIC REGIMENS, OR AS IRREPLACEABLE AND CRITICAL HABITAT FOR NATIVE SPECIES OF FLORA OR FAUNA.

19. THE TOWER WILL BE NORMALLY SERVICED BY ONE (1) VISIT PER CARRIER PER MONTH.

SITE WORK NOTES 2

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.
6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.
7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.
10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.
11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

STRUCTURAL STEEL NOTES 3

1. MATERIAL:
   A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL"
   B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   C. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   F. ALL NON_STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.
3. WELDING:
   A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
   B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
   C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.
4. ALL BOLTS SHALL BE GALVANIZED 3/4" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.
5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.
7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.
8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN X_{16} INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.
11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.
12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS; AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

REV	DATE	DESCRIPTION
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PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.
CAPITAL TELECOM

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004. WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY D. SHARIT P.E. FL LICENSE 75137

BENTON ROAD RELO
(NAPLES PARK)

(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES (1 OF 2)

SHEET NUMBER
G1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

1. ALL OWNERS OF APPROVED TOWERS ARE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR ANY DAMAGE CAUSED TO OFF-SITE PROPERTY AS A RESULT OF A COLLAPSE OF ANY TOWER OWNED BY THEM.

LIABILITY 1

1. TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE RED BEACON OR DUAL MODE LIGHTS, UNLESS EXEMPTED, IN WRITING, BY THE COLLIER COUNTY MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION ("FAA") TECHNICAL STANDARDS. NO OTHER TOWERS OR ANTENNAS SHALL BE ARTIFICIALLY LIGHTED, EXCEPT AS REQUIRED BY THE FAA. THE FEDERAL COMMUNICATIONS COMMISSION, OR OTHER APPLICABLE LAWS, ORDINANCES, OR REGULATIONS. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.
2. NEW TOWERS EXCEEDING 199 FEE. EACH NEW TOWER THAT WILL HAVE A HEIGHT IN EXCESS OF ONE HUNDRED AND NINETY-NINE (199) FEET ABOVE GROUND, EXCLUSIVE OF ANTENNAS, AND SUCH TOWER SHALL BE LIGHTED NO MORE THAN IS OTHERWISE REQUIRED BY STATE AND OR FEDERAL LAW, RULE, OR REGULATION. UNLESS OTHERWISE THEN REQUIRED BY LAW, RULE OR REGULATION, ONLY WHITE STROBE LIGHTS SHALL BE USED AT NIGHT, UNLESS OTHERWISE REQUIRED BY THE FAA, IN WHICH CASE RED STROBE-TYPE LIGHTS SHALL BE USED. SUCH LIGHTS SHALL NOT EXCEED THE MINIMUM NUMBER, MINIMUM INTENSITY, AND MINIMUM LIGHT FLASHES PER INTERVAL OF TIME (REQUIRING THE LONGEST ALLOWABLE DURATION BETWEEN LIGHT FLASHES) REQUIRED BY STATE OR FEDERAL LAW, RULE, OR REGULATION. SOLID RED (OR PULSATING RED) WARNING LIGHTS SHALL NOT BE USED AT NIGHT.

TOWER LIGHTING 2

1. EFFECTIVE JANUARY 1, 1992, ALL GUYED TOWERS, INCLUDING OLD TOWERS, EXCEEDING 185 FEET IN HEIGHT SHALL BE INSPECTED EVERY TWO (2) YEARS. SUCH SELF-SUPPORTING TOWERS SHALL BE INSPECTED EVERY FOUR (4) YEARS. EACH INSPECTION SHALL BE BY A QUALIFIED PROFESSIONAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL INSPECTOR, AND ANY INSPECTOR-RECOMMENDED REPAIRS AND/OR MAINTENANCE SHOULD BE COMPLETED WITHOUT UNNECESSARY DELAY. AT A MINIMUM, EACH INSPECTION SHALL INCLUDE THE FOLLOWING:
   - A. TOWER STRUCTURE: INCLUDING BOLTS, LOOSE OR DAMAGED MEMBERS, AND SIGNS OF UNUSUAL STRESS OR VIBRATION.
   - B. GUY WIRES AND FITTINGS: CHECK FOR AGE, STRENGTH, RUST, WEAR, GENERAL CONDITION, AND ANY OTHER SIGNS OF POSSIBLE FAILURE.
   - C. GUY ANCHORS AND FOUNDATIONS: ASSESS FOR CRACKS IN CONCRETE, SIGNS OF CORROSION, EROSION, MOVEMENT, SECURE HARDWARE, AND GENERAL SITE CONDITION.
   - D. CONDITION OF ANTENNAS, TRANSMISSION LINES, LIGHTING, PAINTING, INSULATORS, FENCING, GROUNDING, AND ELEVATOR, IF ANY.
   - E. FOR GUYED TOWERS: TOWER VERTICAL ALIGNMENT AND GUY WIRE TENSION (BOTH REQUIRED TENSION AND PRESENT TENSION).
2. A COPY OF EACH INSPECTION REPORT SHALL BE FILED WITH THE COUNTY MANAGER NOT LATER THAN DECEMBER 1 OF THE RESPECTIVE INSPECTION YEAR. IF THE REPORT RECOMMENDS THAT REPAIRS OR MAINTENANCE ARE REQUIRED, A LETTER SHALL BE SUBMITTED TO THE COUNTY MANAGER TO VERIFY THAT SUCH REPAIRS AND/OR MAINTENANCE HAVE BEEN COMPLETED. THE COUNTY SHALL HAVE NO RESPONSIBILITY UNDER THIS SECTION REGARDING SUCH REPAIRS AND/OR MAINTENANCE.

INSPECTION 3

1. ANY TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE. IF A TOWER IS NOT REMOVED WITHIN THREE (3) MONTHS AFTER ONE (1) YEAR OF SUCH VOLUNTARY NON-USE, THE COUNTY MAY OBTAIN AUTHORIZATION, FROM A COURT OF COMPETENT JURISDICTION, TO REMOVE THE TOWER AND ACCESSORY ITEMS, AND, AFTER REMOVAL, SHALL PLACE A LIEN ON THE SUBJECT PROPERTY FOR ALL DIRECT AND INDIRECT COSTS INCURRED IN DISMANTLING AND DISPOSAL OF THE TOWER AND ACCESSORY ITEMS, PLUS COURT COSTS AND ATTORNEY'S FEES.

ABANDONMENT 4

1. ALL EXISTING AND PROPOSED GROUND MOUNTED AND ROOFTOP TOWERS AND ANTENNAS WITH A HEIGHT GREATER THAN 150 FEET SHALL BE REQUIRED TO HAVE A SOLID RED BEACON OR DUAL MODE LIGHTS UNLESS EXEMPTED IN WRITING BY THE COLLIER MOSQUITO CONTROL DISTRICT. SUCH LIGHTS SHALL MEET THE THEN EXISTING FEDERAL AVIATION ADMINISTRATION (FAA) TECHNICAL STANDARDS. THE TOTAL STRUCTURE HEIGHT SHALL INCLUDE ALL APPENDAGES AND ATTACHMENTS, SUCH AS ANTENNAS, LIGHTS, LIGHTENING RODS, OR ANY OTHER ACCESSORY DEVICE THAT WOULD EXTEND THE HEIGHT OF THE TOWER. ALL EXISTING TOWERS SHALL HAVE SIX MONTHS (180 DAYS) FROM JUNE 16, 2005, TO COMPLY WITH THE REQUIREMENT. IF THE FAA RULES REQUIRE LIGHTING, THEN THE APPLICANT SHALL COMPLY WITH SUCH RULES.

⚠2

PRESERVE SIGNAGE 5

1. TEMPORARY SIGNS IDENTIFYING ANY PRESERVES SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
2. PROTECTIVE BARRIERS WILL BE INSTALLED AT THE PERIMETER OF PRESERVED VEGETATION AT THE COMMENCEMENT OF ANY SITE IMPROVEMENTS AND WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. PROTECTIVE BARRIERS WILL BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT. AL PROTECTIVE BARRIER SUPPORT STAKES SHALL BE NO MORE THAN 10' APART.

MOSQUITO CONTROL DISTRICT 6

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS ISSUED
1	01/04/21	REVISED PER COMMENTS
2	06/30/21	REVISED PER COMMENTS
3	10/10/21	REVISED PER COMMENTS
4	03/02/22	REVISED PER COMMENTS

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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TAMPA, FL 33637
(813) 615-1422

CAPITAL TELECOM
MORRISTOWN, NJ 07960
(973) 625-0600

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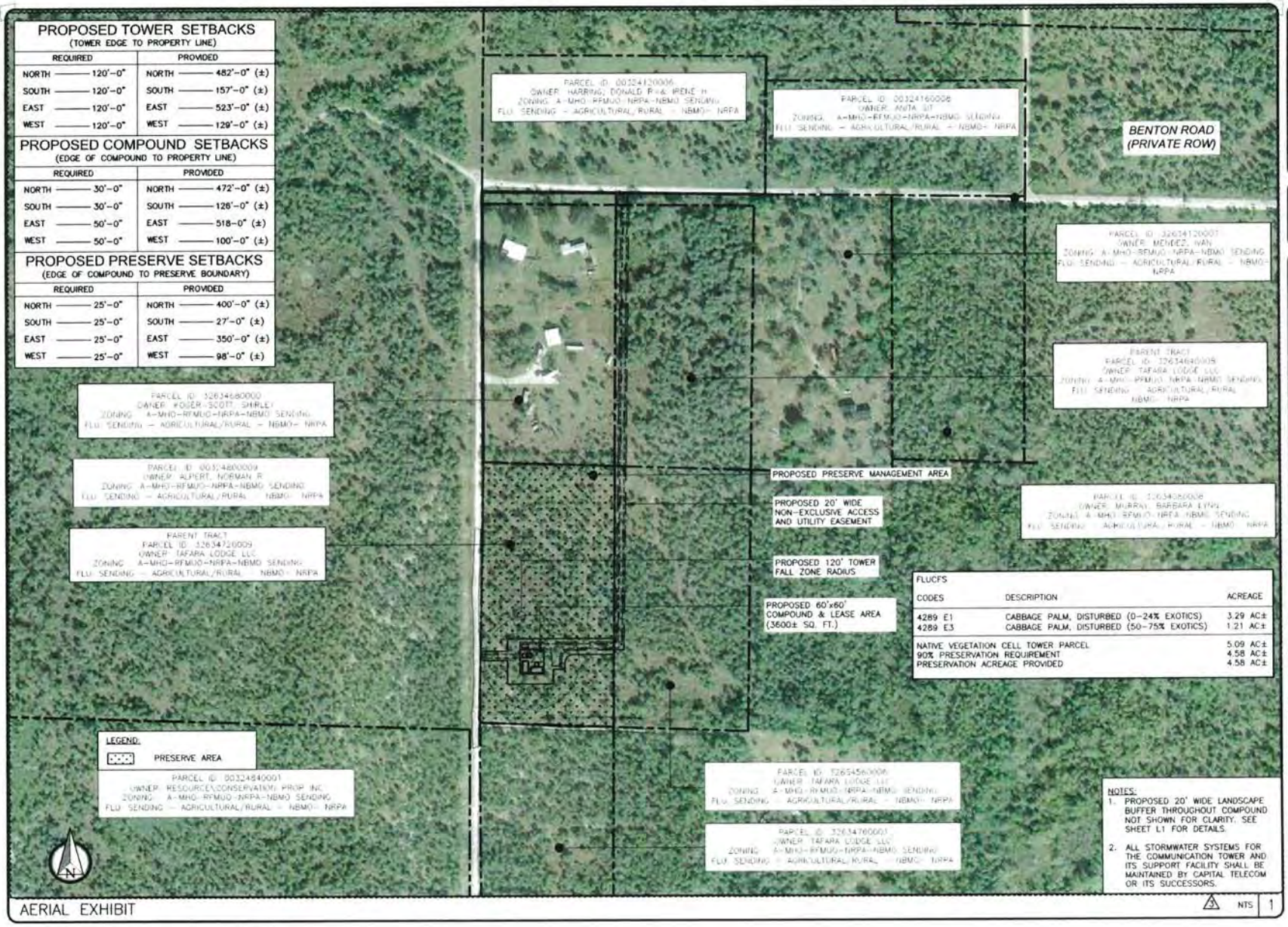
BENTON ROAD RELO
⚠2 (NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
GENERAL NOTES (2 OF 2)

SHEET NUMBER
G2

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



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PROJECT MANAGER:	C. OCHOVA
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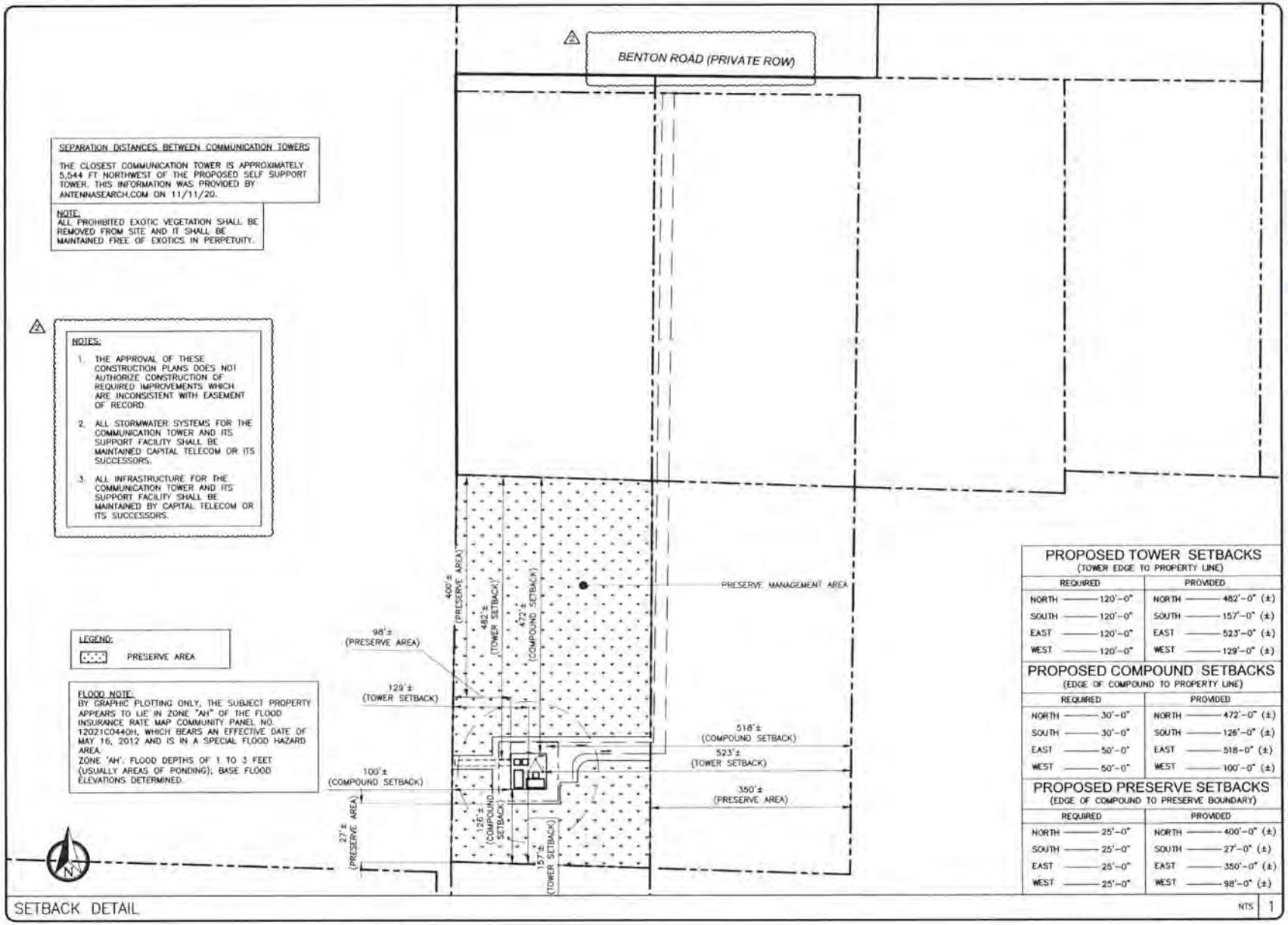
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
AERIAL EXHIBIT

SHEET NUMBER
A1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS

THE CLOSEST COMMUNICATION TOWER IS APPROXIMATELY 5,544 FT NORTHWEST OF THE PROPOSED SELF SUPPORT TOWER. THIS INFORMATION WAS PROVIDED BY ANTENNASEARCH.COM ON 11/11/20.

NOTE:
ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

NOTES:

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
2. ALL STORMWATER SYSTEMS FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED CAPITAL TELECOM OR ITS SUCCESSORS.
3. ALL INFRASTRUCTURE FOR THE COMMUNICATION TOWER AND ITS SUPPORT FACILITY SHALL BE MAINTAINED BY CAPITAL TELECOM OR ITS SUCCESSORS.

LEGEND:
PRESERVE AREA

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12021C0440H, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2012 AND IS IN A SPECIAL FLOOD HAZARD AREA.
ZONE 'AH', FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

PROPOSED TOWER SETBACKS
(TOWER EDGE TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	120'-0"	NORTH	482'-0" (±)
SOUTH	120'-0"	SOUTH	157'-0" (±)
EAST	120'-0"	EAST	523'-0" (±)
WEST	120'-0"	WEST	129'-0" (±)

PROPOSED COMPOUND SETBACKS
(EDGE OF COMPOUND TO PROPERTY LINE)

REQUIRED		PROVIDED	
NORTH	30'-0"	NORTH	472'-0" (±)
SOUTH	30'-0"	SOUTH	126'-0" (±)
EAST	50'-0"	EAST	518'-0" (±)
WEST	50'-0"	WEST	100'-0" (±)

PROPOSED PRESERVE SETBACKS
(EDGE OF COMPOUND TO PRESERVE BOUNDARY)

REQUIRED		PROVIDED	
NORTH	25'-0"	NORTH	400'-0" (±)
SOUTH	25'-0"	SOUTH	27'-0" (±)
EAST	25'-0"	EAST	350'-0" (±)
WEST	25'-0"	WEST	98'-0" (±)

SETBACK DETAIL

NTS | 1

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PROJECT NO:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.
4500 NORTH TELECOM PARKWAY
TAMPA, FL 33637
(813) 615-1401
CERTIFICATE OF AUTHORIZATION #6762

CAPITAL TELECOM
1500 MT. KEMBLE AVE., SUITE 200
MORRISTOWN, NJ 07960
(973) 425-0808

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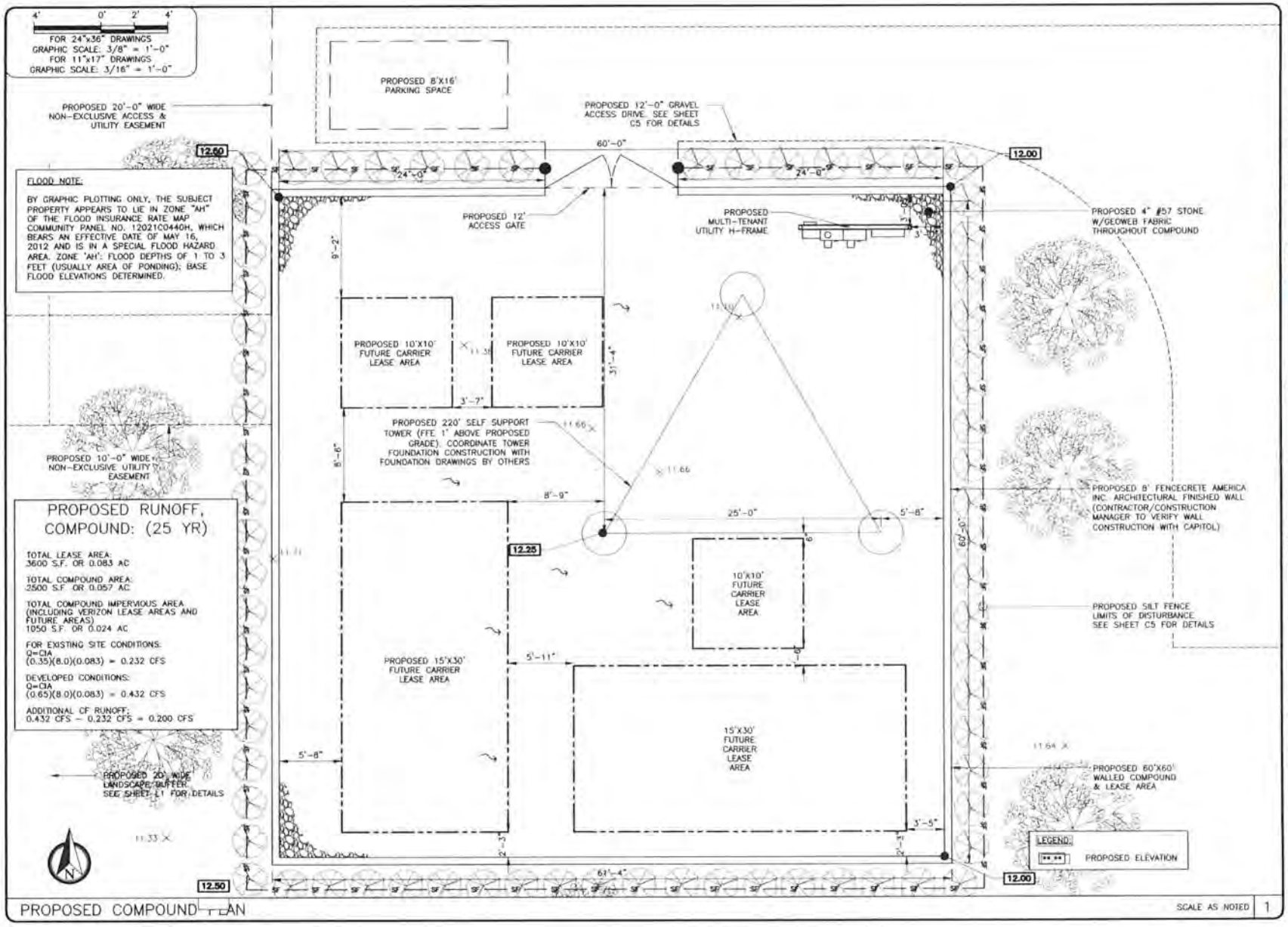
BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN – SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SETBACK DETAIL

SHEET NUMBER
C1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



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(COLLIER COUNTY)

SHEET NAME
PROPOSED COMPOUND PLAN

SHEET NUMBER
C2

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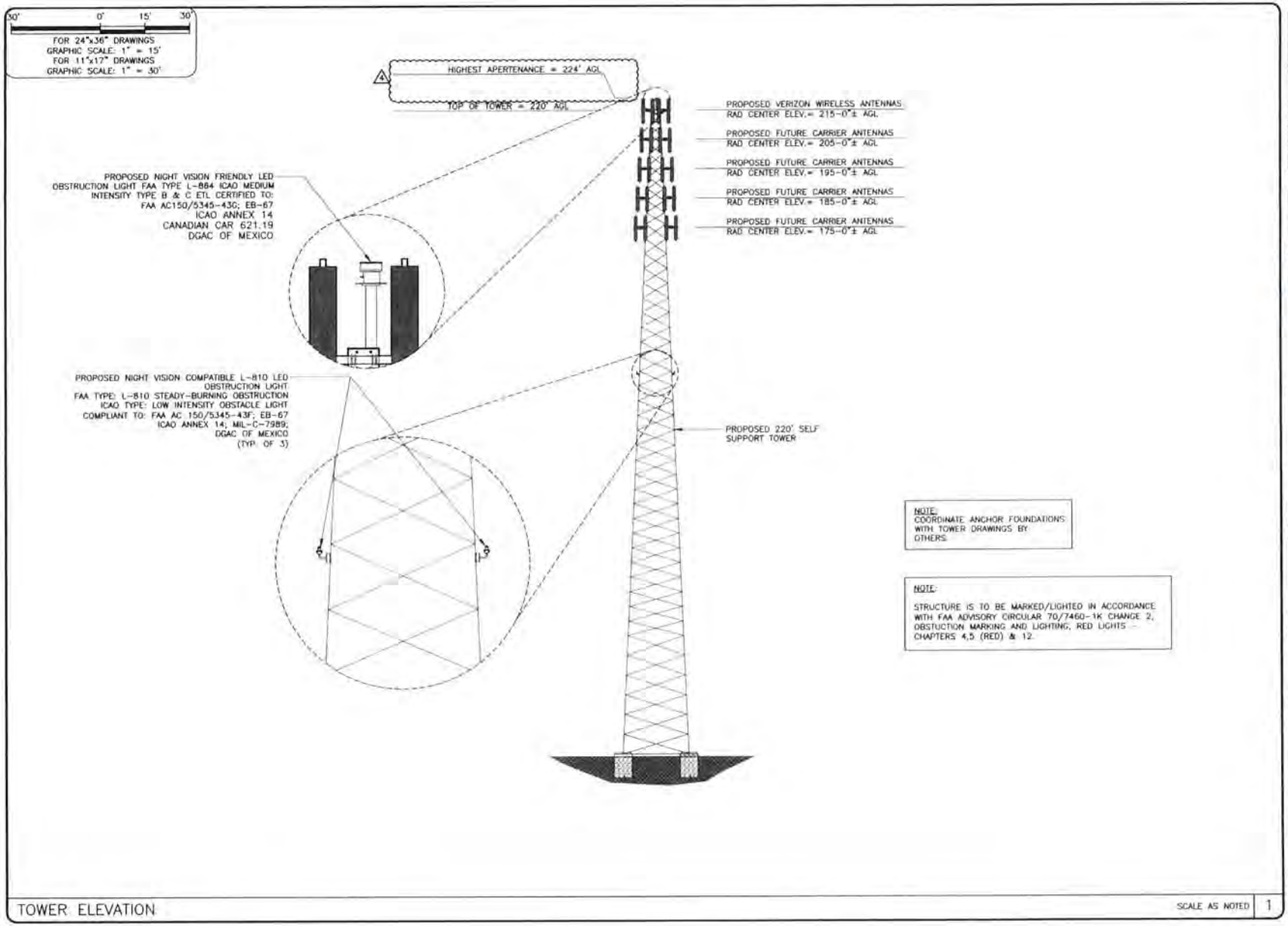

TOWER ELEVATION

SCALE AS NOTED | 1

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NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
TOWER ELEVATION

SHEET NUMBER
C3

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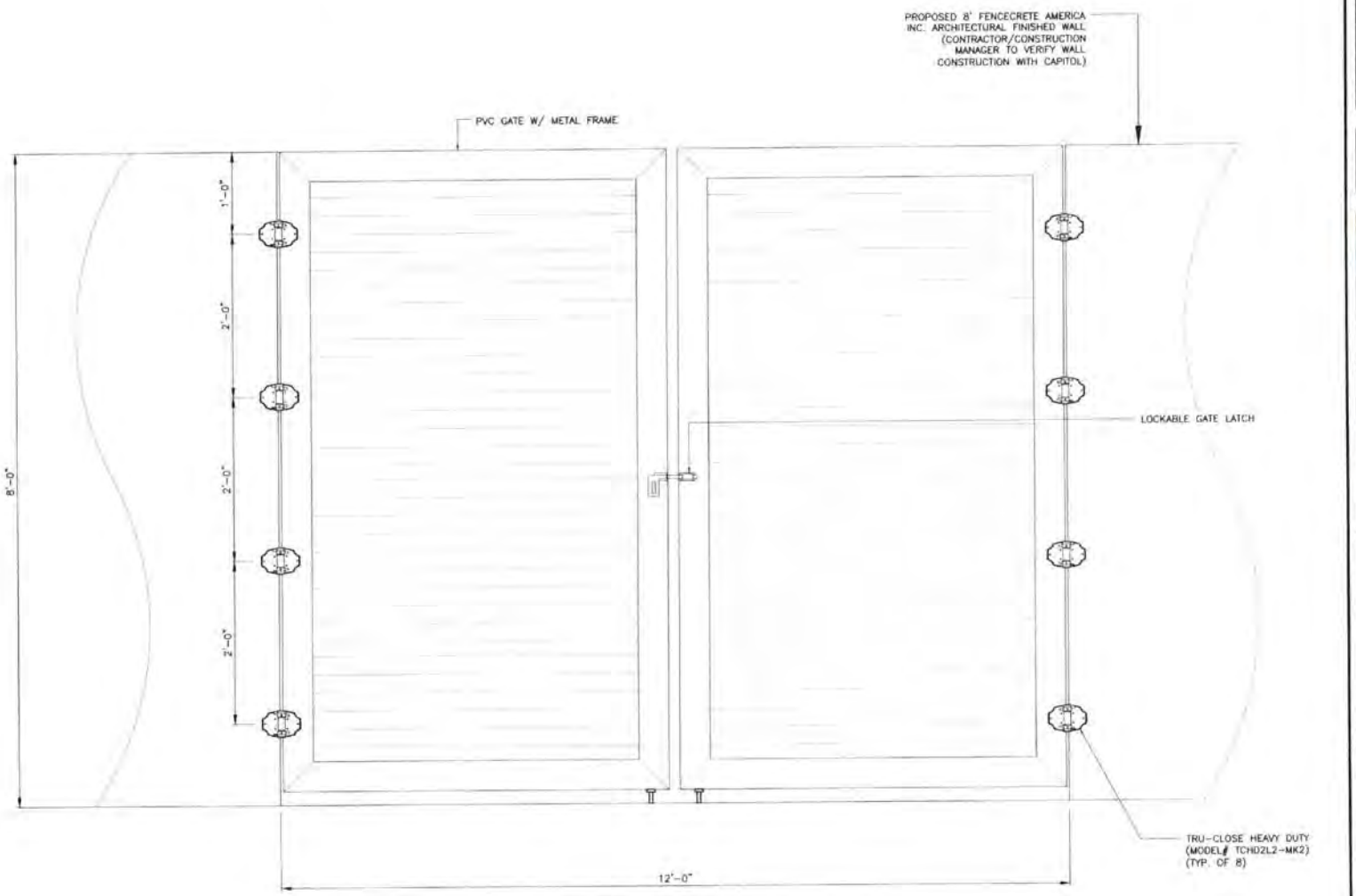

PVC GATE DETAIL

NTS | 1

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TOGETHER PLANNING A BETTER TOMORROW
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TAMPA, FL 33637
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CERTIFICATE OF AUTHORIZATION 28767

CAPITAL TELECOM
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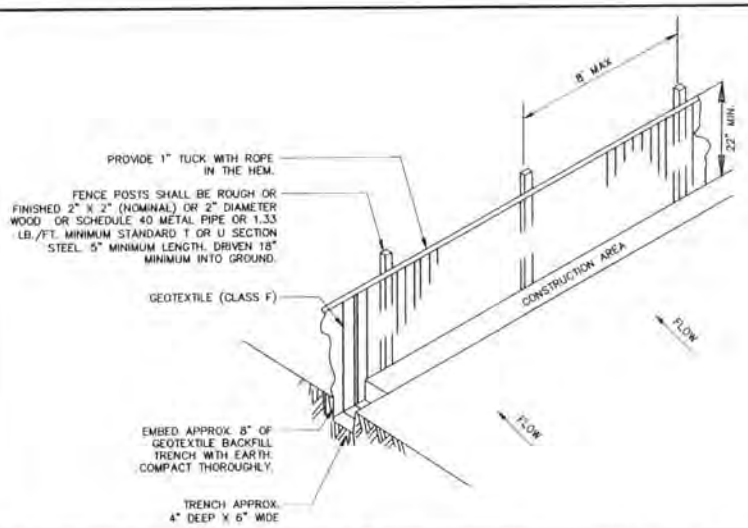
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
WALL DETAILS

SHEET NUMBER
C4

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

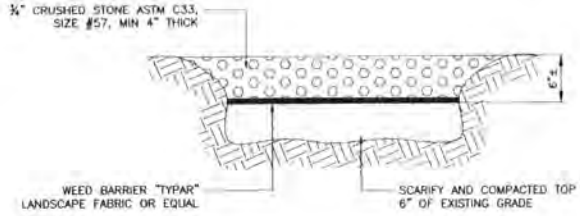


1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY WIRE TIES OR HOG RINGS. (3 FASTENERS PER POST)
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' MINIMUM.
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF ACRE OR MORE.
4. ALL SILT FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

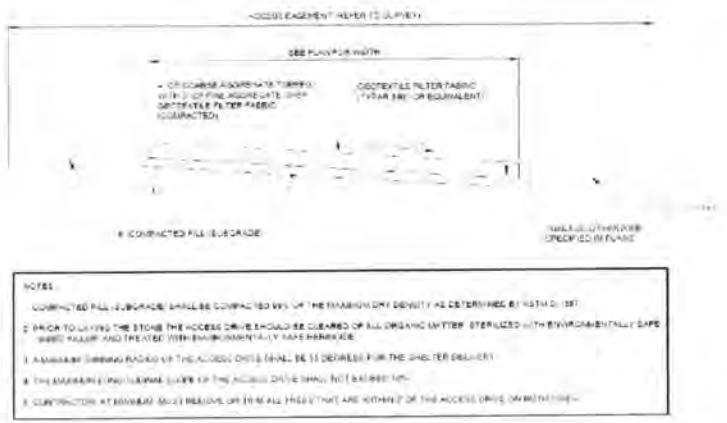
EROSION CONTROL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES REGARDING PREVENTION OF ANY OFF-SITE RUNOFF. EROSION/SEDIMENTATION BARRIERS SHALL BE PLACED AT ALL LOCATIONS OF ANY POSSIBILITY OF RUNOFF THAT COULD OCCUR TO THE ADJOINING PROPERTIES. THESE BARRIERS SHALL BE BARRICADED AS SHOWN ON THE DETAIL.
2. THE SITE CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES AND/OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. SHOULD SILTATION OCCUR TO ANY OF THE ABOVE, THE SITE CONTRACTOR SHALL REMOVE SAID SEDIMENTATION AND RESTORE ANY DAMAGED AREAS AS REQUIRED.
3. IN ADDITION, THE SITE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. THE SITE CONTRACTOR SHALL SWEEP ALL STREETS WITHIN PUBLIC RIGHT-OF-WAYS AS NECESSARY, TO REMOVE DIRT BEING TRANSPORTED FROM SITE BY CONSTRUCTION VEHICLES. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE SITE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

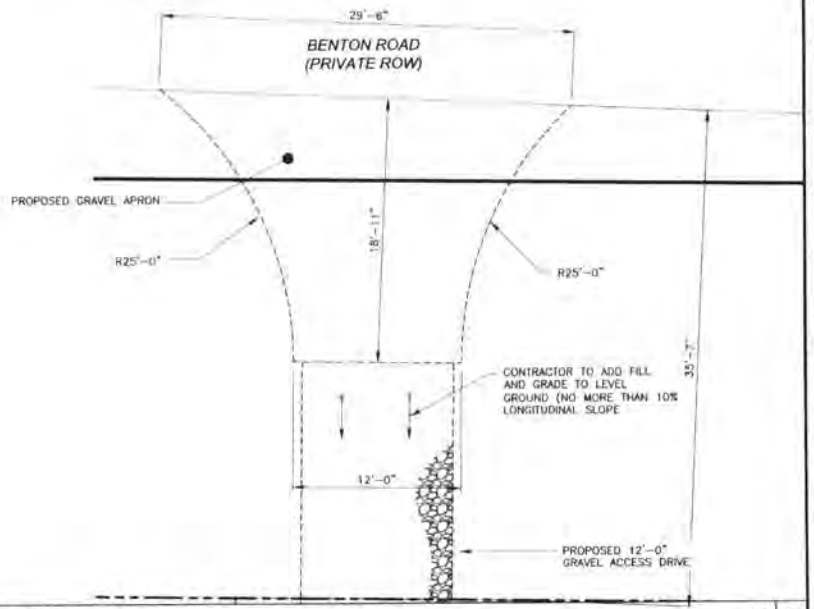
SILT FENCE DETAIL — NTS | 1



GRAVEL DETAIL (COMPOUND AREA) — NTS | 2



GRAVEL ACCESS DRIVE DETAILS — NTS | 3



DRIVEWAY DETAIL — NTS | 3

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DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMEN PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
SILT FENCE/ ACCESS DRIVE DETA

SHEET NUMBER
C5

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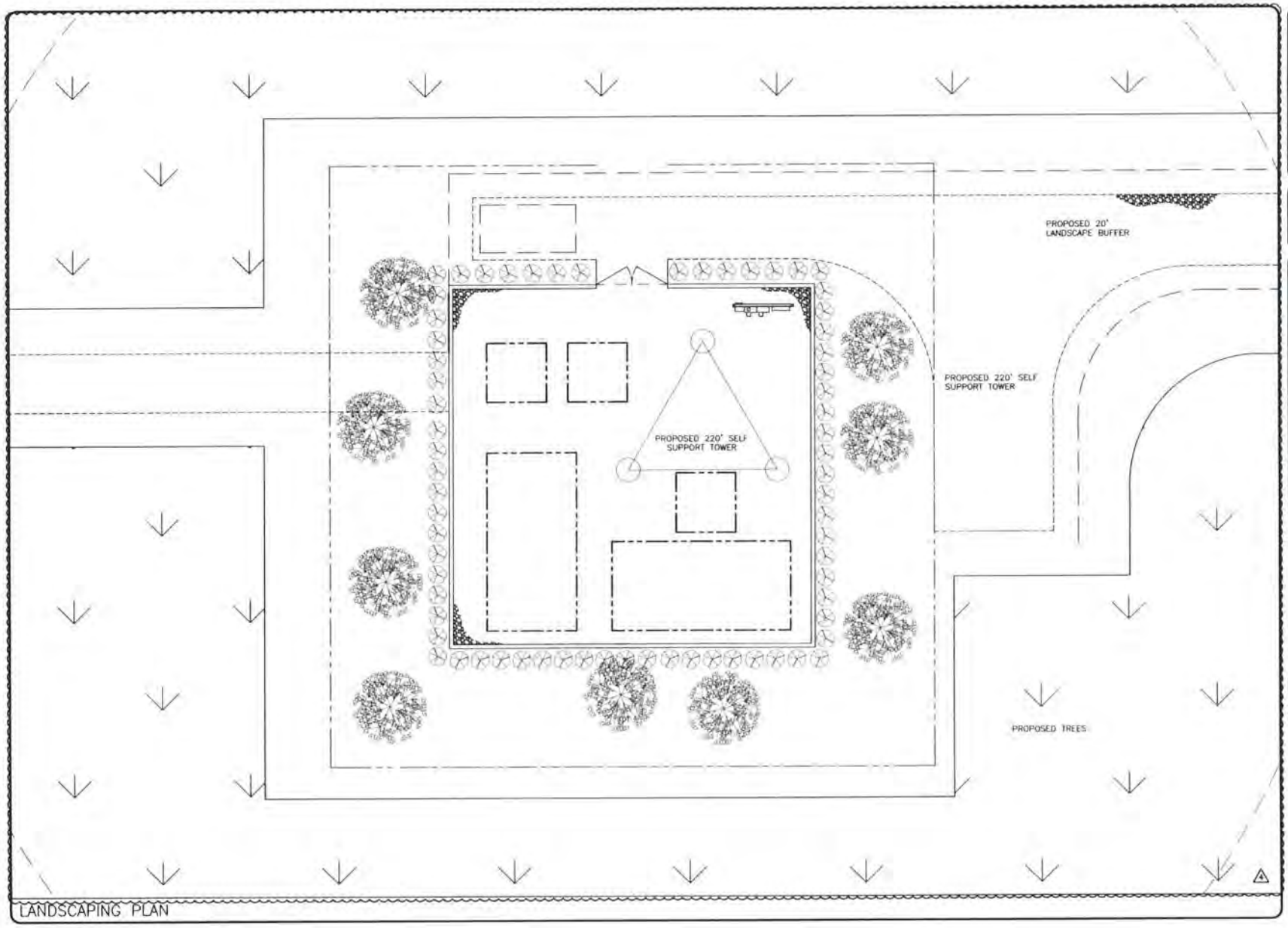

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CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC
TAMPA, FL 33637
(813) 615-1422
CAPITAL TELECOM
MORRISTOWN, NJ 07960
(973) 425-0668

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY D. SHARIT P.E. FL LICENSE 75137

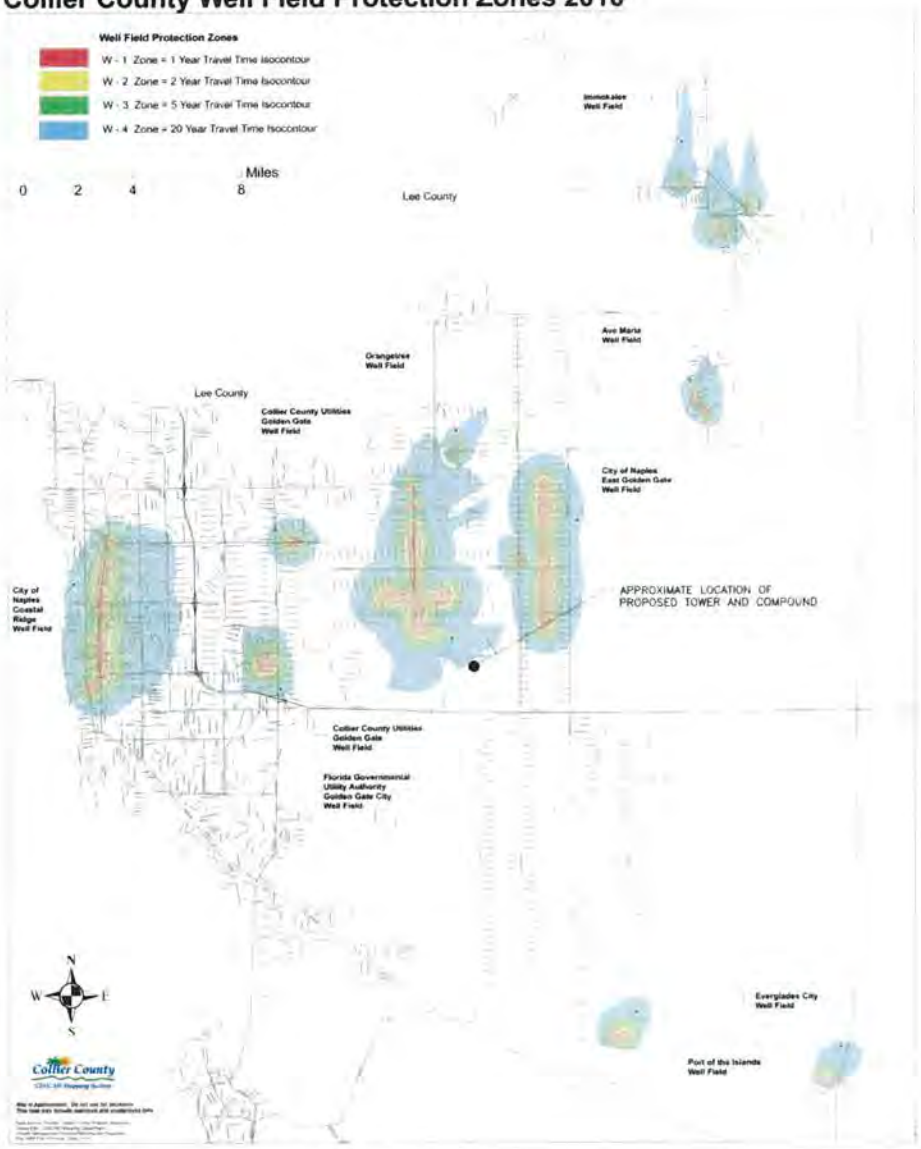
BENTON ROAD RELOCATION
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMENT PLAN - SDP-PL20200001737)
BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
LANDSCAPE BUFFER

SHEET NUMBER
L1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Collier County Well Field Protection Zones 2010



WELL FIELD OVERLAY MAP

NTS | 1

REV	DATE	DESCRIPTION
0	12/02/20	FINAL PLANS ISSUED
1	01/04/21	REVISED PER COMMENT
2	06/30/21	REVISED PER COMMENT
3	10/10/21	REVISED PER COMMENT
4	03/02/22	REVISED PER COMMENT

PROJECT NO.:	18-5157
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.

CAPITAL TELECOM

1500 MT. KEMBLE AVE. SUITE 203
MORRISTOWN, NJ. 07960
(973) 425-0668

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE. (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY D. SHARIT P.E. FL LICENSE 75

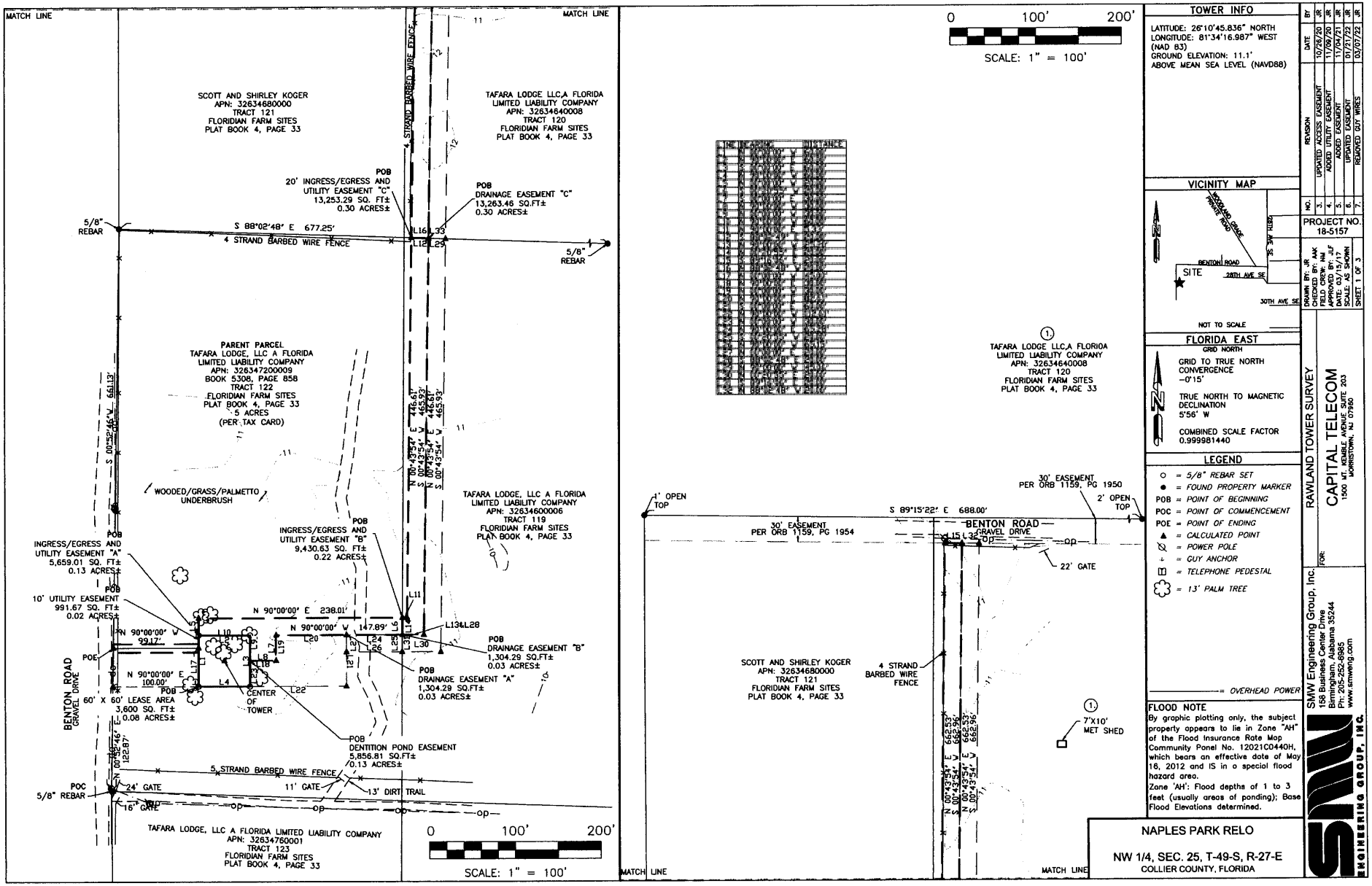
BENTON ROAD RELO
(NAPLES PARK)
(CU PL20180002327 SITE DEVELOPMEN PLAN - SDP-PL20200001737)

BENTON ROAD
NAPLES, FLORIDA 34117
(COLLIER COUNTY)

SHEET NAME
WELL FIELD OVERLAY MAP

SHEET NUMBER
W1

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)



Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

SURVEYOR'S NOTES

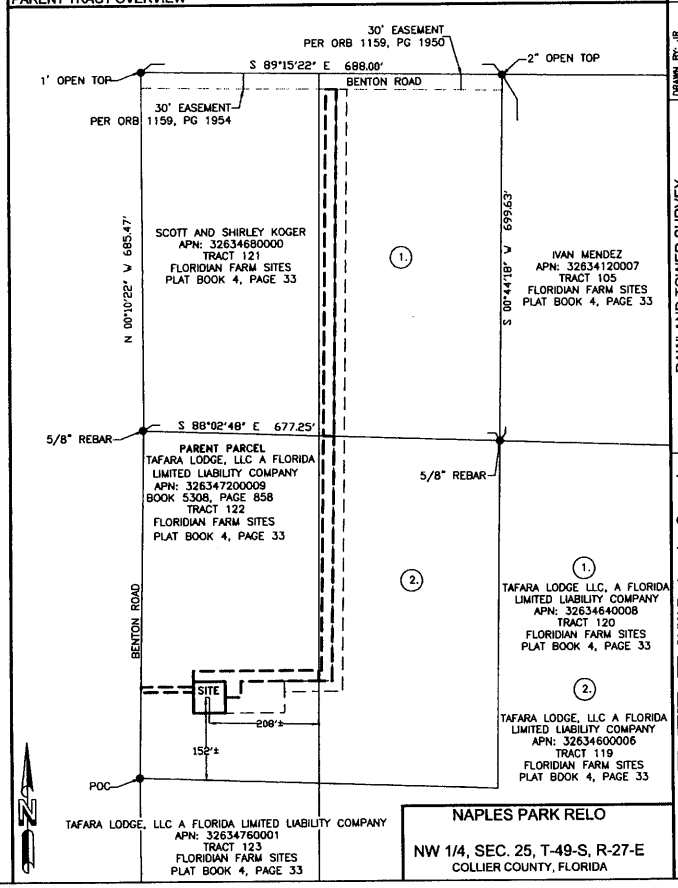
1. This is an Rawland Tower Survey, made on the ground under the supervision of an Florida Registered Land Surveyor. Date of field survey is February 28, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted with the benefit of an Abstract Title search.
8. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
10. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
11. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
12. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
13. All guy wires and anchors shall be setback 10' from all preserve boundaries

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-18000456-01T
Date January 01, 2018 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	BOOK 1159, PAGE 1950	Does not affect Parent Parcel, Lease area and Easement.
10	BOOK 5308, PAGE 876	Affect Parent Parcel. Blanket in nature.
11		Standard exceptions. Contain no survey matters.

PARENT TRACT OVERVIEW — NOT TO SCALE



NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
4.	ADDED UTILITY EASEMENT	11/09/20	JR
5.	ADDED EASEMENT	11/04/21	JR
6.	UPDATED EASEMENT	01/21/22	JR
7.	REMOVED GUY WIRES	03/07/22	JR

PROJECT NO. 18-5157
DRAWN BY: JR
CHECKED BY: MK
DESIGNED BY: MK
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 2 OF 3

RAWLAND TOWER SURVEY
FOR: CAPITAL TELECOM
1500 MT. KEMBLE AVENUE SUITE 203
MORRISTOWN, NJ 07960

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
ENGINEERING GROUP, INC.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

PARENT TRACT: (TITLE)
Situated in the County of Collier, State of Florida
Tract 122, Floridian Farm Sites, According to Map or Plat thereof as recorded in Plat Book 4, Page 33, Public Records of Collier County, Florida.

60' X 60' LEASE AREA: (AS SURVEYED)
An lease area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet (0.08 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence along said East line, S 00°20'55" W a distance of 20.00 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 147.89 feet to a point; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 30.00 feet to a point; Thence N 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 5,659.01 square feet (0.13 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122 and the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119; Thence along said North line, S 88°02'49" E a distance of 20.00 feet to a point; Thence leaving said North line, S 00°43'54" W a distance of 465.93 feet to a point; Thence N 90°00'00" W a distance of 25.20 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 9,430.63 square feet (0.22 acres) of land more or less.

INGRESS/EGRESS AND UTILITY EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of Tract 122 in Plat Book 4, Page 33; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 80.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 20.00 feet to a point; Thence N 90°00'00" E a distance of 238.01 feet to a point on the East line of said Tract 122; Thence N 90°00'00" E a distance of 5.33 feet to a point; Thence N 00°43'54" E a distance of 446.61 feet to a point on the North line of said Tract 119 and the POINT OF BEGINNING;
thence N 00°43'54" E a distance of 662.53 feet to a point on the South line of a 30 foot easement as recorded in ORB 1159, Page 1954; Thence along said South line, S 89°16'06" E a distance of 20.00 feet to a point; Thence leaving said South line, S 00°43'54" W a distance of 662.96 feet to a point; Thence N 88°02'48" W a distance of 20.00 feet to the POINT OF BEGINNING. Containing 13,253.29 square feet, (0.30 acres) of land more or less.

10' UTILITY EASEMENT: (AS SURVEYED)
An easement area being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 45.00 feet to the POINT OF BEGINNING of an utility easement being 10 feet wide and lying 5 feet on each side of the following described centerline, Thence N 90°00'00" W a distance of 99.17 feet to a point on the West line of said Tract 122 and the POINT OF ENDING. Containing 991.67 square feet (0.02 acres) of land more or less.

DETENTION POND EASEMENT: (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence S 00°00'00" E a distance of 60.00 feet to a point; Thence N 90°00'00" W a distance of 112.61 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to the POINT OF BEGINNING. Containing 5,856.81 square feet, (0.13 acres) of land more or less.

DRAINAGE EASEMENT "A": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 122 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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DRAINAGE EASEMENT "B": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 119 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
COMMENCE at a 5/8" rebar found marking the Southwest corner of said Tract 122; Thence along said West line of said Tract 122, N 00°52'46" E a distance of 122.87 feet to a point; Thence leaving said West line, N 90°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 60.00 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 30.00 feet to a point; Thence N 00°00'00" W a distance of 30.00 feet to a point; Thence N 90°00'00" E a distance of 82.61 feet to a point; Thence N 90°00'00" E a distance of 65.28 feet to the POINT OF BEGINNING; Thence N 90°00'00" E a distance of 25.20 feet to a point; Thence N 00°43'54" W a distance of 485.25 feet to a point; Thence N 90°00'00" W a distance of 45.06 feet to a point; Thence N 00°20'55" E a distance of 20.00 feet to the POINT OF BEGINNING. Containing 10,214.38 square feet, (0.23 acres) of land more or less.

DRAINAGE EASEMENT "C": (AS SURVEYED)
An easement being a portion of Tafara Lodge, LLC, A Florida Limited Liability Company tract described as Tract 120 in Plat Book 4, Page 33 recorded in the Public Records Office in Collier County, Florida situated in the Northwest 1/4 of Section 25, Township 49 South, Range 27 East in said County and being more particularly described as follows;
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SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

Johnny L. Floskamp
Florida License No. 0006601

NAPLES PARK RELO

NW 1/4, SEC. 25, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
3.	UPDATED ACCESS EASEMENT	10/26/20	JR
4.	ADDED UTILITY EASEMENT	11/09/20	JR
5.	ADDED EASEMENT	11/04/21	JR
6.	UPDATED EASEMENT	01/21/22	JR
7.	REMOVED GUY WIRES	03/07/22	JR

PROJECT NO. 18-5157

DRAWN BY: JR
CHECKED BY: AW
FIELD CREW: NM
APPROVED BY: JLF
DATE: 03/15/17
SCALE: AS SHOWN
SHEET 3 OF 3

FOR: RAWLAND TOWER SURVEY

CAPITAL TELECOM
1500 MT. KEMBLE AVENUE SUITE 203
MORRISTOWN, NJ 07960

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit C

Conditions of Approval

1. The Benton Road – Communication Tower Conditional Use, shall be limited to that which is depicted on the "Benton Road Relo (Naples Park) Drawings – Revised 03-02-22," prepared by SMW Engineering Group, Inc.

2. The petitioner will take care of complete maintenance during construction by grading and compacting new ruts that form on Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway as needed to keep the roadway in the pre-construction condition. Petitioner will provide photo documentation and a video of existing conditions prior to the pre-construction meeting. The video documentation shall cover the length of the road from the bridge to petitioner's driveway.

3. The petitioner will do a complete repair of any damage caused to the road after construction and grade and compact Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway with a 1-2 ton, 36", double roller, ride-on, vibratory compactor from the bridge over the canal to petitioner's driveway.

4. After construction, the petitioner will pay its fair share of road maintenance of Woodland Estates Road from the 28th Avenue Southeast bridge over the Canal to the intersection with Benton Road and Benton Road from the intersection with Woodland Estates Road to petitioner's driveway based on usage of the roads, whether Associations are formed or not.

5. Tower obstruction marker lighting shall be FAA approved flashing lighting. Tower obstruction marker lighting shall not exceed 2000 candela per light.

6. Any ground lighting for the tower shall be down-shielded and employ either motion detectors or short duration timers.

7. Petitioner's biologist shall visually inspect the development footprint within the 30 days prior to clearing actions, for bird nests containing eggs or juvenile birds. If active nests are discovered within the clearing area, Capital shall follow the applicable Migratory Bird Treaty Act (MBTA) guidelines in force at time of clearing and shall prioritize clearing, as feasible, so that trees with nests are cleared last.

8. The tower will be a self-supporting lattice tower and not a guy wired tower.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

9. A minimum of 5 carriers will be co-located on the tower.

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 2

COLLIER COUNTY
INTENT TO ALLOW COLLOCATION AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Vincent Casiero who being by me first duly sworn, under oath, deposes and states as follows:

1. I am over eighteen (18) years of age and have personal knowledge of the matters contained herein
2. I am an Authorized Signatory of Capital Telecom Holdings II and have the authority to sign this affidavit.
3. It is the intent of Capital Telecom Holdings II to construct a wireless communication tower on parcel 326347200009 in Collier County, Florida
4. It is the intent of Capital Telecom Holdings II and its successors to allow collocation of wireless communication antennas at a reasonable market rates or to allow a replacement tower to be erected within the leased area provided that the replacement is physically and contractually feasible and that the cost of modifying or replacing the wireless communication tower to accommodate the collocated equipment is borne by the collocating company.

FURTHER AFFIANT SAYETYH NOT.

Vincent Casiero, Authorized Signatory
Capital Telecom Holdings II

STATE OF NEW JERSEY
COUNTY OF ESSEX

Sworn to (or affirmed) and subscribed before me this 6th day of September, 2018, by Vincent Casiero.

(Seal)

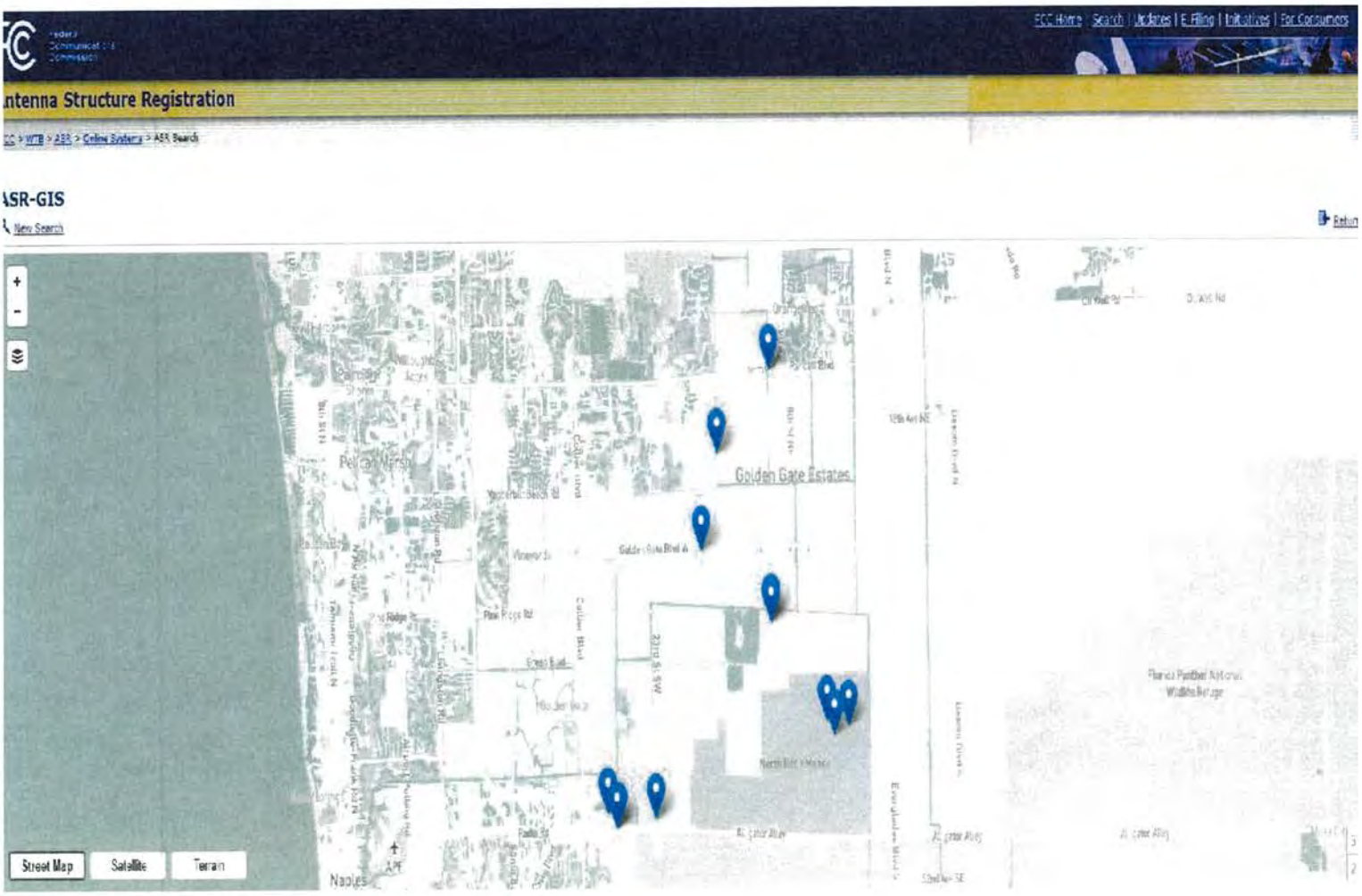
Jessica Weinberg

Printed Name of Notary Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JESSICA L. WEINBERG
NOTARY PUBLIC OF NEW JERSEY
ID # 50000166
My Commission Expires 7/8/2019

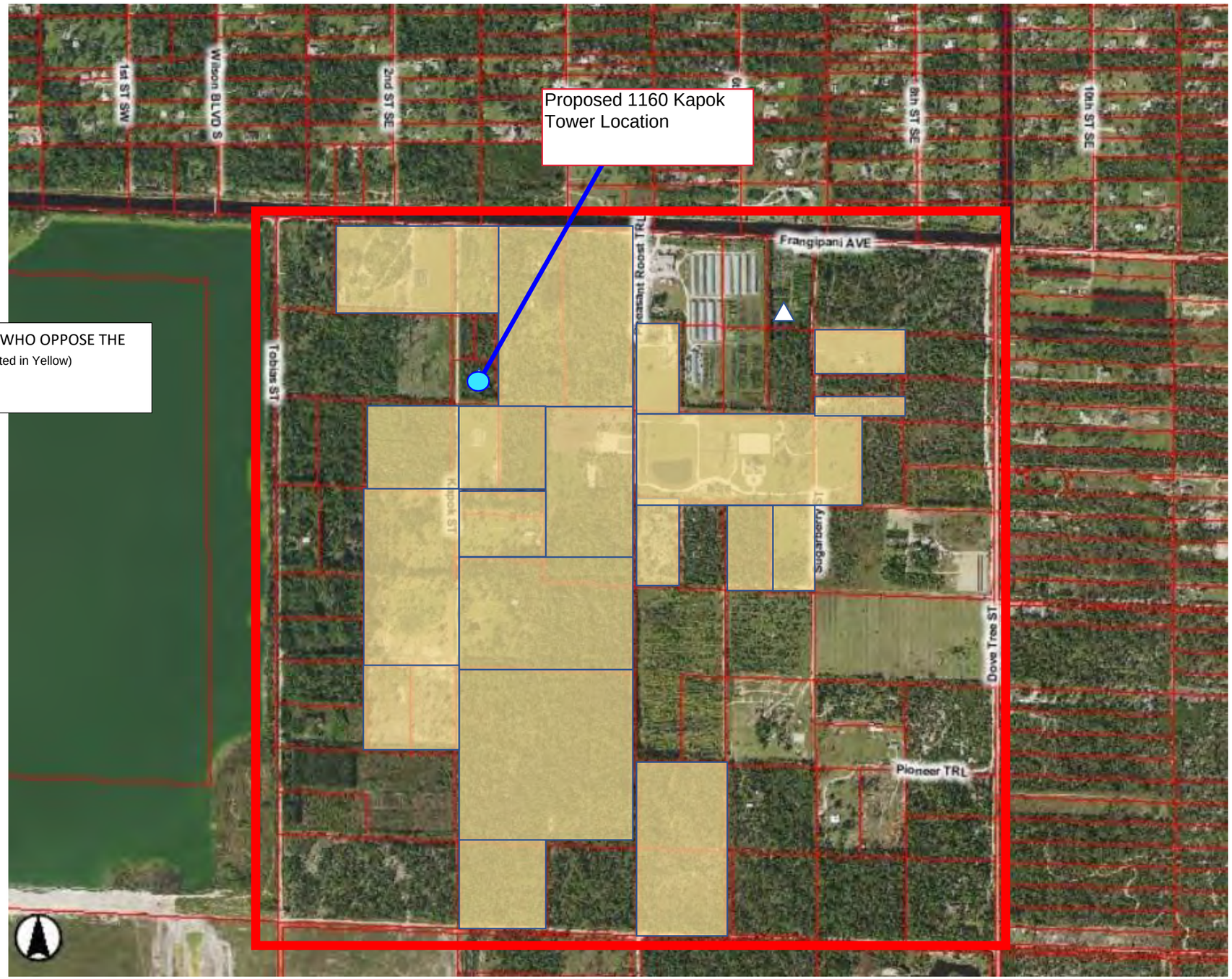
Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Exhibit 3



Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

EXHIBIT
5
tabbies



PROPERTY OWNERS WITHIN WHO OPPOSE THE 1160 KAPOK TOWER. (Highlighted in Yellow)

Letters of Objection from the owners of each of the highlighted properties are attached as Exhibit "A".

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

I agree with Mitchell & Melanie Penner as it relates to the objections to the approval of the SDP for the proposed 250' Tower at 1160 Kapok St, PL20210002791.

The applicant has failed to provide the necessary information that would allow County staff to approve the placement and construction of a tower of 250 feet in height.

The code should be followed "to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers; to maximize the shared use of specified tower sites to minimize the need for additional tower sites".

Signature _____

Name LUISA SOLER

Address 1160 SUGARBERRY ST 34117-2255

Phone Number 239 961-0559

Email REALISOLER999@GMAIL.COM

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

I agree with Mitchell & Melanie Penner as it relates to the objections to the approval of the SDP for the proposed 250' Tower at 1160 Kapok St, PL20210002791.

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Signature Connie Ho

Name Connie Ho

Address 1225 Kapok ST, PL34117

Phone Number 510-506-5053

Email ConnieTHuth0@yahoo.com .

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Signature Michael Clark

Name MICHAEL CLARK

Address 1220 KAPOK Sta

Phone Number 901 240 7410

Email MDCLARK1@YAHOO.COM

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Signature Natalie Clark

Name Natalie Clark

Address 1220 Kapok St

Phone Number 901 634 4290

Email rafa305sergio@aol.com

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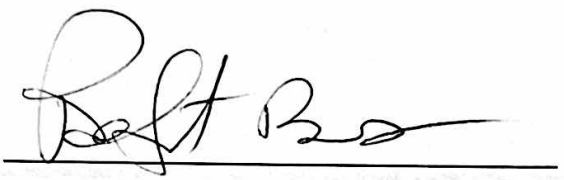
Signature 

Name Robert L Berens

Address 1340 Kapok st

Phone Number 239 293-9438

Email robertberens1957@icloud.com

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Signature L. Bridget Berens

Name L. Bridget Berens

Address 1340 Kapok St.

Phone Number 239-289-4128

Email bridgetberens@AOL.com

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Signature

Name Jon Bliahu

Address 1535 Kapok

Phone Number 901-201-1326

Email JonBliahu@Gmail.com

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Signature Warren F. Whitbeck

Name WARREN F. WHITBECK

Address 1450 KAPOK ST 34117

Phone Number 239-353-2367

Email WARRENWHITBECK@EMBARQMAIL.COM

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Signature Peggy E. Whitbeck

Name Peggy E. Whitbeck

Address 1450 Kapok St.
NAPLES, FL 34117

Phone Number 239-353-2367

Email PEGwhitbeck@EMBARQMAIL.COM

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Signature _____ 1/24/23

Name ARNETTE + RICHARD SMITH

Address 370 FRANGIPANI AVE, NAPLES, FL 34117

239-404-9951

Phone Number 239-331-1536

LADY_SMITH50@YAHOO.COM

Email SRASMITH442002@GMAIL.COM

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Signature Evelyn + Jesse Mootispaw

Name Evelyn + Jesse Mootispaw

Address 1180 Sugarberry St.

Phone Number 239-455-3597 239-682-6475

Email mshark02@gmail.com

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Signature _____

Name John Harper

Address 2660 2nd Ave. SE * Golden Gate Resident

Phone Number 239 298 4818

Email Exgsoccer@yahoo.com

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Signature Olivia Holden

Name Olivia Holden

Address 210 Frangipani Ave

Phone Number 2392984188

Email Forgoat1@yahoo.com

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Signature Diana Holden

Name Diana Holden

Address 210 Frangipani Ave

Phone Number 239-298-4389

Email holdendi@collierschools.com

Attachment: Lombardo-2023-02-28-Reply-Brief (24797 : Kapok Tower Appeal)

Henderson|Franklin
ATTORNEYS AT LAW

Pelican Bay Financial Center
8889 Pelican Bay Boulevard, Suite 400
Naples, Florida 34108
Tel: 239.344.1100• Fax: 239.498.6225• www.henlaw.com
Naples • Fort Myers • Bonita Springs

February 13, 2023

SENT VIA EMAIL

Attention: Hon. Andrew Dickman, Esq.
Collier County Hearing Examiner
2800 North Horseshoe Drive
Naples, Florida 34104

Re: PL20230000354 / Response to appeal of SDP approval

Dear Mr. Dickman:

Please accept this letter as the Applicant's response to the referenced appeal. The underlying SDP (known as SDP PL20210002791, or "SDP" herein) relates to a communications tower on a parcel of land known as 1160 Kapok Street (the "Property").

BACKGROUND & SUMMARY OF APPLICANT'S POSITION

The appeal was filed on or about January 9, 2023 by Mitchell and Melanie Penner (collectively, "Appellants"). The appeal is expected to be heard by Hearing Examiner during the month of March 2023.

The record, including documents provided to County's professional staff, clearly supports staff's correct decision to approve the SDP, and we respectfully request that the Hearing Examiner affirm staff's approval. The SDP meets all applicable codes; it meets all County requirements for approval; and there is no competent evidence to support a denial of the SDP application.

NO STANDING ESTABLISHED

The Notice of Appeal states that the Appellants "own property" (referencing specific parcels), and are "aggrieved parties with respect to the proposed development." However, there is no further articulation as to *how and why* they are aggrieved. They have not articulated any "interest protected or furthered by the Collier County Growth Management Plan, Land Development Code," or any other regulation. And they have not demonstrated *in any manner whatsoever* why their purported and undefined interest "exceeds in degree the general interest" of the community. See Code of Laws, § 2-1163 (defining "aggrieved party" for certain land use appeals).

Ownership of property is not the standard for whether or not a party is "aggrieved". Appellants' property does not abut the site in question, and there are large lots between the SDP sites and Appellants' property. Further, two of the Appellants' listed properties are vacant, and the nearest structure located on Appellants' property is approximately

Attachment: Wright-Response to appeal letter (24797 : Kapok Tower Appeal)

2,000 feet away from the subject site. See **Exhibit A**, showing SDP site and Appellants' property.

Because Appellants have not articulated their standing to pursue this appeal, their appeal should be rejected for lack of standing, and/or failure to establish standing.

CONDITIONAL USE NOT REQUIRED

Appellants suggest that Applicant was required to obtain conditional use approval for the proposed tower. To address this meritless suggestion, we refer you to the attached Zoning Verification Letter, dated March 17, 2020, wherein the same question was asked. In the letter, staff confirms that *no conditional use is required. See* **Exhibit B** (relating to abutting property with same future land use and zoning as SDP site)**.**

BACKGROUND

Applicant submitted an application for an SDP in June 2022, relating to a communications tower located on 1160 Kapok Street. Following the submittal of the SDP application, the Apellants filed an objection letter with the County, arguing the application does not meet LDC §§ 5.05.09.D and 5.05.09.E. On July 6, 2022, staff requested documentation from the Applicant demonstrating compliance with §§ 5.05.09.D and 5.05.09.E. (see attached **Exhibit C**).

In response to both staff's request and Appellants' objection letter, Applicant submitted a co-location response and inventory report, which is attached as **Exhibit D**. County staff, in response to the Applicant's co-location report, asked the Applicant to include one additional tower, to meet the requirements of §§ 5.05.09.D and 5.05.09.E (attached as **Exhibit E**). In response to the County's request, Applicant submitted another co-location report which included the additional tower (see attached **Exhibit F**)**.** On Dec. 28th, 2022, staff approved the SDP, with specific conditions laid out in the Approval Letter, which is attached as **Exhibit G**.

On January 9, 2023, despite the Applicant providing all necessary information and obtaining staff approval of the SDP, Appellants filed a Notice of Appeal.

NO MERIT IN ARGUMENTS FOR APPEAL

As noted above, Appellants have no standing to pursue this appeal, and it is clear that no conditional use is required as Appellants have suggested.

Additionally, Appellants raise two main arguments on appeal: (1) LDC § 5.05.09.D requires "proof of no ability to share use" with other nearby towers; (2) LDC § 5.05.09.E requires "proof of no ability to share use" of other tower sites. The Applicant has provided such proof, to staff's satisfaction, and these two arguments have no merit.

These LDC provisions deal with an Applicant's duty to show that there is no ability to share use with other, already approved towers/tower sites within the proposed tower's effective radius. These code provisions are relevant to the approval of communications towers and according to staff's interpretation of the LDC, the Applicant has met the requirements of both provisions. While staff is charged with interpreting the LDC, the Appellants seem to interpret the code differently.

Attachment: Wright-Response to appeal letter (24797 : Kapok Tower Appeal)

Appellants state that the Applicant did not meet the requirements of §§ 5.05.09.D and 5.05.09.E. In support of their position, they assert that the Applicant did not include information on a communications tower located on Benton Road on their co-location diagram. Further, Appellants also assert other tower owners were not contacted, as provided in §§ 5.05.09.D and 5.05.09.E, and also that no evidence of a lesser effective radius was provided.

First, the Appellants' arguments are incorrect in stating that the Benton Road Tower was not included. The report provided by AT&T, which shows all the approved and built towers in the area, *does* include the Benton Road Tower. This tower was marked as tower #3 in the AT&T report, which is attached as **Exhibit F**.

Second, the Appellants assert that Applicant must provide evidence of a lesser effective radius because the Appellants believe the effective radius to be only three miles. This is incorrect: the effective radius of the tower is six miles. The Appellants mistake the terms used by the Applicant. Certain towers in **Exhibit F** were marked as being outside the coverage area and were labeled as such, because they would not properly fill the coverage gap AT&T is trying to fill. This does not mean that the tower has a lesser effective radius. Rather, Applicant is trying to fill a gap in coverage, and certain tower locations would not achieve this goal and, therefore, were labeled as being "outside coverage." Appellants' argument that the tower has a lesser effective radius is simply incorrect and Applicant does not need to provide further evidence since the effective radius is six miles.

Lastly, the chief argument presented by the Appellants is that the Applicant failed to contact owners of other communication towers in the area to determine if their already-built towers and existing tower sites can fulfill Applicant's needs. Appellants argue this is a requirement and that Applicant must provide proof of contact with other communication towers. Throughout meetings and discussions with County staff, it was made clear that the Applicant is only required to contact other tower owners if the Applicant is unable to demonstrate with specificity why other towers in the area were not acceptable. The Applicant has demonstrated to staff's satisfaction why other towers are not acceptable, consistent with both §§ 5.05.09.D and 5.05.09.E.

More specifically, the Applicant submitted **Exhibit F**, which describes with specificity and demonstrates in detail why the nine already-built communications towers were not sufficient for purposes of co-location or shared use. **Exhibit F** contains a chart showing the six-mile effective radius of the potential Kapok tower and includes nine other towers within the effective radius that could be shared. The chart states in detail why these nine towers are not viable options, and gives three major reasons why the towers will not work. The main reasons for excluding these towers are (1) that the tower already contains equipment from AT&T, (2) the tower is not the sufficient height required for the tower (250 feet), and/or (3) the tower is outside the coverage area. As previously mentioned, outside the coverage area means the tower would not provide the coverage required to fill the gap in cellular service AT&T is trying to remedy. Once Applicant submitted **Exhibit F**, staff approved the SDP, finding that the information in **Exhibit F** meets the requirements of §§ 5.05.09.D and 5.05.09.E.

Attachment: Wright-Response to appeal letter (24797 : Kapok Tower Appeal)

SUMMARY: SDP PL20210002791 APPROVAL MUST BE AFFIRMED
Appellants have not demonstrated that they have standing to pursue this appeal, and their appeal should be denied on this basis, without the need to even consider the Appellants' arguments over staff's interpretation of the LDC.

Despite their failure to establish standing, the record is very clear: Staff correctly approved the SDP, after determining the application met all applicable LDC criteria, including §§ 5.05.09.D and 5.05.09.E. The documents in the record clearly demonstrate that the project "meets code," and staff correctly approved the SDP. All applicable requirements for SDP approval have been met.

We respectfully request that the Hearing Examiner affirm staff's decision to approve the SDP, and allow Applicant to enjoy uses on the Property that are allowed by right.

Very truly yours,

Jeff E. Wright

Exhibits:

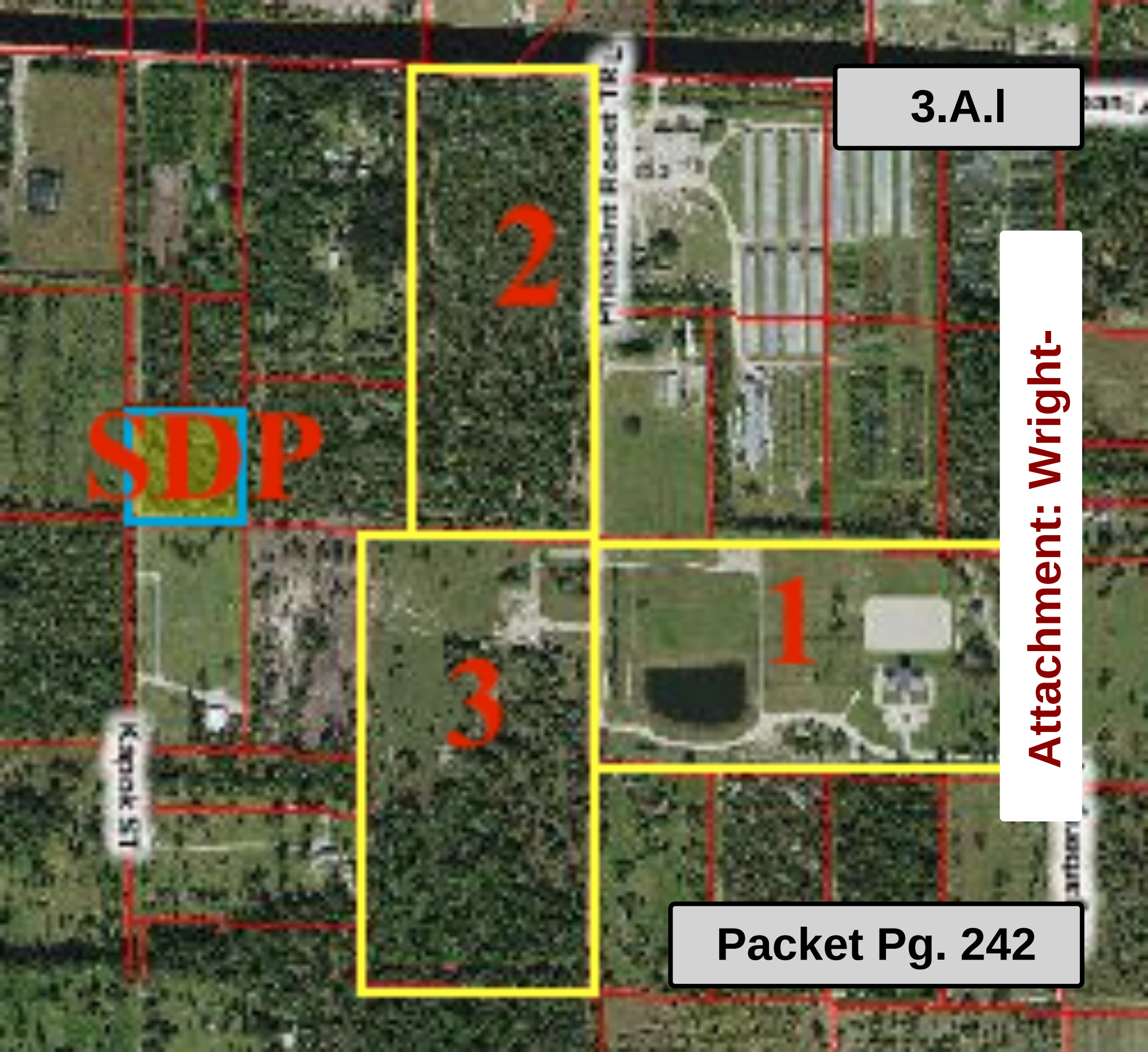
A. Aerial map showing Appellants' properties
B. March 17, 2020 Zoning Verification Letter
C. July 6th review comment letter from County Staff
D. Kapok 6-mile radius co-location response (9/20/22)
E. December 9th review comment letter from County Staff
F. Updated Kapok 6-mile radius co-location response (12/14/22)
G. SDP Approval Letter (12/28/22)

Attachment: Wright-Response to appeal letter (24797 : Kapok Tower Appeal)

EXHIBIT

A

Attachment: Wright-EXHIBIT A - aerial parcels (24797 : Kapok Tower Appeal)


3.A.I
2
SDP
1
3
Pleasant Road TRL
Kapok St
Attachment: Wright-
Packet Pg. 242

EXHIBIT

B

Attachment: Wright-EXHIBIT B - Mar 17 2020 zvl (24797 : Kapok Tower Appeal)

Collier County
Growth Management Department
Zoning Services Section

March 17, 2020

Jeff Wright
Henderson, Franklin, Starnes, & Holt
8889 Pelican Bay Blvd. #400
Naples, FL 34108

ZLTR-PL20200000328; Zoning Verification Letter for a parcel located east of Kapok St. in Section 15, Township 49, Range 27 of unincorporated Collier County, Florida. Property ID/Folio Number: 00307840002; comprising of +/- 1.25 acre.

Mr. Wright,

This letter is in response to a Zoning Verification Letter (ZLTR) Application that you submitted on or about February 17th, 2020. The applicant has requested verification of the questions listed below in bold print in conjunction with a previously issued zoning letter PL20190001999 issued on 9/18/2019, which are followed by Staff's responses.

Questions:

1. **That LDC 5.05.09.G.2 ("permitted ground-mounted towers") applies to this property rather than LDC 5.05.09.G.3 ("conditional use essential services").**
   Staff has reviewed the LDC section referenced and has concluded that LDC 5.05.09.G.2 is the applicable section for the proposed ground-mounted tower.
2. **That neither a conditional use nor a variance would be required to allow a maximum 250' tall essential service ground mounted communication tower at this location.**
   It is the determination of staff that this proposed tower will not require a conditional use pursuant to the above referenced LDC section. The proposed tower will still be subject to the required setback of half of the tower height (125ft) and if the proposed tower cannot meet the required setback then a variance will be required to approve said tower at 250 ft in height.

The information presented in this verification letter is based on the Collier County LDC and/or Growth Management Plan in effect as of this date. It is possible that subsequent amendment(s) to either of these documents could affect the validity of this verification letter. It is also possible that development of the subject property could be affected by other issues not addressed in this letter, such as, but not limited to, concurrency related to the provision of adequate public facilities, environmental impact, and other requirements of the Collier County LDC or related ordinances.

This letter represents a determination of Zoning Services Section staff. Should you disagree with this determination, you may request an Official Interpretation by the Zoning Director of the provisions of the Land Development Code pursuant to Sections 1.06.01.A and 10.02.02.F.1 of that Code. The fee for an Official Interpretation is identified in the most recent GMD Fee Schedule Resolution as approved by the Board of County Commissioners. To obtain copies of any document referenced herein, please contact Kathleen VanSickle with the GMD Records Section at (239)252-2536. The LDC may be viewed online at www.municode.com / Municode Library / Florida / Collier County. Validated Ordinances may be viewed

Attachment: Wright-EXHIBIT B - Mar 17 2020 zvl (24797 : Kapok Tower Appeal)

online via the Clerk of Court's website, www.collierclerk.com / Records Search / BMR Records / Boards, Minutes, Records / BMR Validated Ordinances.

Disclaimer: Issuance of a development permit by the County does not create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

Should you require additional information, please do not hesitate to call my office at (239) 252-2471.

Researched and prepared by:

Parker Klopf, Planner
Zoning Services Section

Reviewed by:

Raymond Bellows, Zoning Manager
Zoning Services Section

CC: GMD – Addressing

Attachment: Wright-EXHIBIT B - Mar 17 2020 zvl (24797 : Kapok Tower Appeal)

Collier County Property Appraiser
Property Summary

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Name / Address	STEFFENS, JOHANNES
	542 ETHEL AVE SE

City	GRAND RAPIDS	State	MI	Zip	49506-2724

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4C15	000100 019 4C15	15	49	27	1.25

Legal	15 49 27 E1/2 OF NW1/4 OF SW1/4 OF NE1/4 OF NW1/4 1 1/4 AC OR 1952 PG 1606

Millage Area	287	Millage Rates	*Calculations
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	99 - ACREAGE NOT ZONED AGRICULTURAL	5.083	6.3071	11.390

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
11/14/13	5016-1369	$ 0
03/15/13	4896-3875	$ 14,300
06/01/94	1952-1606	$ 15,000
08/01/92	1743-1191	$ 0
06/01/88	1360-263	$ 0
09/01/86	1220-211	$ 10,000

2019 Certified Tax Roll

(Subject to Change)

	Land Value	$ 16,8
(+)	Improved Value	
(=)	Market Value	$ 16,8
(-)	10% Cap	$ 8,6
(=)	Assessed Value	$ 8,2
(=)	School Taxable Value	$ 16,8
(=)	Taxable Value	$ 8,2

If all Values shown above equal 0 this parcel was created after th
Final Tax Roll

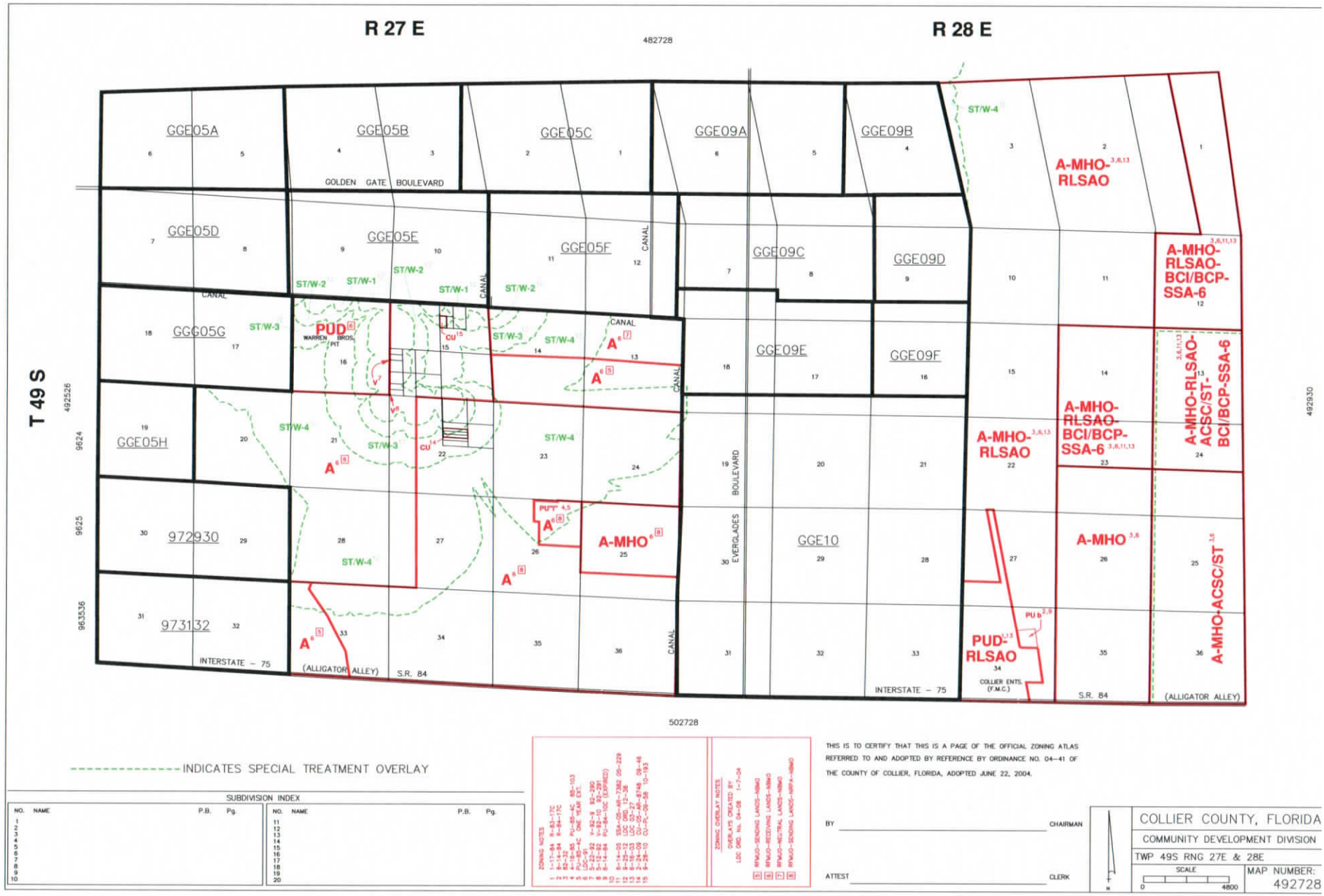
Attachment: Wright-EXHIBIT B - Mar 17 2020 zvl (24797 : Kapok Tower Appeal)

Collier County Property Appraiser
Property Aerial

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Open GIS in a New Window with More Features.

Attachment: Wright-EXHIBIT B - Mar 17 2020 zvl (24797 : Kapok Tower Appeal)



Attachment: Wright-EXHIBIT B - Mar 17 2020 zvl (24797 : Kapok Tower Appeal)

NOTES:

1. ALL LOCATIONS WERE APPROXIMATED USING AERIAL IMAGERY & COLLIER COUNTY GIS.
2. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE AH ACCORDING TO FEMA PANEL #12021C0043J4 DATED 5/16/2012.

OVERALL SITE PLAN

11"x17" SCALE: 1" = 50'
24"x36" SCALE: 1" = 25'

50' 25' 0 50' 100'

1"=50'

LEGEND:

- OVERHEAD POWER
- PROPOSED CHAIN-LINK FENCE
- EXISTING FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROW — RIGHT-OF-WAY
- PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- PROPERTY LINE

PREPARED FOR:

IgniteWireless

102 MARY ALICE PARK RD., SUITE 505
CUMMING, GA 30040

PREPARED BY:

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION

6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

PRELIMINARY

DRAWN BY: L
CHECKED BY: J

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED
08/22/19	CONCEPT DRAWING	A	JRE

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODU OR CAUSING TO BE REPRODUCED THE WHOLE OR PART OF THESE DRAWINGS WITHOUT THE PERMISSIO FDH INFRASTRUCTURE SERVICES IS PROHIBITED

SITE NAME:
KAPOK

SITE LOCATION:
N 26.210261
W -81.600181

SITE NUMBER:
FLC009

SHEET TITLE
LEASE EXHIBIT

SHEET NUMBER
LE-1

Attachment: Wright-EXHIBIT B - Mar 17 2020 zvl (24797 : Kapok Tower Appeal)

5.05.09 - Communications Towers

A. Purpose and intent. This section applies to specified communication **towers** that support any antenna designed to receive or transmit electromagnetic energy, such as, but not limited to, telephone, television, radio, or microwave transmissions. This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of **towers** and antennas through careful design, siting, and vegetation screening; to avoid potential damage to **adjacent** properties from **tower** failure; to maximize the use of specified new communication **towers** and, thereby, to minimize the need to construct new **towers** ; to maximize the shared use of specified **tower** sites to minimize the need for additional **tower** sites; to lessen impacts new ground mounted **towers** could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new **towers** ; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

B. Definitions unique to communications **towers** , section 5.05.09.

1. As used herein " *antenna* " does not include (a) wire antennas or (b) "receive only" dishes that have an outside diameter of less than 40 inches.
2. *Effective radius* means a radius of 6 miles from the respective **tower** unless a lesser radius is approved.
3. *Lesser effective radius* means an approved radius of less than 6 miles.
4. " *Unavailable to the* ***applicant " means a tower that cannot accommodate the applicant's proposed antenna or a site that cannot accommodate the applicant's tower , antenna, and related facilities.***
5. " *Unavailable* " means that no additional **tower** or site capacity is available to anyone.

C. Migratory Birds and other Wildlife Considerations.

1. *Ground Mounted* ***towers . Except to the extent not feasible for the respective new ground mounted tower 's intended purpose(s), each new ground mounted tower that will exceed a height of 75 feet (above ground), exclusive of antennas, but will not exceed a height of 199 feet above natural grade , exclusive of antennas, should not be guyed. If the applicant proposes that a new ground mounted tower within this height range be guyed, the applicant shall have the burden of proving the necessity of guying the tower .***
2. *Bird Diverter Devices.* Each new ground mounted guyed **tower** installed on or after February 20, 2004, greater then 75 feet in height above natural **grade** , exclusive of antennas, shall have installed and maintained bird diverter devices on each guy wire (to reduce injuries to flying birds).
3. *Habitat Loss.* In addition to the requirements in Chapters 3 and 10, **towers** and other on-site facilities shall be designed, sited, and constructed to minimize habitat loss within the **tower** footprint. At such sites, road **access** and fencing, to the extent feasible, shall be utilized to minimize on-site and **adjacent** habitat fragmentation and/or disturbances.
4. *Security Lighting* . When feasible, security lighting to protect on-ground facilities/equipment shall be down-shielded to try to keep such light within the outermost geographic boundaries of the **tower's** footprint.

D. Shared use of **towers** . A **tower** with a height in excess of 185 feet above natural **grade** shall not be approved, unless the **applicant** demonstrates that no old or approved **tower** within the effective radius can accommodate the **applicant's** proposed antenna and ancillary equipment. **Towers** owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

1. For the purpose of discovering availability for use of **towers** within the effective radius, the **applicant** shall contact the owner of all old and approved **towers** , within the effective radius, that can possibly accommodate the needs of the **applicant** . The county manager or designee

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may preapprove the minimum allowable height to determine which **towers** may be available for use by the **applicant** . A list of all owners contacted, the date of each contact, the form and content of each contact, and all responses shall be a part of the **conditional use** application. As an accommodation to **applicants** , the county manager or designee shall retain all shared use plans, records of past responses, and a list of old and approved **towers** . If the owner of an old **tower** does not respond to the **applicant's** inquiry within a reasonable time, generally 30 days or less, or the owner of an old **tower** will not rent space to the **applicant** at a reasonable rental for a reasonable time period, such old **tower** shall be deemed unavailable to that **applicant** . If the old **tower** is a **nonconforming structure** , additional antennas may be installed thereon in accordance with an approved shared use plan, provided however, no structural **alterations** may be made to the **tower** , and the height of the **tower** inclusive of its antennas may not be increased.

2. Lesser effective radius. If the **applicant** asserts that the effective radius for the intended use is less than 6 miles, the **applicant** shall provide evidence that the asserted lesser effective radius is based on physical and/or electrical characteristics. Based on the evidence submitted by the **applicant** , the County Manager or designee may establish a lesser effective radius. If a radius can be increased by signal amplification or other means, such means must be considered in determining the lesser effective radius. The antenna manufacturer's specifications shall be conclusive, unless the **applicant** can prove they are incorrect in the specific case.

3. If an approved **tower** within the **applicant's** approved effective radius may have capacity available for the antenna proposed by the **applicant** , the application for a new **tower** shall not be complete without the following information regarding each such possibly available approved **tower** . Such information shall also be provided for old **towers** to the extent it can be obtained.

   Identification of the site of each possibly available **tower** by coordinates, **street** address or legal description, existing uses, and **tower** height.

   Whether shared use by the **applicant** of the **tower** is prohibited (or is not feasible) for any reason.

   If it has been determined that the **tower** owner will allow structural changes, whether the **tower** can accommodate the proposed antenna if reasonable structural changes are made. If so, the **applicant** shall specify what structural changes would be required and an approximation of the costs of such changes. If the costs of the required changes are financially impracticable, such **tower** shall be deemed unavailable to the **applicant** .

4. The **applicant** shall contact the owner of each possibly available approved **tower** to request the needed information. To enable the **tower** owner to respond, the **applicant** shall provide the following information regarding the **applicant's** proposed antenna and equipment:

   a. All output frequencies of transmitter.

   b. Type of modulation, polarization of radiation, and proposed use of antenna.

   c. Manufacturer, type, manufacturer's model number, a diagram of the antenna's radiation pattern, and the manufacturer's specifications.

   d. Power input to antenna and gain of antenna in decibels with respect to an isotopic radiator.

   e. Range in feet of maximum and minimum height of antenna above base of **tower** .

   f. A list of necessary ancillary equipment and description of the type of transmission cable to be used.

   g. Any other pertinent information needed to enable the owner to respond in full to the inquiry.

E. Shared use of **tower** sites. A **tower** with a height in excess of 185 feet above natural **grade** shall not be approved on a new **tower** site unless the **applicant** demonstrates that the proposed **tower, antennas, and accessory structures or uses** cannot be located on any conforming old site or

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approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

1. Except as to each old site or approved site determined by the County Manager or designee, or in a shared use plan to be unavailable to the **applicant** , the **applicant** shall contact the **owner** of all other conforming old sites and approved **tower** sites, within the effective radius, containing sufficient land area to possibly accommodate the needs of the **applicant** .

2. For each such possibly available **tower** site, the application for a new **tower** site shall not be complete without the following information:

   a. Identification of the proposed new **tower** site by coordinates, **street** address or legal description, area, existing uses, topography, and significant natural features.

   b. Evidence that no old and no approved **tower** site within the effective radius can accommodate the **applicant's** needs.

   c. If the owner of an old **tower** site does not respond to the **applicant's** simple letter of interest inquiry within thirty (30) days, or the **owner** of an old **tower** site will not rent land to accommodate the **applicant's** needs for a reasonable period of time at reasonable rentals, such old **tower** site shall be deemed unavailable to the **applicant** .

   d. The **applicant** is not required to supply this information to owners of conforming old sites unless the old site appears to be available to the **applicant** by a shared use plan or the site's **owner** has responded positively to the **applicant's** initial letter of inquiry. To enable the site owner to respond, the **applicant** shall provide the site owner (and the owner of any **tower** on the site) with the dimensional characteristics and other relevant data about the **tower** , and a report from a professional engineer licensed in the State of Florida, or other qualified expert, documenting the following:

   e. **tower** height and design, including technical, engineering, and other pertinent factors governing the intended uses and selection of the proposed design. An elevation and a cross section of the **tower structure** shall be included.

   f. Total anticipated capacity of the **tower** , including number and types of antennas and needed transmission lines, **accessory use** needs including specification of all required ancillary equipment, and required **building** and parking space to accommodate same.

   g. Evidence of structural integrity of the proposed **tower** as required by the **building** official and, for metal **towers** , a statement promising full compliance with the then latest edition of the standards published by the Electronic Industries Association (currently EIA/TIA 222-E), or its successor functional equivalent, as may be amended for local application.

3. If the site owner, or owner of a **tower** on the respective site, asserts that the site cannot accommodate the **applicant's** needs, the respective **owner** shall specify in meaningful detail reasons why the site cannot accommodate the **applicant** . To the extent information is current and correct in the respective **tower** site's approved shared use plan, the site owner or **tower** owner can refer the **applicant** to the respective shared use plan. If the shared use plan is not then up-to-date, the plan shall be brought up-to-date immediately by the owner and the written reply to the **applicant** shall specify to what extent the shared use plan is incorrect, incomplete, or otherwise not up-to-date.

4. No provision in a shared use plan, land lease, mortgage, option to purchase, lease-option, contract for deed, or other controlling document shall provide, or have the effect, that the site is exclusive to one (1) **tower** , unless there is good reason for such restriction, other than the prevention of competition or a desire or inclination not to cooperate in good faith. If the site size is physically and electrically compatible with the installation on-site of any other **tower** , no such document shall prevent other **towers** , except for reasons approved by the County Manager or designee. An unapproved document provision of **tower** exclusivity shall be grounds to disapprove an application for **tower** site approval.

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F. Required sharing. Each new **tower** in excess of 185 feet in height (shared use **tower**), except **towers** that are approved to be perpetually unavailable, shall be designed to structurally accommodate the maximum amount of additional antenna capacity reasonably practicable. Although it is not required that a new **tower** be constructed at additional expense to accommodate antennas owned by others, no new **tower** shall be designed to accommodate only the **tower** owner's proposed antennas when, without additional expense, antenna space for other owners can be made available on the **tower** .

1. Shared use plans. Each shared use plan shall be in a standard format that has been approved by the County Manager or designee. Each shared use plan shall specify in detail to what extent there exists **tower** and/or site capacity to accommodate additional antennas and/or additional **towers** , ancillary equipment, and **accessory uses** . Available antenna capacity on a **tower** shall be stated in detailed clearly understandable terms, and may be stated in equivalent flat plate area and total additional available transmission line capacity. The **tower** owner (as to **tower** shared use plans) and the landowner (as to site shared use plans) shall update its respective approved shared use plans by promptly filing pertinent update information with the County Manager or designee. **Owners** of old **towers** and/or old sites may file shared use plans in accord with this section.

2. Reservation of capacity. If an **applicant** for a shared use **tower** does not plan to install all of its proposed antennas during initial construction of the **tower** , the **applicant** must specify the planned schedule of installing such later added antennas as part of the shared use plan. An **applicant** cannot indefinitely prevent the use of unused available antenna space on a **tower** by reserving to itself such space. No available space can be reserved for the owner or anyone else, unless approved in the shared use plan. If an antenna is not installed by the scheduled deadline, the reserved space shall automatically be rendered available for use by others, unless the shared use plan has, by the deadline, been amended with the approval of the County Manager or designee. Deadlines may be extended even if the **tower** is a **nonconforming structure** . If space has been reserved in a shared use plan for future additional antenna use by the **tower** owner and it becomes clear that such space will not be utilized by the owner, the shared use plan shall be amended promptly to reflect the availability of such space.

3. Reservation of site capacity. The policy stated above applies also to additional **tower** space on an approved **tower** site to prevent indefinite reservation of available site space.

4. Height bonus for sharing. Notwithstanding anything to the contrary in any County ordinance, any existing conforming or **nonconforming tower** may be permitted a one-time increase in height, provided:

   a. Any such increase in height does not exceed thirty (30) feet or twenty (20) percent of the height of the existing **tower** , whichever is less;

   b. The cost of such increase in height does not exceed fifty (50) percent of the actual replacement cost of the **tower** at the time of the application;

   c. A shared use plan covering the **tower** with the increased height is first approved by the County Manager or designee;

   d. The increase in height does not cause the proposed **tower** to exceed any required maximum height requirement for **towers** or make a legally conforming **tower** become **nonconforming** ;

   e. Substantiated proof that such proposed antenna(s) may not be placed on the existing **tower** by relocating or adjusting existing antennas and equipment shall be submitted by an appropriate professional engineer certified to practice in the State of Florida; and

   f. A site **development plan** shall be submitted for review and approval if an increase in **tower** height requires placement of, or addition to, an antenna equipment **building** or support **building** .

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5. Filing shared use plans. Each approved shared use plan shall be filed and recorded in the Office of the Collier County Clerk of Court prior to any site **development plan** approval. A copy of the initial shared use plan shall be filed with, and approved by, the County Manager or designee prior to **conditional use** approval.

6. Shared use plans for old **towers** and old **tower** sites. Initial shared use plans and amendments for old **towers** require approval of the County Manager or designee. Initial shared use plans and amendments for old **tower** sites require approval of the BCC, except where an amendment reduces site and/or antenna capacity.

7. Transmitting and receiving equipment serving similar kinds of uses shall, to the extent reasonable and commercially practicable, be placed on a shared use **tower** in such a manner that any of the users in a group can operate approximately equal to other users in the group utilizing substantially similar equipment.

8. Once a shared use plan for a **tower** is approved, additional antennas may be added to that **tower** in accordance with the approved shared use plan without additional **conditional use** approval even if the **tower** is then a **nonconforming structure** . The shared use plan shall be immediately updated to reflect each such change. Likewise, once a new shared use plan for a **tower** site is approved, additional **towers** and **accessory buildings** and uses may be added to that site in accordance with the plan without additional **conditional use** approval, even if the site is then **nonconforming** . The shared use plan shall be immediately updated to reflect each change.

9. For each **tower** with a height in excess of 185 feet that is approved, the **tower owner** shall be required, as a condition of approval, to file an approved shared use plan, except when a government **tower** is approved to be perpetually unavailable. To the extent that there is capacity for other antennas on the **tower** , the plan shall commit the **tower owner** and all successor owners to allow shared use of the **tower** in accordance with the shared use plan for antennas of others at reasonable rates. The initial proposed rates (or a range of reasonable rates) shall be specified in the shared use plan, and shall be amended each time the rates are changed. When antenna space on a **tower** is rented to others, each rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve antenna space for future use must be approved by the County Manager or designee.

10. For each new shared use **tower** site that is approved, the **owner** shall be required, as a condition of approval, to file an approved shared use plan, except as to a government site that is approved to be perpetually unavailable. If there is land available on the site to accommodate additional **towers** and **accessory** facilities, the plan shall commit the landowner and successor owners to accommodate such additional facilities on the site at reasonable rents (or a range of reasonable rents) which shall be specified in the shared use plan. When land is rented for facilities on the site, the rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve land for future use of a **tower** and other facility space must be approved by the County Manager or designee.

11. Each new **tower** owner or site owner, as the case may be, shall agree, as a condition of approval, to respond, in writing, in a comprehensive manner within thirty (30 days) to each request for information from a potential shared use **applicant** . Government owners need to reply only to requests from another government. To the extent that correct and up-to-date information is contained in an approved shared use plan, the owner may refer the **applicant** to the shared use plan for the information. If the shared use plan is incorrect, incomplete, or otherwise not up-to-date, the respective owner shall, in the response, specify, in detail, such information, and shall immediately bring the shared use plan up-to-date.

12. The **tower** owner or site owner, as the case may be, shall, as a condition of approval, negotiate in good faith for shared use of **tower** space and/or site space by **applicants** in accordance with its shared use plan.

13. All conditions of approval regarding a **tower** shall run with the ownership of the **tower** and be binding on all subsequent owners of the **tower** . All conditions of approval regarding an

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approved **tower** site shall run with the land and be binding on all subsequent owners of the **tower** site.

G. **Development** standards for communication **towers** .

1. Except to the extent that amateur radio **towers** , and ground-mounted antennas with a height not to exceed twenty (20) feet, are exempted by subsection 5.05.09 herein, no new **tower** of any height shall be permitted in the RSF-1 through RSF-6, RMF-6, VR, MH, TTRVC, and E zoning districts. However, notwithstanding other provisions of this section, including the separation requirements of subsection5.05.09(F)(7) below, **towers** may be allowed to any height as a **conditional use** in the E zoning district only on sites approved for a specified **essential service** listed in subsection 5.05.09((F)(3) below. There shall be no exception to this subsection except for **conditional use** applications by a government for a governmental use.

2. Permitted ground-mounted **towers** . **Towers** not exceeding the stated maximum heights are a permitted use, subject to other applicable provisions of this section, including separate requirements and shared use provisions. **towers** that exceed those specified maximum heights require a variance in accordance with section 9.04.00.

   a. All commercial and industrial zoning districts and urban designated area agricultural zoning districts: Any **tower** up to seventy-five (75) feet in height is a permitted use, provided the base of such **tower** is separated a minimum distance of seventy-five (75) feet from the nearest boundary with any **parcel** of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD permitting six (6) residential **dwelling units** or less. Any **tower** that exceeds seventy-five (75) feet in height, up to a height of 185 feet, is a lawful use, only if permitted or otherwise provided in the respective zoning district, and the base of such **tower** is separated from the nearest boundary of any **parcel** of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD zoning of six (6) residential **dwelling units** or less, by a minimum distance in feet determined by multiplying the height of the **tower** (in feet) by a factor of two and one-half (2.5). (The minimum separation distance is two and one-half (2 ½) times the height of the **tower** .) **towers** which do not meet the separation requirement may apply for a variance in accordance with section 9.04.00.

   b. Agricultural zoning districts within the rural designated area: **Towers** shall not exceed 250 feet in height.

   c. All agricultural zoning districts: No **tower** that exceeds 250 feet in height exclusive, of any antenna affixed thereto, shall be allowed on any site comprising less than ten (10) acres under common ownership or control, except such **towers** can be approved as a **conditional use** on sites of less than ten (10) acres if the **applicant** cannot, with economic feasibility, acquire title to, or control of, a suitable **tower** site of at least ten (10) acres in the required geographic vicinity of the proposed **tower** site.

3. **Essential services** —Specified **conditional uses** Except in the RSF-1 through RSF-6, and RMF-6 zoning districts, **towers** may be allowed to any height as a **conditional use** on sites approved for a **conditional use essential service** for any of the following **conditional uses** : safety service facilities including, but not necessarily limited to, **fire stations** , sheriff's substation or facility, emergency medical services facility, and all other similar uses where a communications **tower** could be considered an **accessory** or logically associated use with the safety service **conditional use** on the site. In addition, communications **towers** can be approved as a **conditional use** for a stand-alone **essential service** facility, provided the **tower** is to be owned by, or to be leased to, a governmental entity, and the primary uses of the **tower** are for governmental purposes.

4. New **towers** shall be installed only on rooftops in the RMF-12, RMF-16, and RT zoning districts, except amateur radio **towers** with a height not to exceed seventy-five (75) feet above the natural **grade** , and ground-mounted antennas with a height not to exceed twenty (20) feet above the natural **grade** , are permitted within these zoning districts.

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5. Ground-mounted **monopole communication towers** up to 150 feet in height above the natural **grade** , including antennas affixed thereto, may be allowed as a **conditional use** within these zoning districts. The height of each **monopole communication tower** shall be limited to the height necessary for its use at its location.

6. Rooftop **towers** , **antenna structures** , and antennas.

   a. Rooftop **towers** , **antenna structures** , and antennas are allowed in all zoning districts except the RSF-1 through RSF-6, RMF-6, and E zoning districts.

   b. Rooftop **towers** , **antenna structures** , and antennas are, as specified, subject to the following:

      i. Permitted uses. Rooftop **antenna structures** and antennas are a permitted use up to a height of twenty (20) feet above the maximum roofline, provided the height of the maximum roofline is twenty (20) feet or more above the average natural **grade** . If the maximum roofline is less than twenty (20) feet above the average natural **grade** , an **antenna structure** and/or antenna is a permitted use up to a height that equals the distance from the average natural **grade** to the maximum roofline. For example, if the distance from the average natural **grade** to the maximum point of the roofline is fifteen (15) feet, an **antenna structure** and/or antenna is a permitted use up to a height of fifteen (15) feet above the maximum roofline. Any **antenna structure** , **tower** , or antenna that exceeds its permitted use height, as provided herein, shall require **conditional use** approval, and the maximum allowable height of the **structure** , **tower** , and all antennas shall be determined in each specific case. Distance from RSF-1 through RSF-6, and RMF-6 zoning districts shall be a major consideration in determining the allowable height of rooftop facilities.

      ii. **Towers** and **antenna structures** shall be set back from the closest outer edge of the roof a distance of not less than ten (10) percent of the rooftop length and width, but not less than five (5) feet, if the antenna can function at the resulting location.

      iii. **Antenna structures** and dish type antennas shall be painted to make them unobtrusive.

      iv. Except for antennas that cannot be seen from **street** level, such as panel antennas on parapet walls, antennas shall not extend out beyond the vertical plane of any exterior wall.

      v. Where technically feasible, dish type antennas shall be constructed of open mesh design.

      vi. Where feasible, the design elements of the **building** (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the communications **tower** , **structure** , and antennas.

      vii. The **building** and roof shall be capable of supporting the roof-mounted antenna, **structure** , and **tower** .

      viii. No rooftop shall be considered a **tower** site. This section does not require any sharing of any rooftop, rooftop **tower** , or **antenna structure** .

7. With the exception of rooftop **towers** and **towers** on **essential services** sites, each new communication **tower** shall meet the following separation requirements:

   a. Each new **tower** that exceeds 185 feet in height shall be located not less than two and one-half (2.5) times the height of the **tower** from all RSF-1 through RSF-6, and RMF-6 zoning districts, including PUDs where the **adjacent** use(s) is/are, or comparable to, the RSF-1 through RSF-6 and RMF-6 zoning districts. If a part of a PUD is not developed, and it is inconclusive whether the part of a PUD area within such minimum separation distance from the proposed **tower** site may be developed with a **density** of six (6) units per acre or

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less, it shall be presumed that the PUD area nearest to the proposed site will be developed at the lowest **density** possible under the respective PUD.

b. In addition, each such new **tower** that exceeds a height of seventy-five (75) feet, excluding antennas, shall be separated from all boundaries of surrounding property zoned RMF-12, RMF-16, E, RT, VR, MH, TTRVC, H, and the residential areas of PUDs with existing or planned **densities** greater than six (6) units per acre by not less than the total height of the **tower** including its antennas; and from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the **tower** and its antennas, or the **tower's** certified collapse area, whichever distance is greater.

8. All owners of approved **towers** are jointly and severally liable and responsible for any damage caused to off-site property as a result of a collapse of any **tower** owned by them.

9. Placement of more than one (1) **tower** on a land site is preferred and encouraged, and may be permitted, provided, however, that all **setbacks** , design, and landscape requirements are met as to each **tower** . **structures** may be located as close to each other as technically feasible, provided **tower** failure characteristics of the **towers** on the site will not likely result in multiple **tower** failures in the event that one (1) **tower** fails, or will not otherwise present an unacceptable risk to any other **tower** on the site. It shall be the policy of the County to make suitable County-owned land available for **towers** and ancillary facilities at reasonable rents.

10. Any **accessory buildings** or **structures** shall meet the minimum **yard** requirements for the respective zoning district. **accessory uses** shall not include offices, long-term vehicle storage, outdoor storage, broadcast studios except for temporary emergency purposes, or other **structures** and/or uses that are not needed to send or receive transmissions, and in no event shall such uses exceed twenty-five (25) percent of the **floor area** used for transmission or reception equipment and functions. Transmission equipment shall be automated, to the greatest extent economically feasible, to reduce traffic and congestion. Where the site **abuts** , or has **access** to, a **collector street** , **access** for motor vehicles shall be limited to the **collector street** . All equipment shall comply with the then applicable noise standards.

11. For new commercial **towers** exceeding 185 feet in height, a minimum of two (2) parking spaces shall be provided on each site. An additional parking space for each two (2) employees shall be provided at facilities which require on-site personnel. Facilities which do not require on-site personnel may utilize impervious parking.

12. All new **tower** bases, guy anchors, outdoor equipment, **accessory buildings** , and **accessory structures** shall be fenced. This provision does not apply to amateur radio **towers** , or to ground-mounted antennas that do not exceed twenty (20) feet above **grade** .

13. **Tower** lighting. **Towers** and antennas with a height greater than 150 feet shall be required to have red beacon or dual mode lights, unless exempted, in writing, by the Collier County Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration ("FAA") technical standards. No other **towers** or antennas shall be artificially lighted, except as required by the FAA, the Federal Communications Commission, or other applicable laws, ordinances, or regulations. If the FAA rules require lighting, then the **applicant** shall comply with such rules.

New **towers** exceeding 199 feet. Each new **tower** that will have a height in excess of one hundred and ninety-nine (199) feet above ground, exclusive of antennas, and such **tower** shall be lighted no more than is otherwise required by state and/or federal law, rule, or regulation. Unless otherwise then required by law, rule or regulation, only white strobe lights shall be used at night, unless otherwise required by the FAA, in which case red strobe-type lights shall be used. Such lights shall not exceed the minimum number, minimum intensity, and minimum light flashes per interval of time (requiring the longest allowable duration between light flashes) required by state or federal law, rule, or regulation. Solid red (or pulsating red) warning lights shall not be used at night.

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14. Effective January 1, 1992, all guyed **towers** , including old **towers** , exceeding 185 feet in height shall be inspected every two (2) years. Such self-supporting **towers** shall be inspected every four (4) years. Each inspection shall be by a qualified professional engineer or other qualified professional inspector, and any inspector-recommended repairs and/or maintenance should be completed without unnecessary delay. At a minimum, each inspection shall include the following:

    a. **Tower structure** : Including bolts, loose or damaged members, and **signs** of unusual stress or vibration.

    b. Guy wires and fittings: Check for age, strength, rust, wear, general condition, and any other **signs** of possible failure.

    c. Guy anchors and foundations: Assess for cracks in concrete, **signs** of corrosion, erosion, movement, secure hardware, and general site condition.

    d. Condition of antennas, transmission lines, lighting, painting, insulators, fencing, grounding, and elevator, if any.

    e. For guyed **towers** : **Tower** vertical alignment and guy wire tension (both required tension and present tension).

15. A copy of each inspection report shall be filed with the County Manager not later than December 1 of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance.

16. Any **tower** that is voluntarily not used for communications for a period of one (1) year shall be removed at the **tower** owner's expense. If a **tower** is not removed within three (3) months after one (1) year of such voluntary non-use, the County may obtain authorization, from a court of competent jurisdiction, to remove the **tower** and **accessory** items, and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the **tower** and **accessory** items, plus court costs and attorney's fees.

17. For all ground-mounted guyed **towers** in excess of seventy-five (75) feet in height, the site shall be of a size and shape sufficient to provide the minimum **yard** requirements of that zoning district between each guy anchor and all property lines.

18. All new metal **towers** , including rooftop **towers** , except amateur radio **towers** , shall comply with the standards of the then latest edition published by the Electric Industries Association (currently EIA/TIA 222-E) or the publication's successor functional equivalent, unless amended for local application by resolution of the BCC. Each new amateur radio **tower** with a height of seventy-five (75) feet or less shall require a **building** permit specifying the exact location and the height of the **tower** exclusive of antennas. Each new ground-mounted dish type antenna that does not exceed a height of twenty (20) feet shall require a **building** permit.

19. Within the proposed **tower's effective radius** , information that specifies the **tower's** physical location, in respect to public parks, designated **historic buildings** or districts, areas of critical concern, and **conservation** areas, shall be submitted as part of the **conditional use** application. This shall also apply to site plan applications and/or permit applications for rooftop installations that do not require **conditional use** approval.

20. No communication **tower** shall be located on any land or water if such location thereon creates, or has the potential to create, harm to the site as a source of biological productivity, as indispensable components of various hydrologic regimes, or as irreplaceable and critical habitat for native species of flora or fauna.

21. Any existing **native vegetation** on the site shall be preserved and used to meet the minimum landscape requirements as required by section 4.06.00. The site plan shall show existing significant vegetation to be removed and vegetation to be replanted to replace that lost. **native**

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vegetation may constitute part or all of the required **buffer** area if its opacity exceeds eighty (80) percent.

22. As to communications **towers** and antennas, including rooftop **towers** , **antenna structures** , and antennas, the height provisions of this section supersede all other height limitations specified in this Code.

23. All existing and proposed ground mounted and rooftop **towers** and antennas with a height greater than 150 feet shall be required to have a solid red beacon or dual mode lights unless exempted in writing by the Collier Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration (FAA) technical standards. The total **structure** height shall include all appendages and attachments, such as antennas, lights, lightening rods, or any other accessory device that would extend the height of the **tower.** All existing **towers** shall have six months (180 days) from June 16, 2005, to comply with the requirement. If the FAA rules require lighting, then the **applicant** shall comply with such rules.

24. A copy of each application for a **tower** in excess of 150 feet shall be supplied by the **applicant** to the Collier Mosquito Control District or designee.

H. Alligator **Alley** communication **towers** .

1. Notwithstanding other provisions of section 5.05.09, and irrespective of the zoning classification(s) of the underlying fee at each respective **tower** site, two (2) new communication **towers** shall be permitted at locations and heights herein specified within the I-75 **right-of-way** east of the toll booth (Alligator **Alley**). Two (2) of the four (4) **towers** shall be constructed to replace two (2) existing Florida Department of Transportation **towers** . The four (4) new telecommunication **tower** sites shall be located approximately at:

   a. Mile marker 52.2. The height of the **tower** shall not exceed 250 feet, including antennas;

   b. Mile marker 92.6 (Everglades Blvd). The height shall not exceed 250 feet, including antennas;

   c. The site of an existing FDOT **tower** located on State Road 29. The height shall not exceed 310 feet, including antennas;

   d. The site of an existing FDOT **tower** located at mile marker 63.2 at the I-75 Rest Area. It will replace an existing **tower** located on the north side of I-75 at mile marker 63.3. The height shall not exceed 280 feet, including antennas.

   e. Each **tower** shall be constructed with a capacity to provide for a minimum of four (4) to eight (8) co-users, including Florida Department of Transportation ("FDOT"), the U.S. Fish and Wildlife Service ("FWS"), the National Park Service ("NPS"), the Department of Forestry ("DOF"), and County agencies, where practical.

2. Each **tower** shall be constructed in accordance with the standards and requirements of section 5.05.09 and other applicable sections of this Code, except as expressly provided otherwise in this section.

3. Minimum **yard** requirements. There shall be no minimum **yard** requirement for these **towers** at these locations because each **tower** and all ancillary facilities must be contained within the I-75 **right-of-way** , and each proposed **tower** must maintain a separation distance from all **adjacent** residential property lines equal to one-half (½) of the **tower's** height or equal to a Florida professional engineer's certified collapse area (fall zone), whichever is greater, or a clear zone is maintained on adjoining property by a use **easement** applicable to such adjoining property **owner** . No habitable residential or non-residential **structure** , including offices, shall be allowed within any certified collapse area (fall zone) for any of these **towers** .

4. **Access** . Physical **access** to each **tower** site shall be as approved by FDOT.

5. Parking. Sufficient unpaved area shall be provided on, or **adjacent** to, each **tower** site to accommodate temporary parking for one (1) vehicle for servicing or maintaining the communication **tower** .

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6. **Landscape buffer** . A **landscape buffer** no less than ten (10) feet wide with trees planted twenty-five (25) feet on center shall be developed and maintained around the perimeter of each **tower** site and other related equipment, **structures** , and **buildings** . This **buffer** shall encompass all **structures** including the **tower** base. At least one (1) row of **native vegetation** shall be planted within the **buffer** to form a continuous hedge of at least three (3) feet in height at planting. The **buffer** must be maintained in good condition. This **landscape buffer** may be waived by the County Manager or designee where the **buffer** is not practical due to public safety concerns.

7. A site **development plan** and construction plans shall be submitted to the County Manager or designee for review and approval prior to any construction of any such **tower** . No changes, additions, or **alterations** may be made to any approved site **development plan** or construction plans for any such **tower** without County approval.

8. **Tower** lighting. In addition to the requirements for **tower** lights specified in section 5.05.09 of this Code, **towers** located in the Big Cypress Preserve and the Florida Panther National Wildlife Preserve shall be lighted in accordance with the USFWS guidance system requirements for **tower** lighting.

9. Notwithstanding any other provision in this Code, and notwithstanding the underlying zoning of the respective **tower** site, subject to the following, the communication **towers** and **accessory** facilities ("facilities") listed above, and all such future facilities, are lawful uses, if located within the confines of the I-75 **right-of-way** east of the Alligator **Alley** toll booth to the eastern boundary of Collier County.

10. The **tower** and related facilities shall be subject to **conditional use** approval whenever the **tower** is to exceed a height of twenty (20) feet. **towers** that are to be twenty (20) feet or less in height require only **building** permit approval from the County.

    a. As all such facilities must be located within the I-75 **right-of-way** , the facilities must be subject to approval from the owner of that **right-of-way** , including such conditions as may be required by that owner. The owner of said **right-of-way** is the State of Florida, by and through the Florida Department of Transportation.

    b. The facilities must be owned by, or leased to, a governmental entity. The primary uses of the facilities shall be governmental uses. Private uses of the facilities, if any, shall always be incidental and subordinate to the governmental uses.

    c. Notwithstanding any other provision in section 5.05.09, the facilities shall be subject to the **tower** sharing requirements of section 5.05.09 if the **tower** is to exceed a height of 120 feet, unless the **tower** is a **monopole** . If the **tower** is to be used only for governmental uses, the **tower** need be shared only with other governmental entities. If the **tower** is to be occupied by an antenna under control of a non-governmental occupant of the **tower** and is to be used for any non-governmental use(s), the **tower** sharing requirements that apply to non-government occupants shall be adhered to as a prerequisite to occupancy of the **tower** .

l. Wireless emergency telephone service. Notwithstanding any other provisions of this section 5.05.09, the following provisions shall apply to communications **towers** that provide wireless emergency telephone service.

1. These facilities are **essential services** .

2. Each **applicant** for these permits is required to clearly inform County staff by means of an emboldened "notice" in a cover letter or on the first page of the permit application, substantially as follows: *This Application is subject to the expedited timelines specified in Chapter 365.172, Florida Statutes.*

3. **Applicants** for these permits need not provide staff with evidence that a proposed wireless communications facility complies with federal regulations, but staff may require from such **applicant** proof of proper FCC licensure, and staff may request the FCC to provide information

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as to the provider's compliance with federal regulations to the extent then authorized by federal law. The County has no permitting jurisdiction with regard to wireless communications facilities located (or to be located) on property owned by the State of Florida, including State-owned **rights-of-way** .

4. Co-located facilities. Provided the then existing zoning applicable to the proposed site allows E911 facilities without a need to rezone, a need to obtain **conditional use** approval, or any other required process (such as, for example, having an agreement amended), the County shall grant or deny a properly completed application requesting co-location of E911 Service, or co-location for wireless telephone service, not later then forty-five (45) business days after the date that a properly completed application is initially submitted to staff in accordance with all applicable permit application requirements in this section 5.05.09. Co-location of such facilities on a then existing above-ground **tower** or other above-ground **structure** shall not be subject to the land **development** regulations pursuant to Section 163.3202, Florida Statutes, provided the height of the then existing **tower** or **structure** is not thereby increased. Co-location of such antenna, or co-location of related equipment, shall be subject to applicable **building** regulations, and with all then existing permits or agreements applicable to that **tower** or to the underlying property. Nothing herein, including the forty-five (45) business days timeline, shall relieve the permit holder for, or owner of, the then existing **tower** or **structure** from complying with applicable permit requirements, or applicable agreement(s), or with applicable land **development** regulation (including aesthetic requirement), or compliance with any other then applicable law(s).

5. New **towers** or antennas. Pursuant to Section 365.172, Florida Statutes, the County shall grant or deny an application requesting location of a new wireless telephone service **tower** , or for location of antenna(s) for wireless telephone service, not later then ninety (90) business days after the date that an application that fully complies with the requirements of this section 5.05.09 is submitted, provided the then existing zoning applicable to the proposed site allows the E911 facilities without need to rezone, the need to apply for **conditional use** approval, or other required procedures. Provided further that nothing herein shall affect permit compliance of such facilities with applicable federal regulations, applicable zoning and/or land **development** regulations (including aesthetic requirements), or with applicable **building** regulations.

6. Sufficiency notice. Within twenty (20) business days of receiving the permit application for any facility listed above in paragraphs (4) and (5) above, staff shall in writing notify the permit **applicant** whether the application is, or is not, properly completed. If such permit application is not properly completed, staff shall with specificity notify the **applicant** of any and all deficiencies, which if cured will thereby render the application being properly completed. Staff should also notify the **applicant** whether the applicable zoning classification allows the applied-for use(s) without rezoning, without **conditional use** approval, or without any other related ancillary approval process or permission.

7. Default approval.

   a. An application for E911 service, co-location of wireless telephone service, or new location for wireless telephone service or antennae shall be deemed to have been automatically granted provided that:

      i. Such service or facility is allowed in the applicable zoning district without a rezone, without the need to apply for a **conditional use** , or without the need to apply for some other permit;

      ii. The County fails to either grant or deny the applied-for permit within the time frames set forth in paragraphs (4) and (5) above, as applicable; and

      iii. The **applicant** has not agreed to an extension of time, as provided in paragraph (8) below.

   b. However, the applied-for permit shall not be deemed granted if final action requires action by the BCC, but such action is prevented due to emergency conditions beyond the

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County's control. In such instance, the time for final action on the application shall be extended until the next regularly scheduled meeting of the BCC. The permit shall be deemed to be granted if the BCC fails to take final action at that time.

8. Waiver. Extensions of the above-described applicable timelines (deadlines) shall not be effective except to the extent voluntarily agreed to by the permit **applicant** . Narrow exception: a one-time timeline waiver may be required if there then exists an emergency that directly affects the administration of all of the County's communications **tower** permitting activities which had been formally declared by the County, by the State of Florida, or by the federal government.

(Ord. No. 05-27, § 3.HH)

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EXHIBIT C

Attachment: Wright-EXHIBIT C - 07.06 Review Comment Letter (24797 : Kapok Tower Appeal)

Collier County
Growth Management Department

July 06, 2022

Ignite Wireless - Kyle Lotze
102 Mary Alice Park Rd
Suite 505
Cumming, GA 30040

EMAIL - klotze@ignitewireless.com

RE: Site Development Plan
PL20210002791
Cityswitch - FLC009 - 1160 Kapok ST (SDP)

Dear Applicant:

The following comments are provided to you regarding the above referenced project. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all comments are satisfied.

The following comments need to be addressed as noted:

Rejected Review: Engineering Stormwater Review
Reviewed By: Brett Rosenblum
Email: brett.rosenblum@colliercountyfl.gov Phone #: (239) 252-2905

Correction Comment 1:
Sheet C-1 - Kapok Street is labeled as Public, however, Kapok Street is a Private roadway. Revise label.

Correction Comment 2:
Rev 1 - Provide silt fence detail(s) on the plans.

Correction Comment 3:
Rev 1 - Provide engineers opinion of probable construction cost associated with the site work for this project (clearing, driveway connection, erosion control, landscaping, etc.).

Rejected Review: Environmental Review
Reviewed By: Jaime Cook
Email: Jaime.Cook@colliercountyfl.gov Phone #: (239) 252-6290

Correction Comment 1:
Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #23).

Correction Comment 2:

Attachment: Wright-EXHIBIT C - 07.06 Review Comment Letter (24797 : Kapok Tower Appeal)

Provide the following exotic vegetation removal note on site plan: “All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.” (LDC 3.05.08)

Correction Comment 3:
Provide a survey, less than 12 months old, for listed species known to inhabit biological communities similar to those found on site. Include copies of previous wildlife surveys and any correspondence received from the Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service. (LDC3.04.00, 3.08.00). Where listed species are identified on-site, include on the site plans, as part of the preserve management plan, a specific specific wildlife habitat management plan. The management plan shall include a monitoring program for sites larger than 10 acres. (LDC 3.04.00).

Correction Comment 4:
Per Collier County Growth Management Plan, CCME Policy 6.1.2, RFMU Receiving Lands requires 40% of the native vegetation present to be retained (not to exceed 25% of the total site). Clarify where the preservation area(s) will be.

Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07 H.1.f.)

Correction Comment 5:
Provide a clearing plan and clearing fees.

Correction Comment 6:
Provide a note on the plan stating that “temporary signs identifying the preserve shall be placed around the perimeter during construction”. Provide a detail on the site plan of the permanent (to be maintained in perpetuity) signs to be placed around the preserve (retained and created) denoting the area as a ‘preserve’ and that the posted area is protected. The detail shall specify the sign dimensions and locations around the entire perimeter of the preserve. Small ground type signs or plaques are allowed (LDC 3.05.04.H).

Correction Comment 7:
Provide notes on plan indicating methods of barricading to be used to protect vegetation to remain and specify that “protective barriers will be installed at the perimeter of preserved vegetation at the commencement of any site improvements and will remain in place until completion of construction.” Provide details of the barrier type proposed, stating that it “will be highly visible with brightly colored all-weather mesh material or equivalent, and that the stakes shall be no more than 10’ apart” (LDC 3.05.04).

Correction Comment 8:
Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the maximum amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within existing utility, drainage, and access easements from the preserve calculations (LDC3.05.07 B. - D.).

Correction Comment 9:
Provide typical cross-sections where different types of development (single-family and multi-family structures, roads, lakes, etc.) abut preserves. Principle structures must be setback a minimum of 25 feet from the boundary of preserves and accessory structures, a minimum of 10 feet from the boundary of preserves. No site alteration, placement of fill, grading, plant alteration or removal, or similar activity shall be permitted within 10 feet of preserves except where swales

Attachment: Wright-EXHIBIT C - 07.06 Review Comment Letter (24797 : Kapok Tower Appeal)

are provided in accordance with LDC 4.06.05 J. or untreated stormwater is directed away from preserves (LDC 3.05.07 H.3.).

Correction Comment 10:
A Preserve Management Plan shall be provided on the site plan identifying a preserve manager, permitted uses within a preserve, methods to address control and treatment of exotics and nonnative vegetation, fire management and wildlife habitat management strategies, when applicable. The plan shall address supplemental plantings in areas devoid of vegetation following exotic removal and provide a typical planting plan with the size, spacing, and species to supplement these areas (LDC3.05.07 H.1.g.).

Correction Comment 11:
A conservation easement is required for all County required preserves. Provide an original conservation easement (signed and sealed) with referenced exhibits, Title Opinion, etc., per checklist for processing conservation easements (see Environmental Services website at http://www.colliergov.net/index.aspx?page=103 for model conservation easement and processing checklist) (LDC 3.05.07 H.1.d).
*Provide hard copy of Conservation Easement paperwork directly to Environmental staff.

Rejected Review: Landscape Review
Reviewed By: Mark Templeton
Email: Mark.Templeton@colliercountyfl.gov Phone #: (239) 252-2475

Correction Comment 1:
It doesnt appear that the requirements of LDC 4.06.05 B.2 described in the landscape section of the pre-app notes have been shown on the plan.

Rejected Review: Transportation Planning Review
Reviewed By: Didier Diaz
Email: Didier.Diaz@colliercountyfl.gov Phone #: (239) 252-2918

Correction Comment 1:
7/5/2022 Comment: Revise Kapok ST on Sheet C-1, please change label from "Public" to "Private".

Correction Comment 2:
7/5/2022 Comment: Verify if indeed two easements are needed to be proposed, access drive easement on top of access and utility easement being needed. If one or the other are not needed then remove from plan set.
-Note: Access easements will need to be recorded prior to the Pre-construction activity along with associated maintenance agreement.

Correction Comment 3:
7/5/2022 Comment: Per LDC 6.06.05.C and E please provide Sight Distance Triangles on plan set.

Rejected Review: Zoning Review
Reviewed By: Christine Willoughby
Email: christine.willoughby@colliercountyfl.gov Phone #: (239) 252-5748

Correction Comment 1:
On the coversheet, plans shall be identified based on their application type. The title shall state this submittal is a "Site Development Plan".

Attachment: Wright-EXHIBIT C - 07.06 Review Comment Letter (24797 : Kapok Tower Appeal)

Correction Comment 2:
On the coversheet, the local map shall identify Frangipani Ave and Kapok Street.

Correction Comment 3:
On the civil plan coversheet provide the complete zoning information. A-RFMUO-NBMO-RECEIVING

Correction Comment 4:
Please provide a recent aerial photo at the same scale as the plan delineating the development boundaries as part of the civil plan sheet set.

Correction Comment 5:
Provided tower setback table shall provide the minimum required setback per LDC Section 5.05.09.G.7.b.

Correction Comment 6:
Accessory buildings or structures shall meet setbacks per LDC Section 5.05.09.G.10.

Provide setback table.

Correction Comment 7:
Sheet C-1 shows setback dimensions taken from the P/L east along Kapok St. But Kapok Street is actually on the subject parcel. Should the line identified as the Property Line per the provided legend actually be the right-of-way line? Revise as needed.

Correction Comment 8:
Sheet C-1 shows a 152'-1" dimension to the easement line, provide the setback to that property line.

The property lines of the parcel shall all be identified and shown on this page.

Correction Comment 9:
Provide parking as required by LDC Section 5.05.09.G.11.

Correction Comment 10:
Provide a copy of the recorded signed lease agreement, including the ingress/egress easement, between the property owner and lessee.

Correction Comment 11:
As requested per email correspondence dated November 16, 2021 to Kendall Lotze at Ignite Wireless, provide documentation demonstrating that no old or approved tower within the effective radius can accommodate the applicants proposed antenna and ancillary equipment. LDC Section 5.05.09.D.

Provide an RF Engineer's report including any towers within the 6 mile radius and explain why co-location is not possible.

For each possible tower site, the application will provide the requirements as stated in LDC Section 5.05.09.E.2.a.-g.

Correction Comment 12:
Per LDC Section 5.05.09.F - each new tower in excess of 185 feet shall be designed to structurally accommodate the maximum amount of additional antenna capacity as reasonably practicable.

Attachment: Wright-EXHIBIT C - 07.06 Review Comment Letter (24797 : Kapok Tower Appeal)

Provide a shared use plan as per the above LDC Section requirements.

Each approved shared use plan shall be filed and recorded in the Office of the Collier County Clerk of Court prior to any site development plan approval. (LDC Section 5.05.09.F.5)

Correction Comment 13:
Per LDC Section 5.05.09.G.24 - A copy of each application for a tower in excess of 150 feet shall be supplied by the applicant to the Collier Mosquito control District. Provide proof of correspondence.

Correction Comment 14:
Per LDC Section 5.05.09.I - Wireless emergency telephone service. Essential services are permitted within the overlay.

Applicant did not provide note as stated in LDC Section 5.05.09.I.2.

Staff is requesting proof of proper FCC licensure to verify essential service use.

Correction Comment 15:
Please reach out to Dan Summers, Division Director, Bureau of Emergency Services at Daniel.Summers@colliercountyfl.gov or 239-252-3601 for possible sharing information.

Rejected Review: GIS Review
Reviewed By: William Fowler
Email: William.Fowler@colliercountyfl.gov Phone #: (239) 252-2568

Correction Comment 1:
Please provide a digital drawing file in State Plane NAD 83 feet Florida East coordinates.

A DWG or DXF copy of the Site Plan is a required submittal item for this petition;
Please e-mail to CAD-Submittals@colliercountyfl.gov

The following comments are informational and/or may include stipulations:

- **When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.**

- **Should the applicant desire to schedule a Post Review Project Meeting to help facilitate resolution of any outstanding issues, please schedule through the assigned Planner.**

- **Pursuant to FS 125.022, should the project receive a third request for additional information, staff requests that the applicant provide written acknowledgement with the resubmittal to waive the regulation that restricts the County from requesting additional information. Projects that do not include such written acknowledgement and that fail to address any outstanding review items with the 4th submittal will be denied/recommended for denial.**

- **Please be advised that Sections 10.02.03.H.1, and 10.02.04.B.3.c require that a re-submittal must be made within 270 days of this letter.**

Informational Comments:

Attachment: Wright-EXHIBIT C - 07.06 Review Comment Letter (24797 : Kapok Tower Appeal)

- Per FAC Chapter 62-330.051 (14)(g), the site is exempt from stormwater requirements.

Informational Comments:

- Sheet C-1 - Kapok Street is labeled as Public, however, Kapok Street is a Private roadway and a County right-of-way permit is not required.

Stipulations:

- Provide at time of pre-construction meeting the approved shared use plan per LDC Section 5.05.09.F.

Stipulations:

- A yearly inspection report shall be filed with the County Manager no later than December 1st of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance. Per LDC Section 5.05.09.G.15.

If you have any questions, please contact me at (239) 252-5748.

Sincerely,

Christine Willoughby
Principal Planner
Growth Management Department

Attachment: Wright-EXHIBIT C - 07.06 Review Comment Letter (24797 : Kapok Tower Appeal)

EXHIBIT D

Attachment: Wright-EXHIBIT D. Kapok_6mi Radius Colocation Response (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Collier County, FL
Growth Management Department
2800 North Horseshoe Drive
Naples, Florida 34104

Re: Site Development Plan for Wireless Telecommunications Tower
CitySwitch II, LLC – FLC009 Kapok St; AT&T Site Rural Estates FA 12906066

To Whom It May Concern,

As presented in the AT&T Letter of Support and the Comprehensive Inventory Report included with this submittal, AT&T is unable to alternatively locate their proposed equipment on any of the existing or approved towers within a 6-mile radius of the proposed 250ft Self-Support Kapok St/FLC009 tower. None of the existing or approved towers are in a suitable location and have the optimal height required to meet the coverage, capacity, and service experiences necessary for AT&T and FirstNet. As indicated on the Comprehensive Inventory Report on the following page and shown on the Propagation Maps provided by AT&T, several of the towers are also not viable options as AT&T already has equipment located on those towers.

Sincerely,

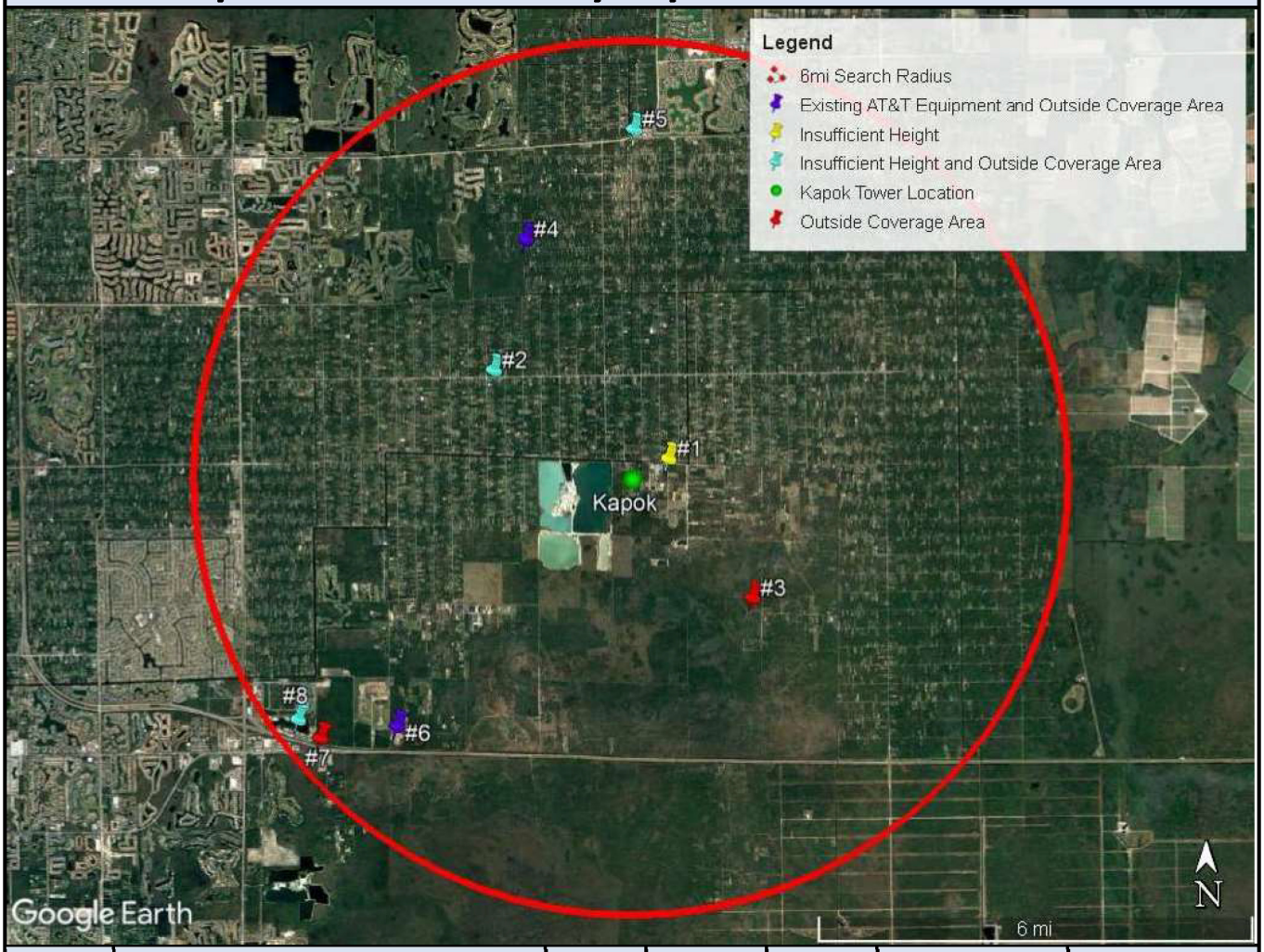
Maiko Llanes,
RF Design Engineer
AT&T Mobility

Attachment: Wright-EXHIBIT D. Kapok_6mi Radius Colocation Response (24797 : Kapok Tower Appeal)

CITYSWITCH

Site ID:	**FLC009**	**Carrier:**	**AT&T**
Site Name:	**Kapok**	**Latitude:**	**26.209438**
Date Reviewed:	**9/20/2022**	**Longitude:**	**-81.600402**

Comprehensive Inventory Report – 6mi Search Radius



Tower #	Owner	Type	Height (ft)	Distance	Latitude	Longitude
Per AT&T: "The required improvements to coverage and service quality cannot be accomplished through modification to AT&T's existing sites. The proposed tower height of 250' would place AT&T's antennas at the optimal height to close a service gap caused by a lack of towers in the area."						
1	Gulfstream Towers, LLC	MP	185ft	0.45mi	26.210891	-81.593387
2	Golden Gate Fire Control & Rescue	SS	160ft	2.37mi	26.228391	-81.632188
3	Alpert Tower LLC	GT	1,017ft	2.42mi	26.183110	-81.574822
4	CCATT LLC	SS	281ft	3.46mi	26.254446	-81.625102
5	American Towers LLC	SS	200ft	4.62mi	26.276431	-81.601079
6	CCATT LLC	SS	283ft	4.86mi	26.157677	-81.653630
7	L3HARRIS TECHNOLOGIES, INC.	SS	298ft	5.73mi	26.155308	-81.670589
8	Crown Castle GT Company LLC	SS	181ft	5.81mi	26.159020	-81.675562

IgniteWireless

Attachment: Wright-EXHIBIT D. Kapok_6mi Radius Colocation Response (24797 : Kapok Tower Appeal)

EXHIBIT E

Attachment: Wright-EXHIBIT E - 12.09 Review Comment Letter (24797 : Kapok Tower Appeal)

Collier County
Growth Management Department

December 09, 2022

Ignite Wireless
102 Mary Alice Park Rd Suite 505
Cumming, GA 30040

EMAIL - klotze@ignitewireless.com

RE: Site Development Plan
PL20210002791
Cityswitch - FLC009 - 1160 Kapok ST (SDP)

Dear Applicant:

The following comments are provided to you regarding the above referenced project. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all comments are satisfied.

The following comments need to be addressed as noted:

Rejected Review: Zoning Review
Reviewed By: Christine Willoughby
Email: christine.willoughby@colliercountyfl.gov Phone #: (239) 252-5748

Correction Comment 5:
As requested per email correspondence dated November 16, 2021 to Kendall Lotze at Ignite Wireless, provide documentation demonstrating that no old or approved tower within the effective radius can accommodate the applicants proposed antenna and ancillary equipment. LDC Section 5.05.09.D.

Provide an RF Engineer's report including any towers within the 6 mile radius and explain why co-location is not possible.

For each possible tower site, the application will provide the requirements as stated in LDC Section 5.05.09.E.2.a.-g.

Review # 2

The provided RF letter does not include any of the above information. Attached maps do not identify any existing towers or the 6 mile radius

Each comment above shall be addressed separately.

Review # 3

Additional information has been received that the approved but not yet built tower on Benton

Attachment: Wright-EXHIBIT E - 12.09 Review Comment Letter (24797 : Kapok Tower Appeal)

Road needs to part of the effective radius information provided. Email from Mike Bosi was forwarded to the applicant.

The following comments are informational and/or may include stipulations:

- **Please resubmit through the CityView portal or contact the Business Center's Client Services team at 239-252-2400 for assistance.**
- **When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.**
- **Should the applicant desire to schedule a Post Review Project Meeting to help facilitate resolution of any outstanding issues, please schedule through the assigned Planner.**
- **Pursuant to FS 125.022, should the project receive a third request for additional information, staff requests that the applicant provide written acknowledgement with the resubmittal to waive the regulation that restricts the County from requesting additional information. Projects that do not include such written acknowledgement and that fail to address any outstanding review items with the 4th submittal will be denied/recommended for denial.**
- **Please be advised that Sections 10.02.03.H.1, and 10.02.04.B.3.c require that a re-submittal must be made within 270 days of this letter.**

Informational Comments:

- Per FAC Chapter 62-330.051 (14)(g), the site is exempt from stormwater requirements.

Informational Comments:

- Sheet C-1 - Kapok Street is labeled as Public, however, Kapok Street is a Private roadway and a County right-of-way permit is not required.

Stipulations:

- Provide at time of pre-construction meeting the approved shared use plan per LDC Section 5.05.09.F.

Stipulations:

- A yearly inspection report shall be filed with the County Manager no later than December 1st of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance. Per LDC Section 5.05.09.G.15.

Informational Comments:

- 08/31/2022 Informational Comment: TIS - No additional trip generation is anticipated with the improvements included in this application; no further review for transportation concurrency (adequacy of roadway capacity) for trip banking (reservation of road capacity) is required.

If you have any questions, please contact me at (239) 252-5748.

Sincerely,

Christine Willoughby
Principal Planner
Growth Management Department

Attachment: Wright-EXHIBIT E - 12.09 Review Comment Letter (24797 : Kapok Tower Appeal)

EXHIBIT

F

Attachment: Wright-EXHIBIT F - Updated Kapok_6mi Radius Colocation Response (24797 : Kapok Tower Appeal)

AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Collier County, FL
Growth Management Department
2800 North Horseshoe Drive
Naples, Florida 34104

Re: Site Development Plan for Wireless Telecommunications Tower
CitySwitch II, LLC – FLC009 Kapok St; AT&T Site Rural Estates FA 12906066

To Whom It May Concern,

As presented in the AT&T Letter of Support and the Comprehensive Inventory Report included with this submittal, AT&T is unable to alternatively locate their proposed equipment on any of the existing or approved towers within a 6-mile radius of the proposed 250ft Self-Support Kapok St/FLC009 tower. None of the existing or approved towers are in a suitable location and have the optimal height required to meet the coverage, capacity, and service experiences necessary for AT&T and FirstNet. As indicated on the Comprehensive Inventory Report on the following page and shown on the Propagation Maps provided by AT&T, several of the towers are also not viable options as AT&T already has equipment located on those towers.

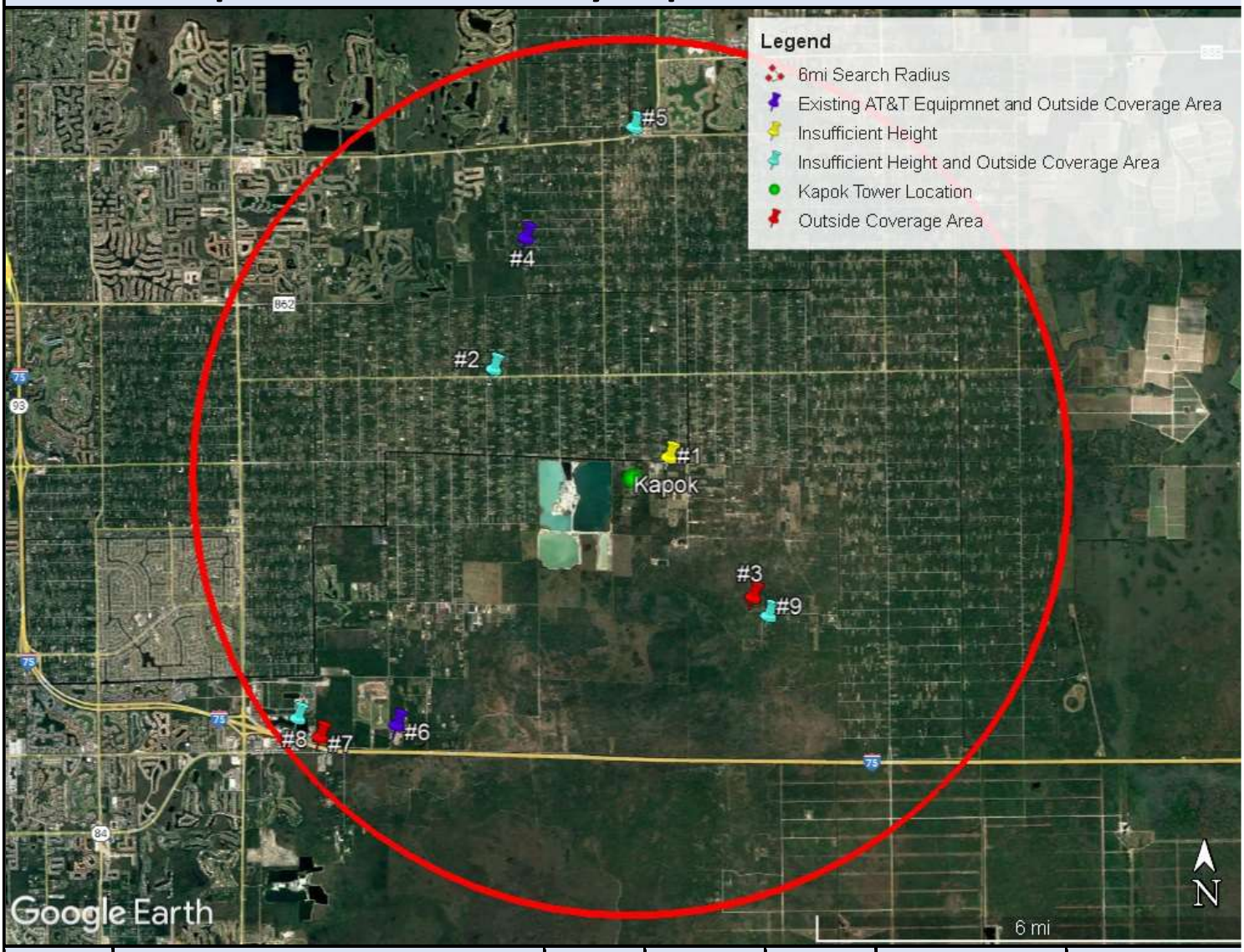
Sincerely,

Maiko Llanes,
RF Design Engineer
AT&T Mobility

Attachment: Wright-EXHIBIT F - Updated Kapok_6mi Radius Colocation Response (24797 : Kapok Tower Appeal)

Site ID:	FLC009	Carrier:	AT
Site Name:	Kapok	Latitude:	26.209438
Date Reviewed:	12/14/2022	Longitude:	-81.600402

Comprehensive Inventory Report – 6mi Search Radius



Tower #	Owner	Type	Height (ft)	Distance	Latitude	Longitude
Per AT&T: "The required improvements to coverage and service quality cannot be accomplished through modification to AT&T's existing sites. The proposed tower height of 250' would place AT&T's antennas at the optimal height to close a service gap caused by a lack of towers in the area."						
1	Gulfstream Towers, LLC	MP	185ft	0.45mi	26.210891	-81.593387
2	Golden Gate Fire Control & Rescue	SS	160ft	2.37mi	26.228391	-81.632188
3	Alpert Tower LLC	GT	1,017ft	2.42mi	26.183110	-81.574822
4	CCATT LLC	SS	281ft	3.46mi	26.254446	-81.625102
5	American Towers LLC	SS	200ft	4.62mi	26.276431	-81.601079
6	CCATT LLC	SS	283ft	4.86mi	26.157677	-81.653630
7	L3HARRIS TECHNOLOGIES, INC.	SS	298ft	5.73mi	26.155308	-81.670589
8	Crown Castle GT Company LLC	SS	181ft	5.81mi	26.159020	-81.675562
9	Capital Telecom Holdings II LLC	SS	220ft	2.74mi	26.179389	-81.571390

Attachment: Wright-EXHIBIT F - Updated Kapok_6mi Radius Colocation Response (24797 : Kapok Tower Appeal)

EXHIBIT G

Attachment: Wright-EXHIBIT G - SDP Approval Letter3 (24797 : Kapok Tower Appeal)

Collier County
Growth Management Department

December 28, 2022

Ignite Wireless - Kyle Lotze
102 Mary Alice Park Rd
Suite 505
Cumming, GA 30040

Re: Final Site Development Plans Approval
Cityswitch - FLC009 - 1160 Kapok ST (SDP)
Project Number: PL20210002791

Dear Applicant:

THIS IS YOUR PERMIT AND MUST BE POSTED ONSITE!

This office has reviewed the Final Site Development Plan for the referenced project and has no objection to the construction of water, sewer, paving, and drainage aspects of the project subject to the following stipulations:

- **By receipt and acceptance of this approval, the petitioner acknowledges that a pre-construction meeting is required by code for this project. If the pre-construction meeting is not held prior to the beginning of construction, the project will be cited and shut down until the required meeting is held. Even with an Early Work Authorization a pre-construction meeting is required.**

General Conditions

- **CHANGES IN USE AND/OR DESIGN OF THESE SITE AND ARCHITECTURAL PLANS ARE NOT AUTHORIZED WITHOUT WRITTEN APPROVAL BY THE COUNTY. CHANGES SHALL REQUIRE RE–REVIEW IN ACCORDANCE WITH ALL CURRENT COUNTY CODES INCLUDING PARKING FACILITIES, UTILITIES, TRANSPORTATION, ENVIRONMENTAL REQUIREMENTS AND THE LIKE.**

- A preliminary inspection and approval of the infrastructure for multi-family residential must be done by Engineer Inspections prior to any Certificate of Occupancy being granted.

- Permits from other agencies having jurisdiction over this project shall be obtained prior to start of construction.

- Please call Mr. David Crane at (239) 252-6820 to schedule a pre–construction meeting a minimum of 48 hours prior to start of construction.

- All construction activities permitted by this letter shall only occur during the following times:

  6:30 A.M. to 7:00 P.M., Monday through Saturday; no work is permitted on Sundays and the following holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, Christmas Day.

- The review and approval of these improvement plans does not authorize the construction of required improvements, which are inconsistent with easement of record.

- Upon completion of the infrastructure improvements associated with a site development plan and prior to the issuance of a certificate of occupancy, the engineer shall provide a completion certificate as to the improvements, together with all applicable items referenced in Section 10.02.05 of this code including electronic disk. Upon a satisfactory inspection of the improvements, a certificate of occupancy may then be issued.

Zoning Conditions

- SIGNAGE RESTRICTIONS: Please be advised that any permanent sign (wall, ground, monument, directory, etc.) requires a separate building permit and must meet the provisions of the Collier County

Attachment: Wright-EXHIBIT G - SDP Approval Letter3 (24797 : Kapok Tower Appeal)

Land Development Code, Section 5.06.00, and/or the applicable provisions of the governing Planned Unit Development (PUD) document, regardless of any sign placement, dimensions or color depicted on the site and/or architectural plans approved by this letter.

- All PUD related stipulations shall apply to this project.

Utility Conditions

- Written confirmation from that the water/sewer facilities have been accepted and placed in service must be provided prior to issuance of a Certificate of Occupancy.
- **"APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF THE METER SIZE. SIZING OF THE METER SHALL BE DONE WITH THE APPROVAL OF PUBLIC UTILITIES ENGINEERING DIRECTOR OR HIS DESIGNEE, BASED ON DOCUMENTATION RECEIVED FROM THE ENGINEERING OF RECORD. THE METER DETAIL SHALL BE SUBMITTED TO ENGINEERING REVIEW SERVICE FOR APPROVAL PRIOR TO INSTALLATION".**
- No water or sewer utility construction shall commence until proper DEP permits have been obtained.

Subdivision Conditions

- All work shall be in accordance with applicable Collier County ordinances and rules and regulations of other entities having jurisdiction over the project.

Environmental Conditions

- Site clearing is conditioned to the stipulations contained on the approved plans.
- Required permits for listed species relocation must be provided to staff at the pre-construction meeting.
- Silt fencing must be installed prior to any mechanical clearing.
- Exotic vegetation must be removed prior to preliminary acceptance as required on the approved plans.

Water Management Conditions

- All work shall be in accordance with applicable State or Federal rules and regulations.
- Work area shall be properly barricaded with hay bales and/or silt screens during the entire time of construction, to prevent any siltation during construction.
- Separate excavation permit must be obtained.
- The engineer of record, prior to issuance of a Certificate of Occupancy, shall provide documentation from the stormwater maintenance entity that it has been provided information on how the stormwater system works and their responsibility to maintain the system.
- This project shall be permitted by SFWMD.
- Whether or not this project was permitted by SFWMD, dewatering shall not occur without a dewatering permit from the South Florida Water Management District.

Addressing Conditions

- Pursuant to Ordinance No. 07-62, no proposed subdivision, street, building, condominium or development may utilize the same name or a similar sounding name as any existing subdivision, street, building, condominium or development, except that the major street within a subdivision may utilize the name of the subdivision. Any changes to the project name shall be reviewed and approved by Growth Management Department/Planning and Regulation Addressing Section.

Landscaping Conditions

- At the time of Preliminary Acceptance, the Landscape Architect shall certify that the landscaping has been installed in substantial accordance with the approved plans and specifications. The certification shall be in a form approved by the County Manager or his designee.

Attachment: Wright-EXHIBIT G - SDP Approval Letter3 (24797 : Kapok Tower Appeal)

Fire Protection Conditions

- Please note that prior to the accumulation of combustible building materials on site, proposed fire hydrants must be operable with the minimum required fire flows and improved stabilized emergency apparatus access ways (min. 20' wide) must be available to within 100' of the structures.

- No fire appliances shall be obstructed, visually or functionally, by vegetation.

Additional Stipulations

- Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. This permit is conditioned on all other applicable state or federal permits being obtained before commencement of the development.

- Development Review - Per FAC Chapter 62-330.051 (14)(g), the site is exempt from stormwater requirements.

- Development Review - Sheet C-1 - Kapok Street is labeled as Public, however, Kapok Street is a Private roadway and a County right-of-way permit is not required.

- Planning - A yearly inspection report shall be filed with the County Manager no later than December 1st of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance. Per LDC Section 5.05.09.G.15.

- Transportation Planning 08/31/2022 Informational Comment: TIS - No additional trip generation is anticipated with the improvements included in this application; no further review for transportation concurrency (adequacy of roadway capacity) for trip banking (reservation of road capacity) is required.

- Planning - The provided Determination of No Hazard to Air Navigation expires 12/24/2022.

PURSUANT TO HB 503, PLEASE COMPLETE THE ATTACHED AFFIDAVIT OF COMPLIANCE AND PROVIDE TO CLIENT SERVICES STAFF (252-2400). INCLUDE THE BALANCE OF ANY OUTSTANDING INSPECTION FEES TOGETHER WITH ANY REQUIRED STATE OR FEDERAL PERMITS. UPON PROCESSING THE AFFIDAVIT OF COMPLIANCE, A PRE-CONSTRUCTION MEETING MAY BE SCHEDULED.

Be advised that this approval automatically expires in thirty-six (36) months pursuant to Collier County Land Development Code Section 10.02.03.H.2. **The expiration date is December 28, 2025.**

Please call if you have any questions or need any additional information.

Sincerely,

Development Review Division

Growth Management Department
2800 N. Horseshoe Dr.
Naples, Florida 34104
239-252-2400

Attachment: Wright-EXHIBIT G - SDP Approval Letter3 (24797 : Kapok Tower Appeal)