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PD25-124607-BOS
HUNTER'S RIDGE PD AMENDMENT


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Site Location

**BONITA SPRINGS, FLORIDA**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**ZONING DIVISION**

**STAFF REPORT**

**TYPE OF CASE:** PLANNED DEVELOPMENT AMENDMENT

**CASE NUMBER:** PD25-124697-BOS

**HEARING DATE:** March 17, 2026

**PLANNER:** Mike Fiigon II, Senior Planner

**APPLICATION SUMMARY:**

A. Applicant: Diamond Communications, LLC

B. Agent: Mattaniah S. Jahn, P.A.

C. Request: An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.

D. Location: 12760 Fox Ridge Drive, Bonita Springs, Florida, 34135; STRAP 06-48-26-B3-0010G.10CE

E. Future Land Use Plan Designation: Moderate Density Mixed Use Planned Development

F. Current Zoning: Residential Planned Development (RPD)

G. Current Land Use: Treatment/Maintenance Area/Non-Residential

By this reference, the Applicant's application in its entirety, including amendments and correspondence, is made part of this record and is available at the City Clerk's and Community Development's Offices.

## BACKGROUND:

The property is part of the overall Hunter's Ridge Residential Planned Development and was part of the original rezoning effort in 1985 to re-designate from the Agricultural (AG-2) district to an RPD. Additional zoning actions were approved in 1987, 1990, and 1993 which expanded the Hunter's Ridge development boundaries to what is currently built. The following schedule of uses were approved with the original zoning action (ZAB-85-273) and pertain to the subject property:

***Uses:***

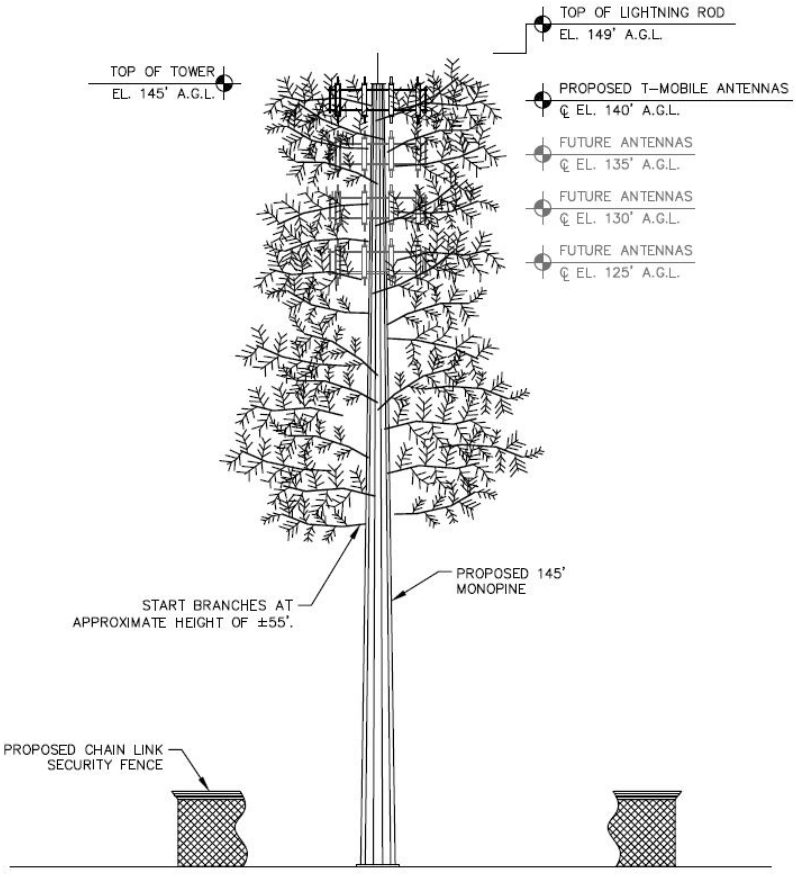
Common Recreational Uses, Private
Model Homes
Private Sewage Treatment Plant
Residential Accessory Uses
Residential Development Identification Signs
Single Family Homes

The current request is to obtain zoning approval for the construction of a cell tower facility that is 149 feet in height and in a monopole/monopine design. The appropriate path to obtain the approval is to amend and add *Wireless Facilities* to the schedule of uses. Additionally, approvals for wireless facilities are regulated by Chapter Four, Division 11 of the City of Bonita Springs Land Development Code (LDC). This division permits wireless facilities based on land use (residential, commercial, industrial, other), proposed height, and tower type (monopole, stealth, camouflaged, self-support, guyed, lattice). For example, a stealth tower or facility up to 35 feet in height that is proposed on a property with a residential land use can be approved administratively by City Staff. An example of such approval would be the wireless facility light poles that were installed in Imperial Bonita Estates Mobile Home Park in 2015 (ADD15-24521-BOS). However, towers/facilities proposed on residential property that are over 35 feet will require the approval of a special exception (public hearing), with the maximum height allowance of 75 feet and only in the style of a stealth or camouflaged tower. Additional tower types and additional height are permitted for land uses other than residential, pursuant to LDC Table 4-1221, [abridged version] shown as follows:

| **Land Use** | **Tower Type** | **Maximum Height (Administrative)** | **Maximum Height (Special Exception)** |
|---|---|---|---|
| Residential | Stealth | 35 feet | 35.1 feet – 75 feet |
| | Camouflaged | 35 feet | 35.1 feet – 75 feet |
| Commercial | Stealth | 75 feet | 75.1 feet – 125 feet |
| | Camouflaged | 65 feet | 65.1 feet – 110 feet |
| | Monopole | 50 feet | 50.1 feet – 75 feet |
| Industrial | Stealth | 100 feet | 100.1 feet – 149 feet |
| | Camouflaged | 90 feet | 90.1 feet – 149 feet |
| | Monopole | 80 feet | 80.1 feet – 149 feet |

| | | | |
|---|---|---|---|
| | Self-Support | 75 feet | 75.1 feet – 149 feet |
| | Guyed | 75 feet | 75.1 feet – 149 feet |
| | Lattice | 75 feet | 75.1 feet – 149 feet |
| Other | Stealth | 35 feet | Over 35 feet |
| | Camouflaged | 35 feet | Over 35 feet |
| | Monopole | 35 feet | Over 35 feet |
| | Self-Support | 35 feet | Over 35 feet |
| | Guyed | 35 feet | Over 35 feet |
| | Lattice | 35 feet | Over 35 feet |

The portion of Hunter's Ridge subject to this application is not residential in nature and was never contemplated for residential uses. As a result, the Applicant is able to ask for additional height and additional tower types. Since the property currently holds RPD zoning and required multiple public hearings with Lee County, it was determined that the appropriate path for review would be an amendment to the RPD while also using the required Wireless Facilities application documentation for review as contained in Division 11 of the City's Land Development Code (LDC). By utilizing this approach, the City is able to avoid duplicative public hearing application efforts in the form of a PD Amendment, variance from maximum permitted tower height, and a special exception for facilities proposed at a height greater than 35 feet—and can instead use the public hearing PD Amendment process to handle the request.




(Proposed monopine, as submitted by Diamond Communications, LLC, 2025)

In order to satisfy the application requirements, the Applicant has provided documentation to satisfy the PD amendment criteria as well as the wireless facilities criteria. Items such as a colocation affidavit, photo simulations

(discussed later in this report), fall zone letters, a tall structures permit application (reviewed by Lee County), as well as site plans, aerials, a statement of need are able to satisfy both application types. The full application backup package is being provided digitally as part of Attachment F.

The Applicant has provided Radio Frequency Engineering Reports (RF Packages) which includes a statement of need for the tower (Attachment C).

Contained therein are cell coverage maps, which show current and unreliable coverage areas as well as the improvements that would be established upon completion of the tower. Additionally, it should be understood that while increased coverage is always the primary focus, capacity has also been an ongoing problem in the eastern part of the City (i.e. east of the interstate). Even with adequate coverage, calls can drop and significant lag time for data processing and downloads become clear when a tower is overburdened with users. Establishment of the proposed facility is intended to help in both coverage and capacity for its carriers.

As shown in the 41-page site plan (Exhibit B), the tower will be designed as a monopine, as shown above. The cell antennas will start at 125 feet in height and will be placed on the tower in height increments of five (5) feet. “Branches” with foliage will be used to camouflage the antennas and will start at a height of 55 feet approximately and continue up to the top of the tower. A series of photo simulations have been provided by the Applicant to demonstrate the visual impact of the tower (Attachment D). A sample of one of the simulations is identified below and shows the view from Fox Ridge Drive, the roadway which will serve as the access point to the tower site.

(Photo Simulation from Fox Ridge Drive, provided by Diamond Communications, LLC
(edited by Community Development 2026)

## CONCLUSIONS:

It is Staff’s opinion that the Applicant has properly demonstrated that the proposed amendment is appropriate for the RPD. Additional analysis performed by Staff in order to reach this conclusion can be found by reviewing “Attachment A.”

## RECOMMENDATION:

Staff recommends **APPROVAL** of a Residential Planned Development (RPD)

zoning amendment to Zoning Resolution ZAB-85-273 to add *Wireless Facilities* to the schedule of uses. This recommendation of approval is subject to the following conditions:

Conditions:

1. The amendment is applicable to STRAP 06-48-26-B3-0010G.10CE only and development of the wireless facility shall be generally consistent with the 41-page site plan provided and labeled as Exhibit "B."

2. Schedule of Uses for ZAB-85-273 is amended as follows:

   Common Recreational Uses, Private
   Model Homes
   Private Sewage Treatment Plant
   Residential Accessory Uses
   Residential Development Identification Signs
   Single Family Homes
   Wireless Facilities, not to exceed 149 feet in height, limited to one facility and associated infrastructure

3. Any landscaping removed during construction shall be replaced like-for-like. LDC 3 & 4 requirements will be applicable if landscaping is removed and unable to be replaced.

4. Diamond Communications, LLC, its successors, or assigns shall maintain the monopine tower on an as-needed basis (including, but not limited to, the tree branch canopy) to ensure the appearance and condition remains in accordance with the depiction of the monopine tower in Attachment D, Photo Simulations. (condition added pursuant to the recommendation of the City of Bonita Springs Planning & Zoning Board, March 17, 2026)

5. The Applicant or its agents shall obtain a Limited Development Order (LDO) and building permits, prior to the commencement of construction of the wireless facility.

6. Approval of this zoning action is not intended to circumvent or supersede Florida Statutes or Federal Regulations (such as FAA or FCC requirements) that pertain to wireless facilities.

7. Approval of this zoning action does not guarantee approval of a local development order or building permit.

**EXHIBITS:**

A. Legal Description and Sketch of the Subject Property
B. Diamond Communications, LLC Site Plan

**ATTACHMENTS:**

A. Background and Informational Analysis
B. Application Narrative
C. RF Package/Statement of Need
D. Photo Simulations
E. Public Comments (up to March 23, 2026)
F. Application Backup (Final Documents—Online only)

EXHIBIT A

# GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF DIAMOND COMMUNICATIONS LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 01/14/2025]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA WEST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 12071C0678F DATED: 08/28/2008

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

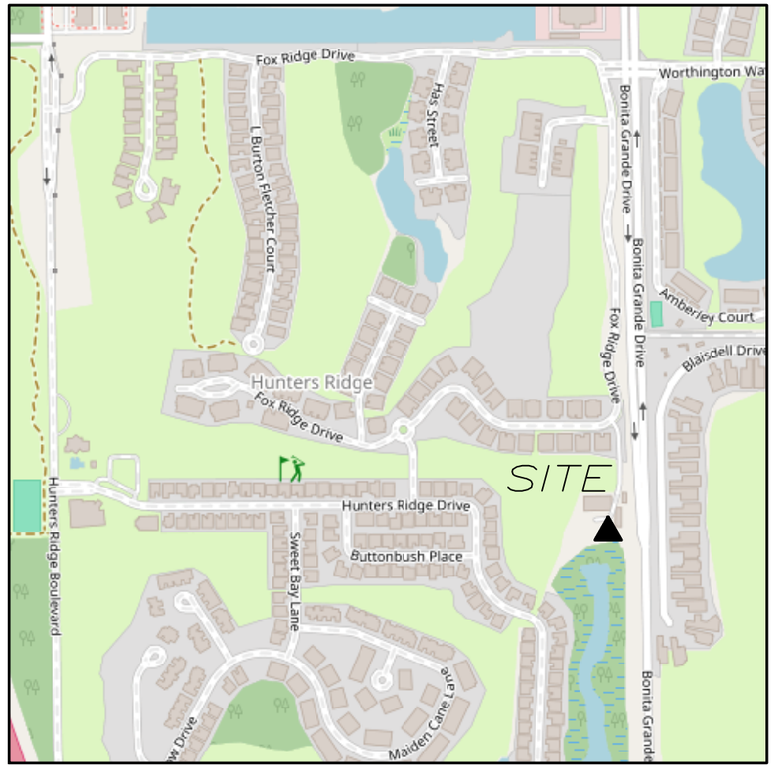
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

811 CALL BEFORE YOU DIG




## VICINITY MAP

NOT TO SCALE

# GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 01/14/2025
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99995268
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.11593056°
BENCHMARKS USED: DF7050, DP6861, DF9225

# ROADWAY NOTE

FOX RIDGE DRIVE IS A PRIVATE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT, AS PLATTED ON PLAT BOOK 75 PG 1, PLAT BOOK 66 PG 77, PLAT BOOK 61 PG 47, PLAT BOOK 64 PG 49 AND PLAT BOOK 41 PG 1.

# PARENT PARCEL

OWNER: HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION

SITE ADDRESS: 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FL 34135

PARCEL ID:
06-48-26-B3-0010G.10CE

AREA: 2.5538 ACRES± (PER CALCULATION)

REFERENCE: INSTRUMENT 2012000172078



EXHIBIT A

G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

*THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. 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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PEACHTREE CITY, GA 30269
(DIRECT) 678.565.4440 (FAX) 678.565.4497 (W) P2PLS.COM

SPECIFIC PURPOSE SURVEY PREPARED FOR:

Diamond Communications LLC

120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

| NO. | DATE | REVISION |
|---|---|---|
| 1. | 03/11/25 | TITLE |
| 2. | 10/13/25 | TEXT SIZE |
| 3. | 10/21/25 | DIGITAL SIGN |
| | | |

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #:241586FL

SHEET: 1 OF 7

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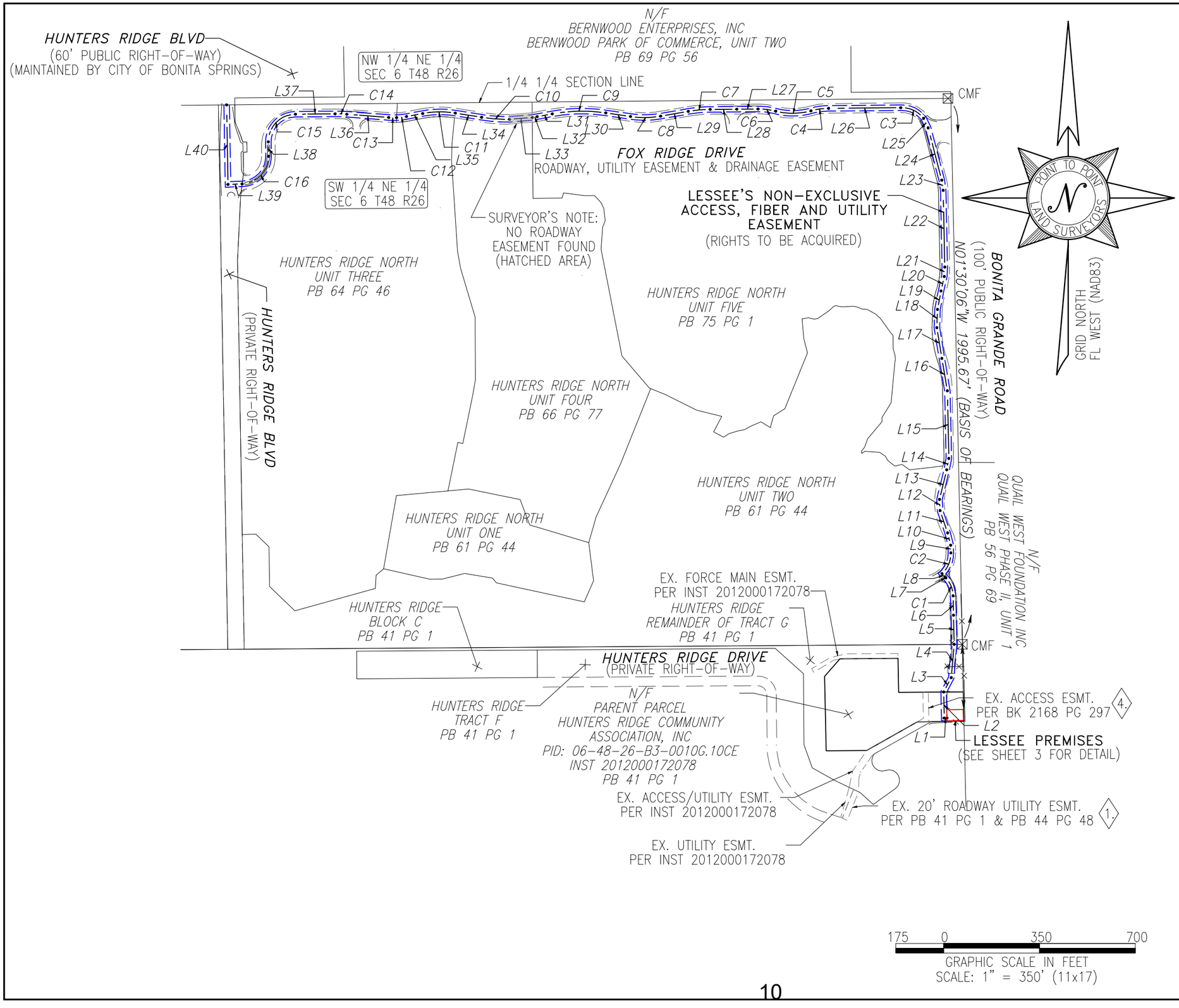


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SHEET: 2 OF 7

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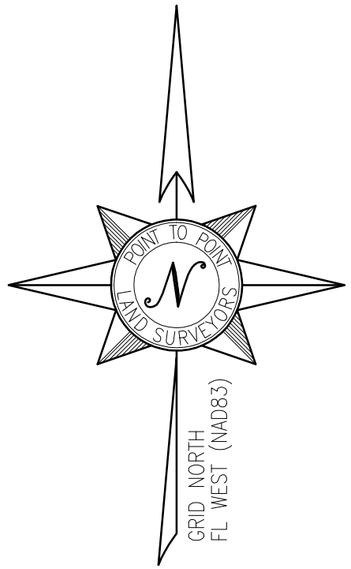
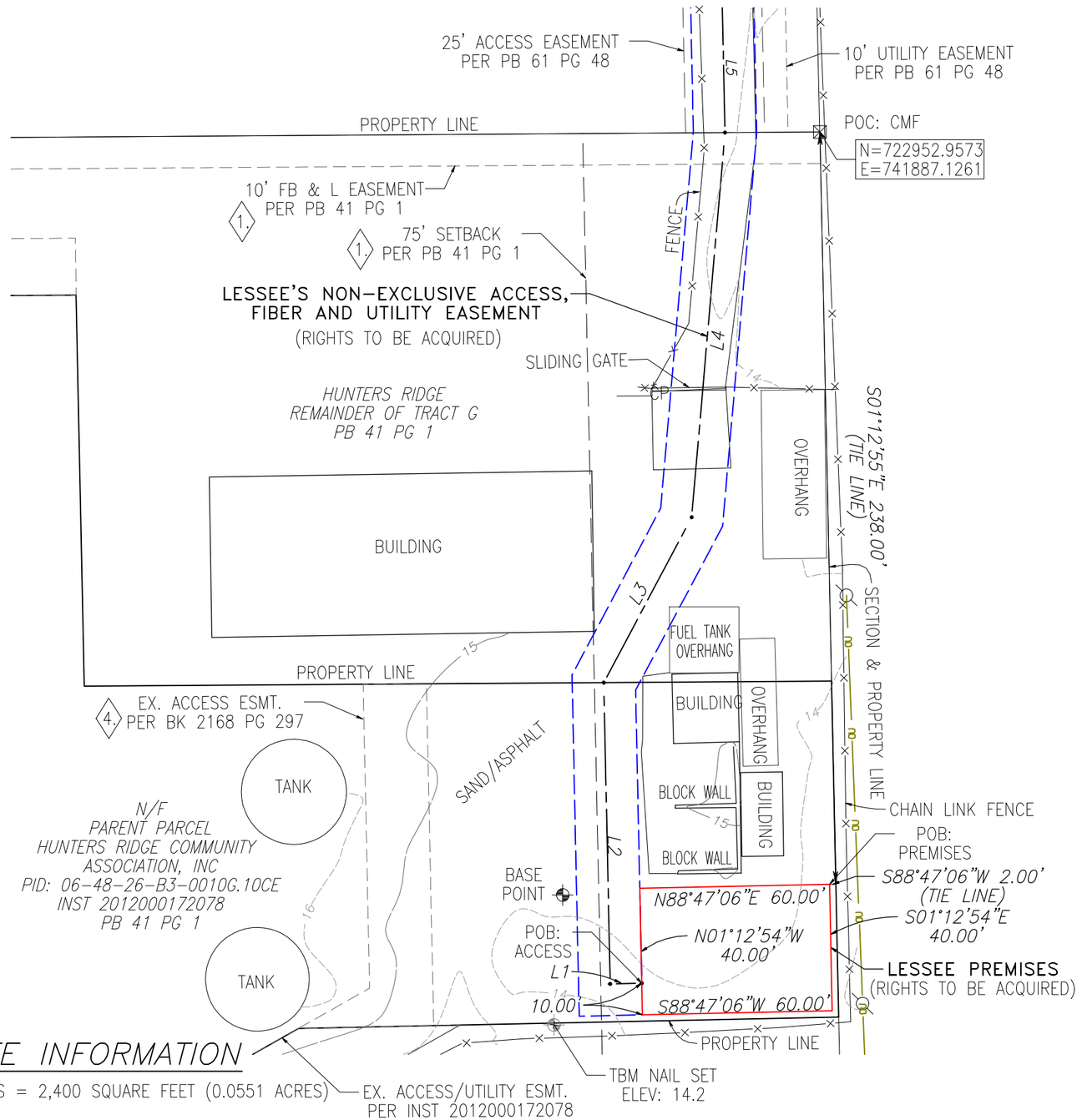



## LEGEND

| | |
|---|---|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | IRON PIN SET |
| IPF | IRON PIN FOUND |
| CRB | CAPPED REBAR |
| RB | REBAR |
| OTP | OPEN TOP PIPE |
| SSMH | SANITARY SEWER MANHOLE |
| SDMH | STORM DRAIN MANHOLE |
| INV | INVERT |
| EP | EDGE OF PAVEMENT |
| BC | BACK OF CURB |
| OU | OVERHEAD UTILITY |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| TR | TRANSFORMER |
| CLF | CHAIN LINK FENCE |
| BWF | BARBED WIRE FENCE |
| WV | WATER VALVE |
| WM | WATER METER |
| CO | SEWER CLEAN-OUT |
| GV | GAS VALVE |
| HH | HANDHOLE |
| CP | CONCRETE PAD |
| BFO | BURIED FIBER OPTIC |
| N/F | NOW OR FORMERLY |
| R/W | RIGHT-OF-WAY |

FIRE HYDRANT
CONCRETE MONUMENT FOUND
TELCO PEDESTAL
UTILITY POLE
GUY WIRE ANCHOR
LIGHT POLE
BENCHMARK




## SITE INFORMATION

LESSEE PREMISES = 2,400 SQUARE FEET (0.0551 ACRES)

AT CENTER LESSEE PREMISES:
LATITUDE: 26°19'18.03" (NAD 83) (26.321675°)
LONGITUDE: -81°44'18.17" (NAD 83) (-81.738381°)
ELEVATION = 14.1' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)

20 0 40 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 40' (11x17)



G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

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SHEET: 3 OF 7

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SURVEY NOT VALID WITHOUT ALL SHEETS

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S88°47'06"W | 10.00' |
| L2 | N01°12'54"W | 95.30' |
| L3 | N27°58'28"E | 59.22' |
| L4 | N04°57'07"E | 122.13' |
| L5 | N01°12'52"W | 106.87' |
| L6 | N01°12'52"W | 70.58' |
| L7 | N42°36'16"W | 3.53' |
| L8 | N42°36'14"W | 17.50' |
| L9 | N01°12'52"W | 28.29' |
| L10 | N14°04'36"W | 46.26' |
| L11 | N18°39'51"W | 85.93' |
| L12 | N02°49'19"W | 41.32' |
| L13 | N13°37'17"E | 111.15' |
| L14 | N10°42'09"E | 42.42' |
| L15 | N01°12'51"W | 247.15' |
| L16 | N09°47'48"W | 119.81' |
| L17 | N09°09'01"W | 113.95' |
| L18 | N01°55'55"E | 66.68' |
| L19 | N10°47'41"E | 68.80' |
| L20 | N12°40'57"E | 54.15' |
| L21 | N03°10'24"E | 34.44' |
| L22 | N01°12'51"W | 280.36' |
| L23 | N07°53'25"W | 37.81' |
| L24 | N14°33'58"W | 197.43' |
| L25 | N25°43'49"W | 38.34' |
| L26 | S89°28'44"W | 263.61' |
| L27 | S89°28'44"W | 77.57' |
| L28 | S89°28'44"W | 97.35' |
| L29 | S80°16'31"W | 102.70' |
| L30 | N81°39'26"W | 91.29' |
| L31 | S79°35'15"W | 56.11' |
| L32 | S80°27'22"W | 18.20' |
| L33 | S85°19'09"W | 83.76' |
| L34 | N80°55'44"W | 97.21' |
| L35 | S79°25'33"W | 59.98' |
| L36 | N85°34'58"W | 153.42' |
| L37 | S89°28'44"W | 144.72' |
| L38 | S00°31'16"E | 52.79' |
| L39 | S87°45'53"W | 51.81' |
| L40 | N00°58'54"W | 290.48' |

## CURVE TABLE

| LINE | ARC | RADIUS | CHD. BRG. | CHD. |
|---|---|---|---|---|
| C1 | 72.24' | 100.00' | N21°54'33"W | 70.68' |
| C2 | 84.84' | 100.00' | N23°05'27"E | 82.32' |
| C3 | 96.04' | 98.34' | N64°56'55"W | 92.27' |
| C4 | 65.14' | 250.00' | S82°00'51"W | 64.96' |
| C5 | 130.28' | 250.00' | S89°28'44"W | 128.81' |
| C6 | 65.14' | 250.00' | N83°03'22"W | 64.96' |
| C7 | 80.32' | 500.00' | S84°52'38"W | 80.23' |
| C8 | 110.37' | 350.00' | S89°18'32"W | 109.91' |
| C9 | 196.41' | 600.00' | S88°57'54"W | 195.53' |
| C10 | 102.01' | 600.00' | N85°47'59"W | 101.89' |
| C11 | 120.01' | 350.00' | S89°14'54"W | 119.42' |
| C12 | 36.45' | 249.97' | S83°36'11"W | 36.42' |
| C13 | 28.96' | 250.00' | N88°54'04"W | 28.94' |
| C14 | 43.09' | 500.00' | N88°03'07"W | 43.08' |
| C15 | 157.08' | 100.00' | S44°28'44"W | 141.42' |
| C16 | 154.03' | 100.00' | S43°36'27"W | 139.25' |



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G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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SPECIFIC PURPOSE SURVEY PREPARED FOR:

Diamond Communications LLC

120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

# HUNTERS RIDGE
## SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

| NO. | DATE | REVISION |
|---|---|---|
| 1. | 03/11/25 | TITLE |
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| | | |

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #:241586FL

SHEET: 4 OF 7

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SURVEY NOT VALID WITHOUT ALL SHEETS

# TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURACE COMPANY, REPORT DATE OF 06/03/1985 THROUGH 02/18/2025, BEING REPORT NO. 01-25007574-01S, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

(1) PLAT OF HUNTERS RIDGE, AS RECORDED ON 06/14/1986 IN PLAT BOOK 41, PAGE 1 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA AND ACCESS EASEMENT AND THE APPLICABLE ITEMS ARE SHOWN HEREON.]

(2) MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 07/10/1988 AS BOOK 2003, PAGE 4209 OF LEE COUNTY RECORDS.

NOTE: ASSIGNMENT AND ACCEPTANCE OF RIGHTS AND DUTIES AS THE SUCCESSOR DECLARANT UNDER THE MASTER DECLARATION OF COENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 05/31/1991, AS BOOK 2224, PAGE 3605 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF TITLE, RECORDED 07/31/1991, AS BOOK 2237, PAGE 1589 OF LEE COUNTY RECORDS.

NOTE: FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/05/1991, AS BOOK 2262, PAGE 2992 OF LEE COUNTY RECORDS.

NOTE: THIRD AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 04/07/1998, AS BOOK 2943, PAGE 2284 OF LEE COUNTY RECORDS.

NOTE: SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/14/2001, AS BOOK 3540, PAGE 2998 OF LEE COUNTY RECORDS.

NOTE: AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/08/2006, AS INSTRUMENT NO. 2006000458313 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT, RECORDED 05/07/2013, AS INSTRUMENT NO. 2013000105872 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT, RECORDED 02/06/2014, AS INSTRUMENT NO. 2014000025814 OF LEE COUNTY RECORDS.

NOTE: NOTICE OF PRESERVATION OF USE RESTRICTIONS FOR HUNDERS RIDGE, RECORDED 04/26/2018, AS INSTRUMENT NO. 2018000100253 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

(3) BY-LAWS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION, RECORDED 07/18/1988 AS BOOK 203, PAGE 4245 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT TO BYLAWS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., RECORDED 02/21/2007, AS INSTRUMENT NO. 2007000058310 OF LEE COUNTY RECORDS.

[THIS ITEM IS NOT A SURVEY RELATED ITEM.]

(4) A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF BEAU KASTLE DEVELOPERS, INC., A FLORIDA CORPORATION, RECORDED 08/10/1990, AS BOOK 2168, PAGE 297 OF LEE COUNTY RECORDS.

[APPLICABLE TO THE PARENT PARCEL, HOWEVER IT IS NOT APPLICABLE TO THE LEASE AREA AND ACCESS EASEMENT. THIS ITEM IS PLOTTED HEREON.]

(5) GRANT OF EASEMENT IN FAVOR OF COMCAST OF COLORADO/FLORIDA/MICHIGAN/NEW MEXICO/PENNSYLVANIA/WASHINGTON, LLC, RECORDED 02/22/2016, AS INSTRUMENT NO. 2016000036132 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

* SURVEYOR'S NOTE: EXCEPTION 3 CONTAINS A SCRIVENER'S ERROR AND THE EXCEPTION DOCUMENT SHOULD BE LISTED AS "BOOK 2003, PAGE 4245"



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SHEET: 5 OF 7

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# LESSEE'S NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT

TOGETHER WITH A NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LESSEE PREMISES, SOUTH 88°47'06" WEST, 10.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 95.30 FEET TO A POINT ON THE PROPERTY LINE SHARED BY HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, AND HUNTERS RIDGE REMAINDER OF TRACT G, AS RECORDED IN PLAT BOO 41 PAGE 1; THENCE, NORTH 27°58'28" EAST, 59.22 FEET TO A POINT; THENCE, NORTH 04°57'07" EAST, 122.13 FEET TO A POINT ON THE PROPERTY LINE SHARED BY SAID HUNTERS RIDGE REMAINDER OF TRACT G AND HUNTERS RIDGE NORTH UNIT TWO, AS RECORDED IN PLAT BOOK 61 PAGE 44; THENCE, NORTH 01°12'52" WEST, 106.87 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 70.58 FEET TO A POINT; THENCE, 72.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 21°54'33" WEST, 70.68 FEET TO A POINT; THENCE, NORTH 42°36'16" WEST, 3.53 FEET TO A POINT ON THE EASTERLY LINE OF THE FOX RIDGE DRIVE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT; THENCE, NORTH 42°36'14" WEST, 17.50 FEET TO A POINT ON THE CENTERLINE OF FOX RIDGE DRIVE;

THENCE RUNNING ALONG SAID CENTERLINE OF FOX RIDGE DRIVE, 84.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 23°05'27" EAST, 82.32 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 28.29 FEET TO A POINT; THENCE, NORTH 14°04'36" WEST, 46.26 FEET TO A POINT; THENCE, NORTH 18°39'51" WEST, 85.93 FEET TO A POINT; THENCE, NORTH 02°49'19" WEST, 41.32 FEET TO A POINT; THENCE, NORTH 13°37'17" EAST, 111.15 FEET TO A POINT; THENCE, NORTH 10°42'09" EAST, 42.42 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 247.15 FEET TO A POINT; THENCE, NORTH 09°47'48" WEST, 119.81 FEET TO A POINT; THENCE, NORTH 09°09'01" WEST, 113.95 FEET TO A POINT; THENCE, NORTH 01°55'55" EAST, 66.68 FEET TO A POINT; THENCE, NORTH 10°47'41" EAST, 68.80 FEET TO A POINT; THENCE, NORTH 12°40'57" EAST, 54.15 FEET TO A POINT; THENCE, NORTH 03°10'24" EAST, 34.44 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 280.36 FEET TO A POINT; THENCE, NORTH 07°53'25" WEST, 37.81 FEET TO A POINT; THENCE, NORTH 14°33'58" WEST, 197.43 FEET TO A POINT; THENCE, NORTH 25°43'49" WEST, 38.34 FEET TO A POINT; THENCE, 96.04 FEET ALONG THE

ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 98.34 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°56'55" WEST, 92.27 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 263.61 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 82°00'51" WEST, 64.96 FEET TO A POINT; THENCE, 130.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°28'44" WEST, 128.81 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 83°03'22" WEST, 64.96 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 77.57 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 97.35 FEET TO A POINT; THENCE, 80.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 84°52'38" WEST, 80.23 FEET TO A POINT; THENCE, SOUTH 80°16'31" WEST, 102.70 FEET TO A POINT; THENCE, 110.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°18'32" WEST, 109.91 FEET TO A POINT; THENCE, NORTH 81°39'26" WEST,

91.29 FEET TO A POINT; THENCE, 196.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 88°57'54" WEST, 195.53 FEET TO A POINT; THENCE, SOUTH 79°35'15" WEST, 56.11 FEET TO A POINT; THENCE, SOUTH 80°27'22" WEST, 18.20 FEET TO A POINT; THENCE, SOUTH 85°19'09" WEST, 83.76 FEET TO A POINT; THENCE, 102.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°47'59" WEST, 101.89 FEET TO A POINT; THENCE, NORTH 80°55'44" WEST, 97.21 FEET TO A POINT; THENCE, 120.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°14'54" WEST, 119.42 FEET TO A POINT; THENCE, SOUTH 79°25'33" WEST, 59.98 FEET TO A POINT; THENCE, 36.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 249.97 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 83°36'11" WEST, 36.42 FEET TO A POINT; THENCE, 28.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°54'04" WEST, 28.94 FEET TO A POINT; THENCE, NORTH 85°34'58" WEST, 153.42 FEET TO A POINT; THENCE, 43.09 FEET ALONG THE ARC OF A CURVE TO THE

LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°03'07" WEST, 43.08 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 144.72 FEET TO A POINT; THENCE, 157.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 44°28'44" WEST, 141.42 FEET TO A POINT; THENCE, SOUTH 00°31'16" EAST, 52.79 FEET TO A POINT; THENCE, 154.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 43°36'27" WEST, 139.25 FEET TO A POINT ON THE EASTERLY PRIVATE RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD; THENCE, SOUTH 87°45'53" WEST, 51.81 FEET TO A POINT; THENCE, NORTH 00°58'54" WEST, 290.48 FEET TO THE ENDING AT A POINT ON THE NORTHERN LINE OF SAID PRIVATE RIGHT-OF-WAY AND THE SOUTH LINE OF THE PUBLIC RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.



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# PARENT PARCEL

## PER REPORT NO. 01-25007574-01S

SITUATED IN THE COUNTY OF LEE AND THE STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "G' OF HUNTERS RIDGE, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 41 AT PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 00°39'06" E. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 173.73 FEET TO THE POINT OF BEGINNING, OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE CONTINUE S. 00°39'06" E. FOR A DISTANCE OF 106.27 FEET TO THE NORTHEAST CORNER OF TRACT "F" IN SAID HUNTERS RIDGE SUBDIVISION: THENCE RUN S. 89°20'54" W. ALONG THE NORTH LINE OF SAID TRACT "F" FOR A DISTANCE OF 170.83 FEET; THENCE RUN S. 61°01'48" W. FOR A DISTANCE OF 212.01 FEET: THENCE RUN N. 89°49'42" W. FOR A DISTANCE OF 148.28 FEET; THENCE RUN N. 00°39'06" W. FOR A DISTANCE OF 271.91 FEET; THENCE RUN N. 41°24'24" E. FOR A DISTANCE OF 84.81 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 212.68 FEET; THENCE RUN S. 00°39'06" E. FOR A DISTANCE OF 123.72 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 236.29 FEET TO THE POINT OF BEGINNING.

TAX ID NO: 06-48-26-B3-0010G.10CE

DERIVATION CLAUSE

BEING PORTION OF THE SAME PROPERTY CONVEYED TO HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, GRANTEE, FROM HUNTERS RIDGE UTILITY CO. OF LEE COUNTY, INC., A FLORIDA CORPORATION, GRANTOR RECORDED 08/06/2012, AS INSTRUMENT NO: 2012000172078 OF LEE COUNTY RECORDS.

# LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, LEE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 88°47'06" EAST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

SAID TRACT CONTAINS 0.0551 ACRES (2,400 SQUARE FEET), MORE OR LESS,



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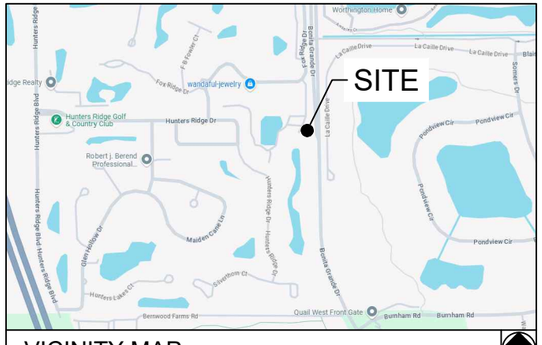
ELECTRIC CODE: 2020 FEC
STRUCTURE CODE: TIA/EIA-222-H
2010 ADA GUIDELINES: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE, HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.
TRAFFIC: THE PROPOSED COMMUNICATION TOWER WILL BE UNSTAFFED AND WILL TYPICALLY GENERATE NO MORE THAN ONE TRIP PER CARRIER PER MONTH
RISK CATEGORY I: 150 MPH
RISK CATEGORY II: 160 MPH
RISK CATEGORY III: 175 MPH
RISK CATEGORY IV: 180 MPH
MRI 10 YEAR: 82 MPH
MRI 25 YEAR: 100 MPH
MRI 50 YEAR: 112 MPH
MRI 100 YEAR: 124 MPH

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-16 CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

BUILDING CODES AND STANDARDS

SOUTH DISTRICT POLICE DEPARTMENT
8350 HOSPITAL DR
BONITA SPRINGS, FL 34135
PHONE: (239) 477-1840
ATTN.: CUSTOMER SERVICE

BONITA SPRINGS FIRE DEPARTMENT STATION 23
25001 S TAMIAMI TRL
BONITA SPRINGS, FL 34135
PHONE: (239) 949-6200
ATTN.: CUSTOMER SERVICE




VICINITY MAP

DRIVING DIRECTIONS

# T-Mobile

# HUNTERS RIDGE-FL391

## SITE ADDRESS (E-911 TBD)

12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY
LATITUDE: 26° 19' 18.03" N
LONGITUDE: 81° 44' 18.17" W
TAX/PIN #: 06-48-26-B3-0010G.10CE
ZONING: N/A
DIAMOND SITE #: FL391

JURISDICTION:
LEE COUNTY

STATE:
FLORIDA

TOWER TYPE:
MONOPINE

TOWER HEIGHT:
145' (149' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
1 PROPOSED, 3 FUTURE

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12071C0678F DATED 08/28/2008 WITHIN FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
DIAMOND COMMUNICATIONS
120 MOUNTAIN AVENUE
SPRINGFIELD, NJ 07081
PHONE: (973) 544-6834
ATTN: RICHARD HUBER

POWER COMPANY
LEE COUNTY ELECTRIC COOP
PHONE: 800-599-2356
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
HUNTERS RIDGE COMMUNITY ASSOCIATION, INC
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
PHONE: N/A
ATTN.: N/A

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 545-6105
ATTN.: CHRISTOPHER STRANGE

CONTACTS

EXHIBIT B

| SHEET NO. | SHEET TITLE |
|---|---|
| T1 | COVER SHEET |
| -- | SITE SURVEY (SHEET 1 OF 3) |
| -- | SITE SURVEY (SHEET 2 OF 3) |
| -- | SITE SURVEY (SHEET 3 OF 3) |
| N1 | GENERAL NOTES |
| -- | PUD CONDITIONS |
| P1 | PUD PLAN (MASTER CONCEPT PLAN) |
| P2 | PUD PLAN (INDIGENOUS NATIVE VEGETATION) |
| C0 | ZONING MAP |
| C0.1 | ZONING MAP |
| C1 | OVERALL PARCEL PLAN |
| C1.1 | OVERALL SITE PLAN |
| C2 | SITE PLAN |
| C2.0 | EQUIPMENT PLAN |
| C2.1 | CONCRETE FOUNDATION DETAILS |
| C3 | FENCE, GATE, AND COMPOUND DETAILS |
| C3.1 | ICE BRIDGE DETAILS |
| C4 | GRADING AND EROSION CONTROL PLAN |
| C5 | GRADING AND EROSION CONTROL DETAILS |
| C6 | ACCESS ROAD DETAILS |
| C7 | SITE SIGNAGE DETAILS |
| C8 | ANTENNA AND TOWER ELEVATION DETAILS |
| L1 | LANDSCAPING & BUFFER PLAN |
| L2 | LANDSCAPING & BUFFER PLAN |
| E1 | ELECTRICAL NOTES |
| E2 | OVERALL UTILITY SERVICE ROUTING PLAN |
| E2.1 | UTILITY SERVICE ROUTING PLAN |
| E3 | METER RACK DETAILS - FRONT |
| E3.1 | METER RACK DETAILS - REAR |
| E4 | ELECTRICAL SINGLE LINE DIAGRAM |
| E4.1 | PANEL SCHEDULE |
| E5 | ELECTRICAL DETAILS |
| E6 | GROUNDING NOTES |
| E7 | GROUNDING PLAN |
| E8 | GROUNDING SINGLE LINE DIAGRAM |
| E9 | GROUNDING DETAILS |
| E10 | GROUNDING DETAILS |

SHEET INDEX

LEE COUNTY ZONING DEPARTMENT
1500 MONROE ST
FORT MYERS, FL 33901
PHONE: (239) 533-8329
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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| REV: | DATE: | ISSUED FOR: | BY: |
|---|---|---|---|
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | 02/25/24 | CONSTRUCTION | ALP |
| 0 | 02/14/25 | CONSTRUCTION | ALP |

LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
|---|---|
| WTB | DMF |

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1



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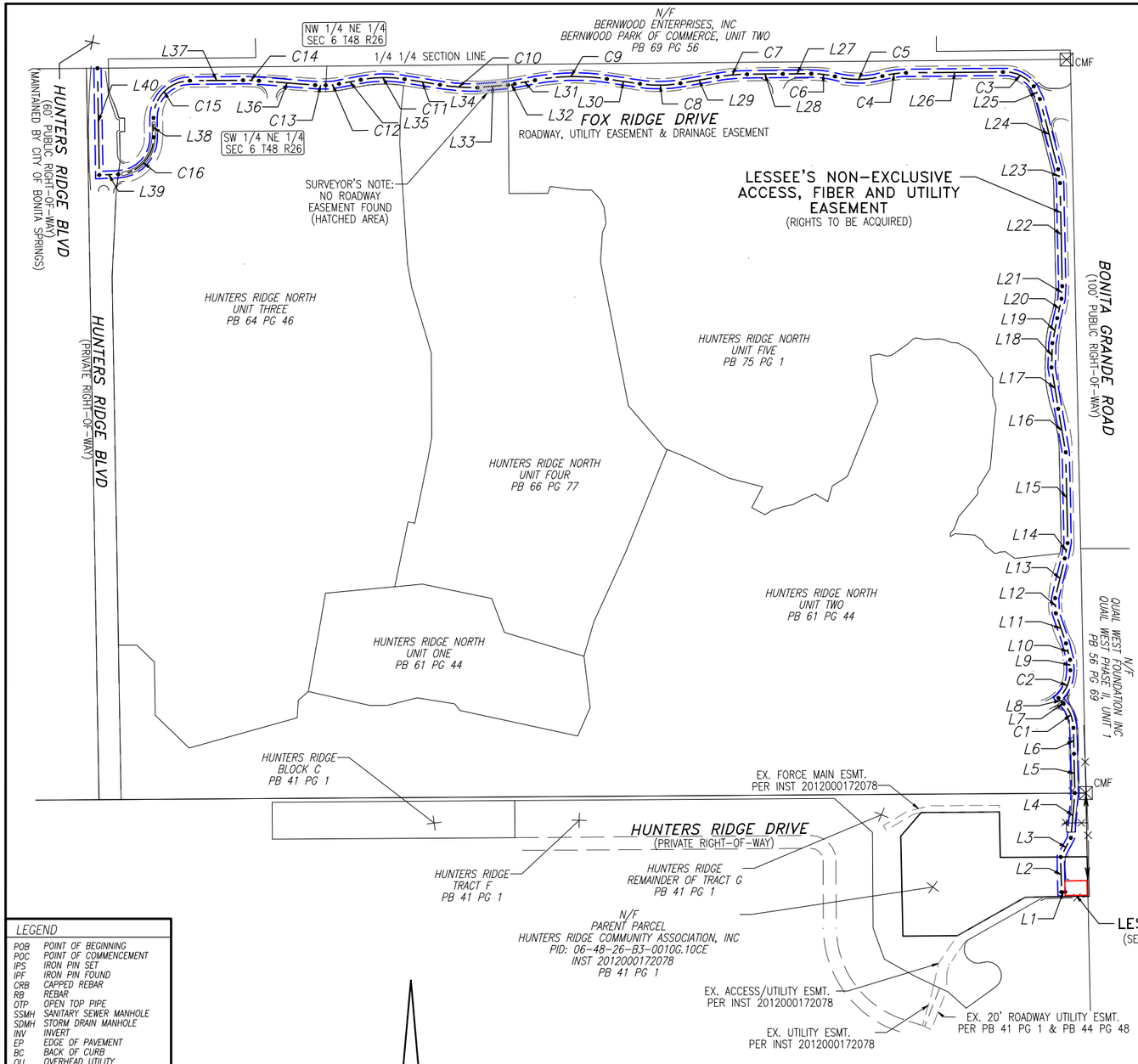
K:\ATL_Wireless\Diamond Communications\Hunters Ridge - FL391\CAD\CD\DiamondComm-GB.dwg ----- 03/05/25 2:32 PM by: brian.otha




## LEGEND

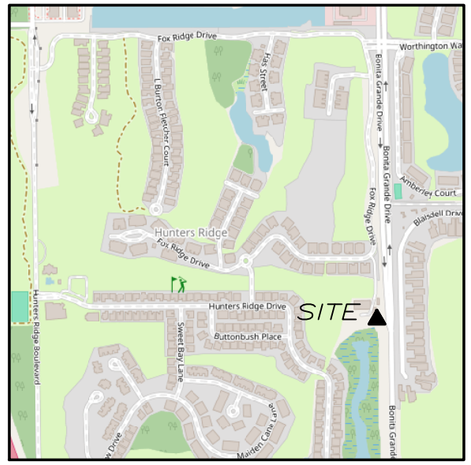
| | |
|---|---|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | IRON PIN SET |
| IPF | IRON PIN FOUND |
| CRB | CAPPED REBAR |
| RB | REBAR |
| OTP | OPEN TOP PIPE |
| SSMH | SANITARY SEWER MANHOLE |
| SDMH | STORM DRAIN MANHOLE |
| INV | INVERT |
| EP | EDGE OF PAVEMENT |
| BC | BACK OF CURB |
| OU | OVERHEAD UTILITY |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| TR | TRANSFORMER |
| CLF | CHAIN LINK FENCE |
| BWF | BARBED WIRE FENCE |
| WV | WATER VALVE |
| WM | WATER METER |
| CO | SEWER CLEAN-OUT |
| GV | GAS VALVE |
| HH | HANDHOLE |
| CP | CONCRETE PAD |
| BFO | BURIED FIBER OPTIC |
| N/F | NOW OR FORMERLY |
| R/W | RIGHT-OF-WAY |
| | FIRE HYDRANT |
| | CONCRETE MONUMENT FOUND |
| T | TELCO PEDESTAL |
| | UTILITY POLE |
| | GUY WIRE ANCHOR |
| | LIGHT POLE |
| | BENCHMARK |

811 CALL BEFORE YOU DIG

## GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 01/14/2025
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99995268
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.11593056°
BENCHMARKS USED: DF7050, DP6861, DF9225




## VICINITY MAP

NOT TO SCALE

## GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF DIAMOND COMMUNICATIONS LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 01/14/2025]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA WEST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 12071C0678F DATED: 08/28/2008

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.

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## ROADWAY NOTE

FOX RIDGE DRIVE IS A PRIVATE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT, AS PLATTED ON PLAT BOOK 75 PG 1, PLAT BOOK 66 PG 77, PLAT BOOK 61 PG 47, PLAT BOOK 64 PG 49 AND PLAT BOOK 41 PG 1.

G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

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G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT P2P LAND SURVEYORS

Business License Number: LB8148
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

Diamond Communications LLC

120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

# HUNTERS RIDGE
# SITE NO. FL391

SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

## PARENT PARCEL

OWNER: HUNTERS RIDGE COMMUNITY ASSOCIATION, INC

SITE ADDRESS: 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FL 34135

PARCEL ID: 06-48-26-B3-0010G.10CE

AREA: 2.5538 ACRES±

REFERENCE: INSTRUMENT 2012000172078

175 0 350 700
GRAPHIC SCALE IN FEET
SCALE: 1" = 350' (11x17)

| NO. | DATE | REVISION |
|---|---|---|
| | | |

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #: 241586FL

SHEET: 1 OF 3

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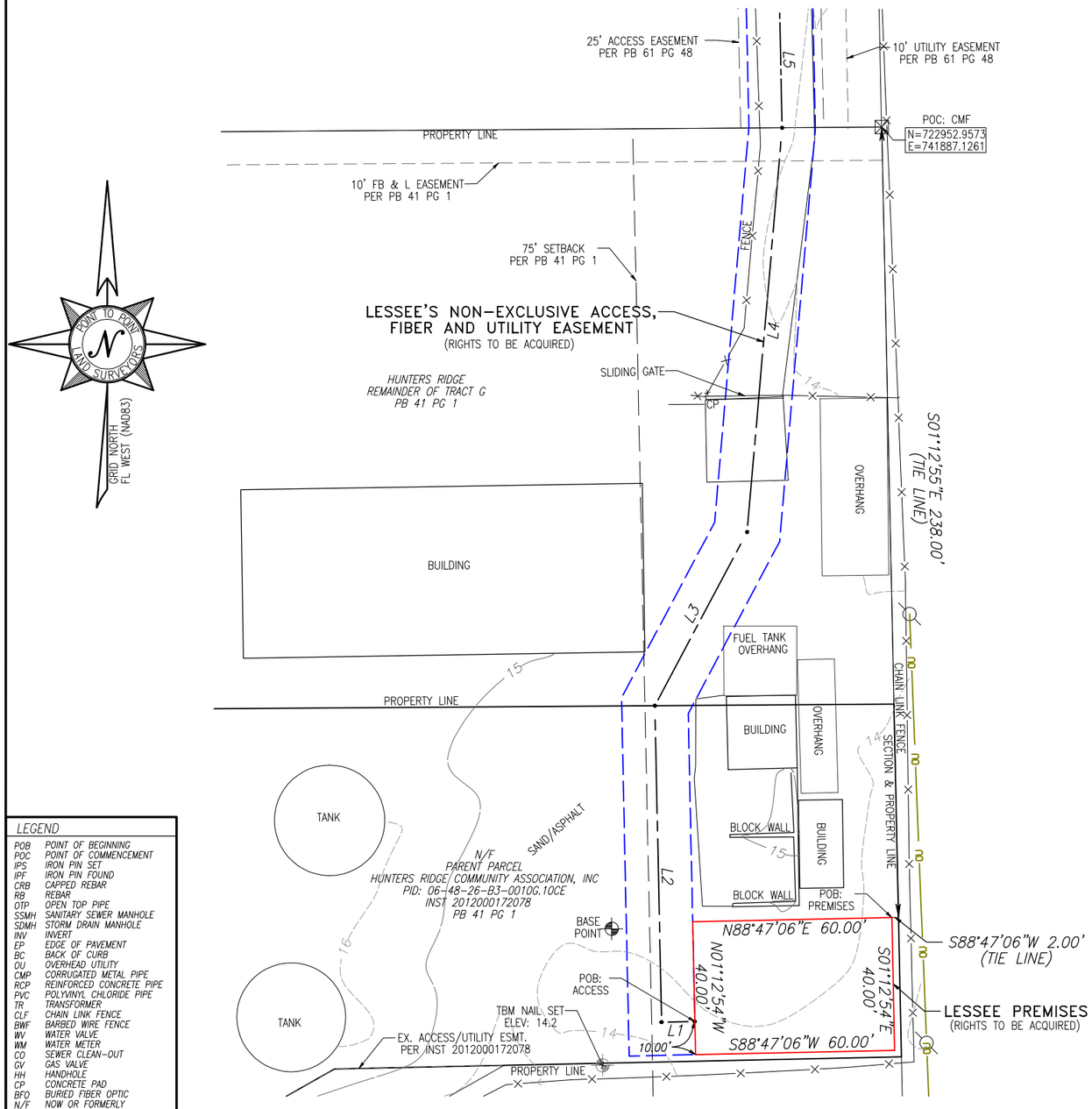
SURVEY NOT VALID WITHOUT ALL SHEETS




## CURVE TABLE

| LINE | ARC | RADIUS | CHD. BRG. | CHD. |
|---|---|---|---|---|
| C1 | 72.24' | 100.00' | N21°54'33"W | 70.68' |
| C2 | 84.84' | 100.00' | N23°05'27"E | 82.32' |
| C3 | 96.04' | 98.34' | N64°56'55"W | 92.27' |
| C4 | 65.14' | 250.00' | S82°00'51"W | 64.96' |
| C5 | 130.28' | 250.00' | S89°28'44"W | 128.81' |
| C6 | 65.14' | 250.00' | N83°03'22"W | 64.96' |
| C7 | 80.32' | 500.00' | S84°52'38"W | 80.23' |
| C8 | 110.37' | 350.00' | S89°18'32"W | 109.91' |
| C9 | 196.41' | 600.00' | S88°57'54"W | 195.53' |
| C10 | 102.01' | 600.00' | N85°47'59"W | 101.89' |
| C11 | 120.01' | 350.00' | S89°14'54"W | 119.42' |
| C12 | 36.45' | 249.97' | S83°36'11"W | 36.42' |
| C13 | 28.96' | 250.00' | N88°54'04"W | 28.94' |
| C14 | 43.09' | 500.00' | N88°03'07"W | 43.08' |
| C15 | 157.08' | 100.00' | S44°28'44"W | 141.42' |
| C16 | 154.03' | 100.00' | S43°36'27"W | 139.25' |

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S88°47'06"W | 10.00' |
| L2 | N01°12'54"W | 95.30' |
| L3 | N27°58'28"E | 59.22' |
| L4 | N04°57'07"E | 122.13' |
| L5 | N01°12'52"W | 106.87' |
| L6 | N01°12'52"W | 70.58' |
| L7 | N42°36'16"W | 3.53' |
| L8 | N42°36'14"W | 17.50' |
| L9 | N01°12'52"W | 28.29' |
| L10 | N14°04'36"W | 46.26' |
| L11 | N18°39'51"W | 85.93' |
| L12 | N02°49'19"W | 41.32' |
| L13 | N13°37'17"E | 111.15' |
| L14 | N10°42'09"E | 42.42' |
| L15 | N01°12'51"W | 247.15' |
| L16 | N09°47'48"W | 119.81' |
| L17 | N09°09'01"W | 113.95' |
| L18 | N01°55'55"E | 66.68' |
| L19 | N10°47'41"E | 68.80' |
| L20 | N12°40'57"E | 54.15' |
| L21 | N03°10'24"E | 34.44' |
| L22 | N01°12'51"W | 280.36' |
| L23 | N07°53'25"W | 37.81' |
| L24 | N14°33'58"W | 197.43' |
| L25 | N25°43'49"W | 38.34' |
| L26 | S89°28'44"W | 263.61' |
| L27 | S89°28'44"W | 77.57' |
| L28 | S89°28'44"W | 97.35' |
| L29 | S80°16'31"W | 102.70' |
| L30 | N81°39'26"W | 91.29' |
| L31 | S79°35'15"W | 56.11' |
| L32 | S80°27'22"W | 18.20' |
| L33 | S85°19'09"W | 83.76' |
| L34 | N80°55'44"W | 97.21' |
| L35 | S79°25'33"W | 59.98' |
| L36 | N85°34'58"W | 153.42' |
| L37 | S89°28'44"W | 144.72' |
| L38 | S00°31'16"E | 52.79' |
| L39 | S87°45'53"W | 51.81' |
| L40 | N00°58'54"W | 290.48' |

## LEGEND

| | |
|---|---|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | IRON PIN SET |
| IPF | IRON PIN FOUND |
| CRB | CAPPED REBAR |
| RB | REBAR |
| OTP | OPEN TOP PIPE |
| SSMH | SANITARY SEWER MANHOLE |
| SDMH | STORM DRAIN MANHOLE |
| INV | INVERT |
| EP | EDGE OF PAVEMENT |
| BC | BACK OF CURB |
| OU | OVERHEAD UTILITY |
| CMP | CORRUGATED METAL PIPE |
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| PVC | POLYVINYL CHLORIDE PIPE |
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| CLF | CHAIN LINK FENCE |
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| WV | WATER VALVE |
| WM | WATER METER |
| CO | SEWER CLEAN-OUT |
| GV | GAS VALVE |
| HH | HANDHOLE |
| CP | CONCRETE PAD |
| BFO | BURIED FIBER OPTIC |
| N/F | NOW OR FORMERLY |
| R/W | RIGHT-OF-WAY |
| | FIRE HYDRANT |
| | CONCRETE MONUMENT FOUND |
| T | TELCO PEDESTAL |
| | UTILITY POLE |
| | GUY WIRE ANCHOR |
| | LIGHT POLE |
| | BENCHMARK |

G. DARRELL TAYLOR
License Number
6904
STATE OF FLORIDA
Professional Surveyor and Mapper

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

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Business License Number: LB8148
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

Diamond Communications LLC

120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

# HUNTERS RIDGE
# SITE NO. FL391

SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

## SITE INFORMATION

LESSEE PREMISES = 2,400 SQUARE FEET (0.0551 ACRES)

AT CENTER LESSEE PREMISES:
LATITUDE: 26°19'18.03" (NAD 83) (26.321675°)
LONGITUDE: -81°44'18.17" (NAD 83) (-81.738381°)
ELEVATION = 14.1' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)

20 0 40 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 40' (11x17)

| NO. | DATE | REVISION |
|---|---|---|
| | | |

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #: 241586FL

SHEET: 2 OF 3

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SURVEY NOT VALID WITHOUT ALL SHEETS

## LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, LEE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 88°47'06" EAST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

SAID TRACT CONTAINS 0.0551 ACRES (2,400 SQUARE FEET), MORE OR LESS,

## LESSEE'S NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT

TOGETHER WITH A NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LESSEE PREMISES, SOUTH 88°47'06" WEST, 10.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 95.30 FEET TO A POINT ON THE PROPERTY LINE SHARED BY HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, AND HUNTERS RIDGE REMAINDER OF TRACT G, AS RECORDED IN PLAT BOO 41 PAGE 1; THENCE, NORTH 27°58'28" EAST, 59.22 FEET TO A POINT; THENCE, NORTH 04°57'07" EAST, 122.13 FEET TO A POINT ON THE PROPERTY LINE SHARED BY SAID HUNTERS RIDGE REMAINDER OF TRACT G AND HUNTERS RIDGE NORTH UNIT TWO, AS RECORDED IN PLAT BOOK 61 PAGE 44; THENCE, NORTH 01°12'52" WEST, 106.87 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 70.58 FEET TO A POINT; THENCE, 72.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 21°54'33" WEST, 70.68 FEET TO A POINT; THENCE, NORTH 42°36'16" WEST, 3.53 FEET TO A POINT ON THE EASTERLY LINE OF THE FOX RIDGE DRIVE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT; THENCE, NORTH 42°36'14" WEST, 17.50 FEET TO A POINT ON THE CENTERLINE OF FOX RIDGE DRIVE;

THENCE RUNNING ALONG SAID CENTERLINE OF FOX RIDGE DRIVE, 84.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 23°05'27" EAST, 82.32 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 28.29 FEET TO A POINT; THENCE, NORTH 14°04'36" WEST, 46.26 FEET TO A POINT; THENCE, NORTH 18°39'51" WEST, 85.93 FEET TO A POINT; THENCE, NORTH 02°49'19" WEST, 41.32 FEET TO A POINT; THENCE, NORTH 13°37'17" EAST, 111.15 FEET TO A POINT; THENCE, NORTH 10°42'09" EAST, 42.42 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 247.15 FEET TO A POINT; THENCE, NORTH 09°47'48" WEST, 119.81 FEET TO A POINT; THENCE, NORTH 09°09'01" WEST, 113.95 FEET TO A POINT; THENCE, NORTH 01°55'55" EAST, 66.68 FEET TO A POINT; THENCE, NORTH 10°47'41" EAST, 68.80 FEET TO A POINT; THENCE, NORTH 12°40'57" EAST, 54.15 FEET TO A POINT; THENCE, NORTH 03°10'24" EAST, 34.44 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 280.36 FEET TO A POINT; THENCE, NORTH 07°53'25" WEST, 37.81 FEET TO A POINT; THENCE, NORTH 14°33'58" WEST, 197.43 FEET TO A POINT;

THENCE, NORTH 25°43'49" WEST, 38.34 FEET TO A POINT; THENCE, 96.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 98.34 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°56'55" WEST, 92.27 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 263.61 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 82°00'51" WEST, 64.96 FEET TO A POINT; THENCE, 130.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°28'44" WEST, 128.81 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 83°03'22" WEST, 64.96 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 77.57 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 97.35 FEET TO A POINT; THENCE, 80.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 84°52'38" WEST, 80.23 FEET TO A POINT; THENCE, SOUTH 80°16'31" WEST, 102.70 FEET TO A POINT; THENCE, 110.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°18'32" WEST, 109.91 FEET TO A POINT;

THENCE, NORTH 81°39'26" WEST, 91.29 FEET TO A POINT; THENCE, 196.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 88°57'54" WEST, 195.53 FEET TO A POINT; THENCE, SOUTH 79°35'15" WEST, 56.11 FEET TO A POINT; THENCE, SOUTH 80°27'22" WEST, 18.20 FEET TO A POINT; THENCE, SOUTH 85°19'09" WEST, 83.76 FEET TO A POINT; THENCE, 102.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°47'59" WEST, 101.89 FEET TO A POINT; THENCE, NORTH 80°55'44" WEST, 97.21 FEET TO A POINT; THENCE, 120.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°14'54" WEST, 119.42 FEET TO A POINT; THENCE, SOUTH 79°25'33" WEST, 59.98 FEET TO A POINT; THENCE, 36.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 249.97 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 83°36'11" WEST, 36.42 FEET TO A POINT; THENCE, 28.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°54'04" WEST, 28.94 FEET TO A POINT;

THENCE, NORTH 85°34'58" WEST, 153.42 FEET TO A POINT; THENCE, 43.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°03'07" WEST, 43.08 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 144.72 FEET TO A POINT; THENCE, 157.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 44°28'44" WEST, 141.42 FEET TO A POINT; THENCE, SOUTH 00°31'16" EAST, 52.79 FEET TO A POINT; THENCE, 154.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 43°36'27" WEST, 139.25 FEET TO A POINT ON THE EASTERLY PRIVATE RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD; THENCE, SOUTH 87°45'53" WEST, 51.81 FEET TO A POINT; THENCE, NORTH 00°58'54" WEST, 290.48 FEET TO THE ENDING AT A POINT ON THE NORTHERN LINE OF SAID PRIVATE RIGHT-OF-WAY AND THE SOUTH LINE OF THE PUBLIC RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.



G. DARRELL TAYLOR License Number 6904 STATE OF FLORIDA Professional Surveyor and Mapper

*THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.*

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT P2P LAND SURVEYORS

Business License Number: LB8148
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

Diamond Communications LLC

120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391

SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

# LEGAL DESCRIPTION & TITLE REVIEW SHEET

| NO. | DATE | REVISION |
|---|---|---|
| | | |

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/05/25
P2P JOB #: 241586FL

SHEET: 3 OF 3

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SURVEY NOT VALID WITHOUT ALL SHEETS

## 1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND AT&T SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED. TO NOTIFY "SUNSHINE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C7.

ZONING NOTES:

COLOR. ANTENNA-SUPPORTING STRUCTURES AND ANCILLARY APPURTENANCES, INCLUDING TRANSMISSION LINES, MUST MAINTAIN A GALVANIZED GRAY FINISH OR OTHER CONTEXTUAL OR COMPATIBLE COLOR AS DETERMINED BY THE CITY, EXCEPT AS OTHERWISE REQUIRED BY THE FAA OR FCC.

FENCING. THE DEVELOPER OF A WIRELESS COMMUNICATION FACILITY MUST INSTALL A FENCE OR WALL NOT LESS THAN EIGHT FEET AND NOT MORE THAN TEN FEET IN HEIGHT FROM FINISHED GRADE TO ENCLOSE THE BASE OF THE ANTENNA-SUPPORTING STRUCTURE AND EQUIPMENT ENCLOSURES ASSOCIATED WITH ANY WIRELESS COMMUNICATION FACILITY. ACCESS TO THE ANTENNA-SUPPORTING STRUCTURE MUST BE CONTROLLEDBY A LOCKED GATE. THE FENCE MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION 4-1465. NOT MORE THAN THREE STRANDS OF BARBED WIRE, SPACED SIX INCHES APART, MAY BE ALOWED ABOVE THE FENCE.

LIGHTING.
a. EXCEPT FOR SECURITY LIGHTING AND SITE LIGHTING, OTHER TYPES OF LIGHTS, SIGNALS OR ILUMINATION WILL ONLY BE PERMITTED ON AN ANTENNA-SUPPORTING STRUCTURE OR ANCILLARY APPURTENANCES WHERE LIGHTING IS REQUIRED BY THE FAA, FCC, THE CITY, OR THE COUNTY MOSQUITO CONTROL DISTRICT.
b. SECURITY LIGHTING. SECURITY LIGHTING AND SITE LIGHTING MAY BE PLACED IN ASSOCIATION WITH AN APPROVED EQUIPMENT ENCLOSURE. SITE LIGHTING MUST REMAIN UNLIT, EXCEPT WHEN AUTHORIZED PERSONNEL ARE PRESENT AT THE FACILITY. SECURITY LIGHTING AND SITE LIGHTING MUST BE SHIELDED TO PREVENT LIGHT TRESPASS.
c. REQUIRED LIGHTING.
1. ALL ANTENNA-SUPPORTING STRUCTURES 150 FEET OR GREATER IN HEIGHT ABOVEGROUND LEVEL MUST BE ARTIFICIALLY LIGHTED AND MAINTAINED PURSUANT TO THE TECHNICAL REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION'S CURRENT ADVISORY CIRCULAR 70/7460-1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED, OR OTHER APPROPRIATE AVIATION AUTHORITY, UNLESS PRE-EMPTED BY FAA OR FCC REGULATIONS. ALL LIGHTING MUST BE APPROVED IN CONJUNCTION WITH THE DEVELOPMENT ORDER FOR THE FACILITY.
2. IF THE HEIGHT OF A STRUCTURE UNDER CONSTRUCTION EQUALS OR EXCEEDS THE HEIGHT AT WHICH PERMANENT OBSTRUCTION LIGHTS ARE REQUIRED BY THE FAA, FCC OR THE DIVISION OF DEVELOPMENT SERVICES, TEMPORARY HIGH OR MEDIUM INTENSITY FLASHING LIGHTS MUST BE INSTALLED AT THAT LEVEL IN ACCORDANCE WITH ADVISORY CIRCULAR 70/7460-1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED.

SIGNAGE.
(1) SIGNS ON ANTENNA-SUPPORTING STRUCTURES, ANCILLARY APPURTENANCES, EQUIPMENT ENCLOSURES, OR ON ANY FENCE OR WALL ARE PROHIBITED, UNLESS PERMITTED IN ACCORDANCE WITH THIS SUBSECTION.
(2) IF HIGH VOLTAGE IS NECESSARY FOR THE OPERATION OF PROPOSED WIRELESS COMMUNICATIONS FACILITIES, "HIGH VOLTAGE-DANGER" AND "NO TRESPASS" WARNING SIGNS NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE PERMANENTLY ATTACHED TOTHE FENCE OR WALL AT INTERVALS OF NOT LESS THAN 40 FEET AND UPON THE ACCESS GATE, ORAS OTHERWISE REQUIRED BY THE FAA OR FCC.
(3) A SIGN NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE ATTACHED TO THE ACCESS GATE THAT INCLUDES THE FOLLOWING INFORMATION:
a. FEDERAL REGISTRATION NUMBER, IF APPLICABLE;
b. NAME OF PROPERTY OWNER, FACILITY OWNER, PROVIDERS, AND CONTACT PERSON; AND
c. AN EMERGENCY CONTACT NUMBER FOR THE CONTACT PERSON.

DISCONTINUED USE.
(a) NOTICE OF DISCONTINUED USE. THE OWNER OF AN ANTENNA-SUPPORTING STRUCTURE 75 FEET OR GREATER IN HEIGHT, THE USE OF WHICH HAS BEEN DISCONTINUED FOR A PERIOD OF ONE YEAR, ON AN ANNUAL BASIS MUST PROVIDE THE DIRECTOR WITH AN AFFIDAVIT OF AN INTENTION TO CONTINUE THE USE, INCLUDING A DESCRIPTION OF THE OWNERS EFFORTS TO KEEP THE FACILITY IN USE. IF THE AFFIDAVIT IS NOT PROVIDED THE DIRECTOR MAY MAKE A PRELIMINARY DETERMINATION OF DISCONTINUED USE. FOR ANY OTHER ANTENNA-SUPPORTING STRUCTURE, THE USE OF WHICH IS DISCONTINUED FOR A PERIOD OF 180 DAYS, THE DIRECTOR MAY MAKE A PRELIMINARY DETERMINATION OF DISCONTINUED USE. IN MAKING SUCH A DETERMINATION, THE DIRECTOR MAY REQUEST DOCUMENTATION AND AFFIDAVITS FROM THE PROPERTY OWNERS REGARDING THE STRUCTURE'S USAGE, INCLUDING EVIDENCE THAT USE OF THE STRUCTURE IS IMMINENT. THE FAILURE OF A PROPERTY OWNERS TO PROVIDE UPDATED CONTACT INFORMATION ON THE OWNER OF THE ANTENNA-SUPPORTING STRUCTURE FOR TWO CONSECUTIVE YEARS WILL BE PRESUMPTIVE EVIDENCE OF DISCONTINUED USE. IF THE DIRECTOR DETERMINES THAT THE USE OF AN ANTENNA-SUPPORTING STRUCTURE OR ANTENNA HAS BEEN DISCONTINUED, THE DIRECTOR WILL PROVIDE THE PROPERTY OWNER WITH A WRITTEN NOTICE OF DISCONTINUED USE BY CERTIFIED MAIL.
(c) REMOVAL OF FACILITY.
(1) WITHIN 120 DAYS OF A DECLARATION OF DISCONTINUED USE, THE PROPERTY OWNER MUST EITHER:
(a)
REACTIVATE THE USE OF THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE AS A WIRELESS COMMUNICATIONS FACILITY OR TRANSFER OWNERSHIP OF THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE TO ANOTHER OWNER WHO WILL MAKE USE OF THE FACILITY; OR
a. DISMANTLE AND REMOVE THE FACILITY.
(1)1) IF TRANSFER OF OWNERSHIP OCCURS, THE NEW OWNER MUST SUPPLY THE DIRECTOR WITH AN AFFIDAVIT ATTESTING THAT THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE WILL BE IN USE WITHIN 120 DAYS OF THE TRANSFER IN ACCORDANCE WITH SUBSECTION (C)(1) OF THIS SECTION. IF THE FACILITY REMAINS DISCONTINUED UPON THE EXPIRATION OF 120 DAYS, THE CITY MAY ENTER UPON THE PROPERTY AND REMOVE THE FACILITY, WITH ALL COSTS TO BE BORNE BY THE PROPERTY OWNER. THE CITY MAY USE THE FUNDS POSTED IN THE SURETY FOR THIS PURPOSE.



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
N1

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

WHEREAS, BBA Development Corporation, in reference to Hunters Ridge North, has properly filed an application for an amendment to the RPD zoning; and

WHEREAS, the subject property is located at 28500 Bernwood Farms Road, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 06, Township 48 South, Range 26 East, Lee County, Florida:

> That portion of the South Half (S1/2) of the North Half (N1/2) of Section 06, Township 48 South, Range 26 East and that portion of the North Quarter (N1/4) of the South Half (S1/2) of Section 06, Township 48 South, Range 26 East all of Lee County, Florida, lying East of Interstate 75 (Florida State Road 93) as the same is shown on the State of Florida Department of Transportation right-of-way maps of State Road No. 93, Section 12075-2401, Sheets 1 and 5;
>
> LESS the right-of-way of the 60.0 foot Access Road No. 93, Section 12075-2401, Sheets 1 and 5.

WHEREAS, the applicant has indicated the property's current STRAP number is 06-48-26-00-00004.0020; and

WHEREAS, proper authorization has been given to Hole, Montes & Associates, Inc., by Donald G. Huprich, of BBA Development Corporation, the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on August 10, 1993 and subsequently continued to August 17, 1993; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE WITH CONDITIONS an amendment to the Residential Planned Development zoning granted in Case 87-11-07-DCI by Resolution Z-87-215 and amended by Resolution Z-90-108 TO ALLOW THE FOLLOWING MODIFICATIONS:

1) An increase in building height from 45 feet to 75 feet or a maximum of 4 stories over parking (whichever is greater) and as further conditioned in Condition 9;

2) A reduction in development area along with an increase in open space area; and

3) Deletion of Conditions 5.a) and 5.b) of Resolution Z-90-108 (Which required the Applicant to set aside a sum of money sufficient to accommodate the construction of a north/south road to address traffic concerns in Hunters Ridge. Concerns have been sufficiently addressed and these conditions are no longer required).

The amendment and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. The development of this project shall be in accordance with the two-page Master Concept Plan identified as "Master Concept Plan," (Project 87.19L), prepared by Hole, Montes & Associates, Inc., dated 12/92, last revised 6-18-93, stamped received June 23, 1993, except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations except as specifically modified by this approval.

2. The uses of this property shall be limited to those shown in the plans referenced in Condition 1 above.

3. The property development regulations shall be those identified on the plans referenced above.

4.a) The areas depicted on sheet 2 of 2, titled "Indigenous Native Vegetation Map", Exhibit Four B, shall be preserved and an additional 1.1± acres of indigenous native vegetation shall be preserved within the development tracts at time of local Development Order approval. The total amount of preserved indigenous native vegetation shall equal a minimum of 28.8± acres. All Development Order submittals shall supply, at time of individual submittal, a tabulation to date of the total amount of preserved indigenous vegetation on the Hunters Ridge North development site.

b) An invasive exotic vegetation removal plan for the entire site shall be submitted for approval at time of local Development Order for the first phase of this development. The first phase shall include, at a minimum, the removal of invasive exotic vegetation within the areas along Bernwood Farms Road, Bonita Grande South Boulevard, and Tracts E, F, G, and their associated common areas. The second phase of exotic vegetation removal shall be for the balance of the site and shall occur at the time of the first local Development Order for whichever of tracts A, B, C, or D is submitted first. The approved plan may be subject to modification under the requirement of Condition 4.c.

c) A protected species survey shall be performed to determine the presence of occupied habitat for fox squirrel (Sciurus Niger), a Lee County protected species. A survey shall be performed, per Section 15 of the Development Standards Ordinance (DSO), prior to each phase of clearing. A management plan, per Section 15, shall be required if occupied habitat is found.

5. Prior to the issuance of each Development Order the developer shall provide an updated traffic analysis of the existing and projected traffic at Bernwood Farms Road and Bonita Beach Road. If the analysis shows that any MUTCD warrant for signalization will be met upon buildout of the added development, the Development Order will not be issued until traffic circulation mitigation has been agreed upon. This mitigation may include, but is not limited to, any reasonable combination of:

   a) signalization, or

   b) closure of the median opening, or

   c) connection of the northernmost internal east-west road to Bonita Grande Drive.

6. This zoning approval does not indicate that the project's traffic impacts have been mitigated. Additional conditions may be required at the time of issuance of a local Development Order, per the Development Standards Ordinance or other Lee County Ordinance.

7. The developer shall reserve adequate right-of-way for extension of the northernmost internal east-west road to allow intersection with Bonita Grande Drive should such a roadway connection be directed per Condition 5 above. All Development Order plans shall indicate such right-of-way.

8. All other items and conditions of Zoning Resolutions Z-87-215 and Z-90-108 not affected by this amendment shall remain in full force and effect.

9. That the increased building heights are restricted to those buildings located in Tracts B, C, E, and F on the Master Concept Plan, (Project 87.19L), prepared by Hole, Montes & Associates, Inc., dated 12/92, last revised 6-18-93, stamped received by Zoning on June 23, 1993, and that in no event will the buildings' height exceed 75 feet for the said tracts.

10. Deviation C.1. is a request to deviate from Development Standards Ordinance Section 10.1.5.a.1., to allow minimum water retention excavation setbacks of 30 feet from street rights-of-way rather than the required 150 feet. Deviation C.1. is hereby APPROVED with the condition that the developer shall have installed, at no cost to Lee County, any guardrails or other safety devices deemed necessary by the Development Review staff.

    Deviation C.2. is a request to deviate from Development Standards Ordinance Section 10.1.5.C. to permit lake depth to 20 feet from Wet Season Water Table (WSWT) or to confining layer, whichever is less. Deviation C.2. is hereby APPROVED with the condition that prior to Certificate of Compliance for Lake 15-C (as labeled on the June 23, 1993 Master Concept Plan) an aeration system design shall be submitted for approval to the Division of Natural Resources Management which shall be adequate to prevent thermal and oxygen stratification of Lake 15-C. The approved system shall be installed prior to the Certificate of Compliance for Lake 15-C.

Site Plan 93-054 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of an amendment to the RPD zoning:

A. That the predominant open space in the area and the potential for residential development of the neighborhood, along with the preservation of approximately 65 percent of the open space located on the subject site, makes approval of the amendment to the Residential Planned Development (RPD) zoning, as conditioned, appropriate.

B. That the amended RPD, as conditioned, will not have an adverse impact on the intent of the Zoning Ordinance.

C. That the RPD, as conditioned, is consistent with the goals, objectives, policies, and intent of the Lee Plan, and with the densities, intensities, and general uses set forth for the proposed use.

D. That the RPD, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.

E. That the RPD, as conditioned, will protect the fox squirrel (Sciurus Niger), a Lee County protected species; will preserve its habitat; will protect the Florida native vegetation on the site, and will facilitate the removal of exotic vegetative species from the site, in accordance with the Lee Plan and other Lee County development regulations.

F. That the RPD, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.

G. That the RPD, as conditioned, will not place an undue burden upon existing transportation or other services and facilities, and will be served by streets with the capacity to carry traffic generated by the development.

H. That the residential uses, as conditioned in this recommendation, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Zoning Ordinance.

I. That the proposed use is appropriate on the subject property and in the vicinity of the subject property.

J. That the recommended conditions are reasonably related to the impacts expected from or created by the proposed development.

K. That the recommended conditions and other Lee County development regulations provide sufficient safeguards to the public, health, safety and welfare.

L. That the deviations, as conditioned, enhance the achievement of the objectives of the RPD and preserve and promote the protection of the public's health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Franklin Mann and, upon being put to a vote, the result was as follows:

| | |
|---|---|
| John E. Manning | Aye |
| Douglas R. St. Cerny | Aye |
| Ray Judah | Aye |
| Franklin B. Mann | Aye |
| John E. Albion | Aye |

DULY PASSED AND ADOPTED this 4th day of October, A.D., 1993.

ATTEST:
CHARLIE GREEN, CLERK

BY: Clara J. Wenck
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Manning
Chairman

Approved as to form by:

Dawn Marie Collins
County Attorney's Office

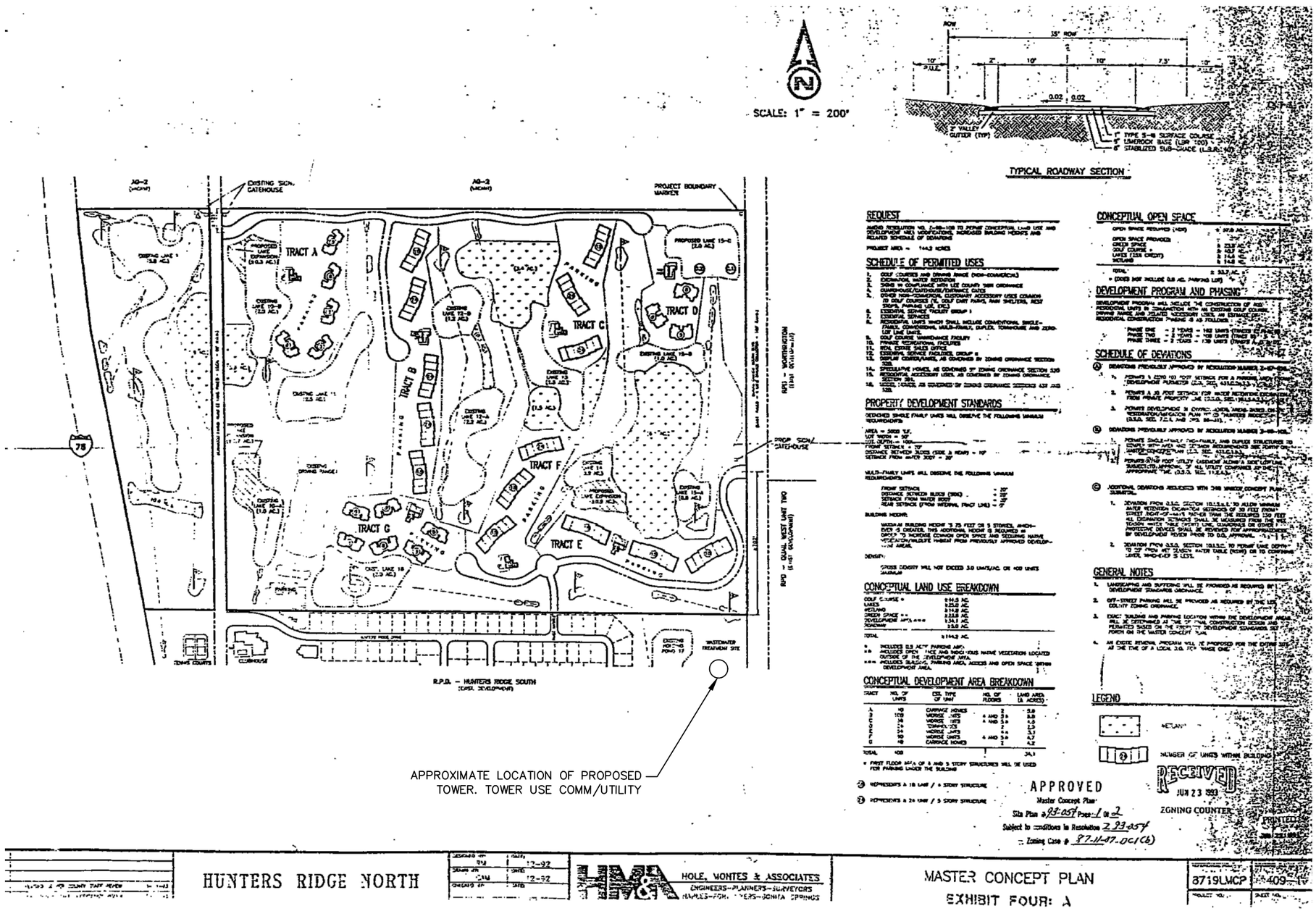
FILED

OCT 13 1993

CLERK CIRCUIT COURT
BY CJW D.C.

HEARING NUMBER 87-11-07-DCI(b)
(8046Z/R)

RESOLUTION NUMBER Z-93-054
Page 5 of 5


SCALE: 1" = 200'
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
EXISTING SIGN, GATEHOUSE
PROJECT BOUNDARY MARKER
PROPOSED LAKE 15-A
PROPOSED LAKE 15-B
EXISTING LAKE 15-A
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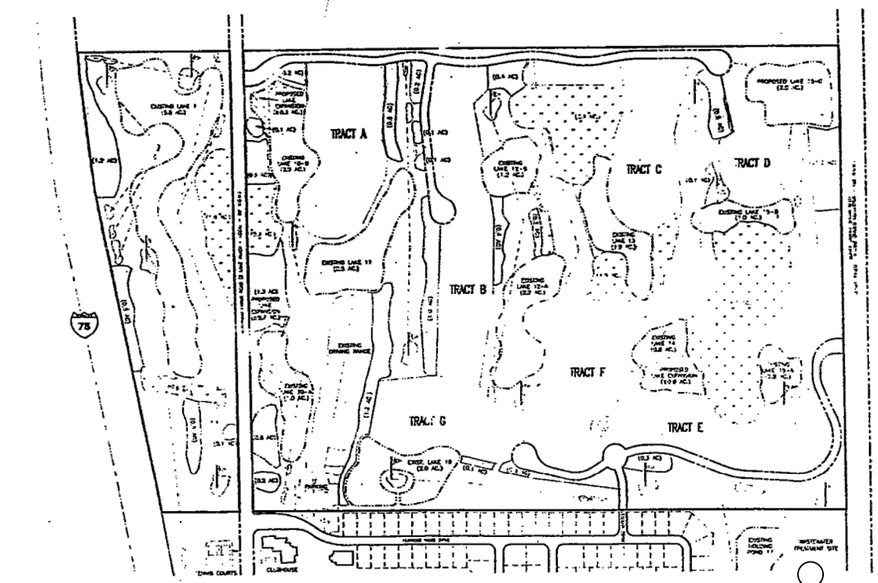


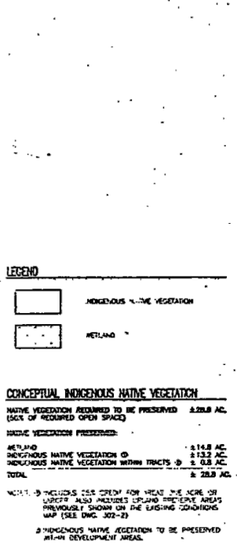

SCALE: 1" = 200'

APPROVED
Master Concept Plan
Site Plan # 27-059 Page 2 of 2
Subject to conditions in Resolution 27-059
Zoning Case # 27-1197-OA(2)
PRINTED MAY 22 2025

| | | | |
|---|---|---|---|
| HUNTERS RIDGE NORTH | HOLE, MONTES & ASSOCIATES ENGINEERS-PLANNERS-SURVEYORS | INDIGENOUS NATIVE VEGETATION MAP EXHIBIT FOUR: B | REFERENCE NO. 8719INDG; DRAWING NO. 409–; PROJECT NO. 27.19L; SHEET NO. 2 OF |

2 / P2 PUD PLAN
NOT TO SCALE



Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
|---|---|
| WTB | DMF |

SHEET TITLE:
PUD PLAN (INDIGENOUS NATIVE VEGETATION)

SHEET NUMBER:
P2

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1 / C0 RPD - ZONING MAP

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LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

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SHEET TITLE:
ZONING MAP

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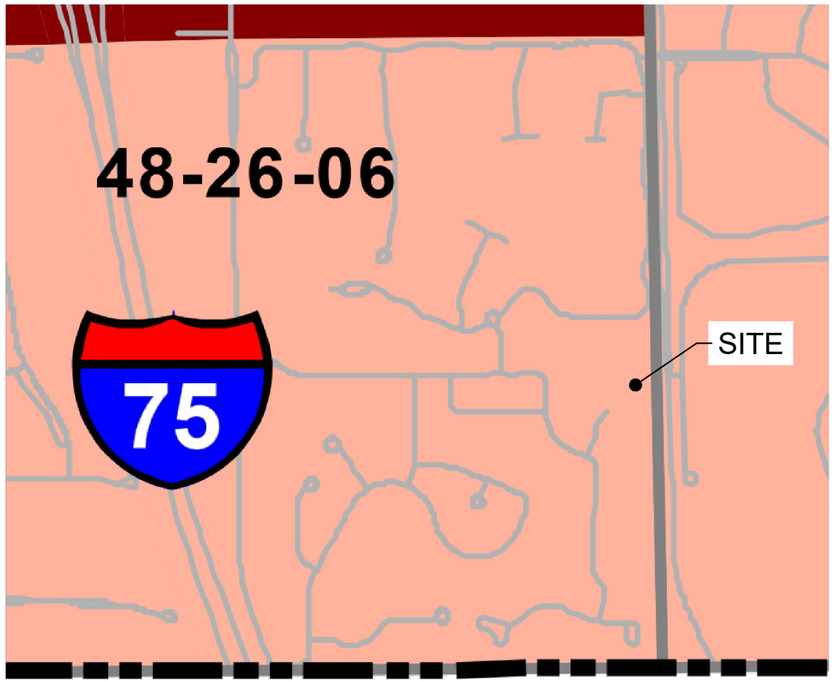


1 / C0.1 FLU - ZONING MAP

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SITE #: FL391

12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

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3/5/25

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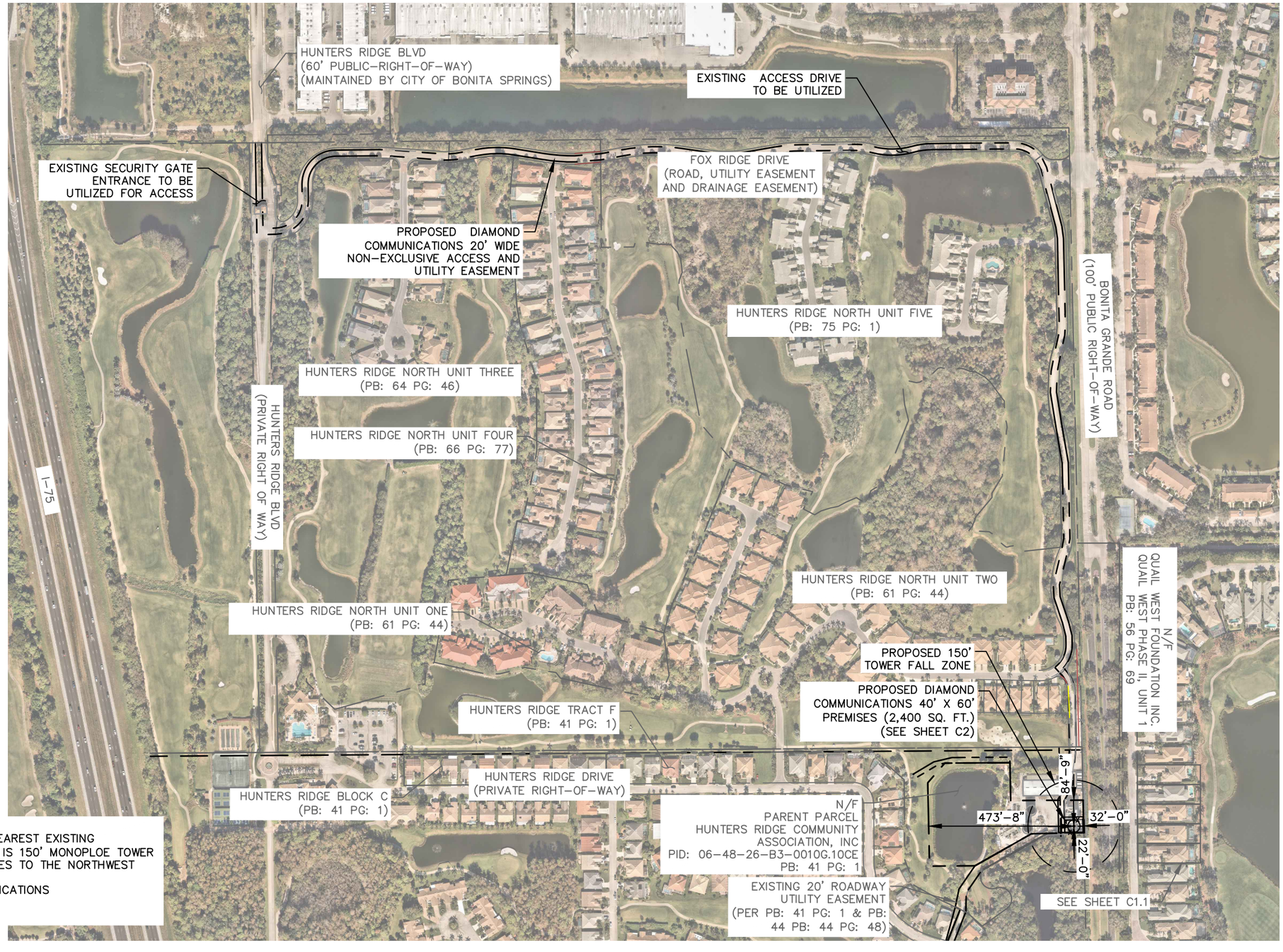
|---|---|
| WTB | DMF |

SHEET TITLE:
ZONING MAP

SHEET NUMBER:
C0.1

| TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER) | |
|---|---|
| NORTH | 84'–9" |
| SOUTH | 22'–0" |
| EAST | 32'–0" |
| WEST | 473'–8" |

| COMPOUND SETBACK TABLE | |
|---|---|
| NORTH | 63'–11" |
| SOUTH | 2'–0" |
| EAST | 2'–0" |
| WEST | 443'–8" |




**NEAREST TOWER NOTE:**

1. PER THE FCC ASR, THE NEAREST EXISTING TELECOMMICATIONS TOWER IS 150' MONOPLOE TOWER APPROXIMATELY ±1.33 MILES TO THE NORTHWEST ASR#1282038
2. OWNER: DIAMOND COMMUNICATIONS
   LAT: 26° 19' 44.1" N
   LONG: 81° 45' 22.1' W

**SURVEY NOTE:**

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 01/20/2025.

1/C1 OVERALL PARCEL PLAN

SCALE: 1" = 350'

NORTH

0 175 350 700

GRAPHIC SCALE: 1" = 350'



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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770–619–4280
WWW.KIMLEY–HORN.COM

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ANDREW LAMAR PITTS
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/5/25

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DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
OVERALL PARCEL PLAN

SHEET NUMBER:
C1

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| TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER) | |
|---|---|
| NORTH | 84'–9" |
| SOUTH | 22'–0" |
| EAST | 32'–0" |
| WEST | 473'–8" |

| COMPOUND SETBACK TABLE | |
|---|---|
| NORTH | 63'–11" |
| SOUTH | 2'–0" |
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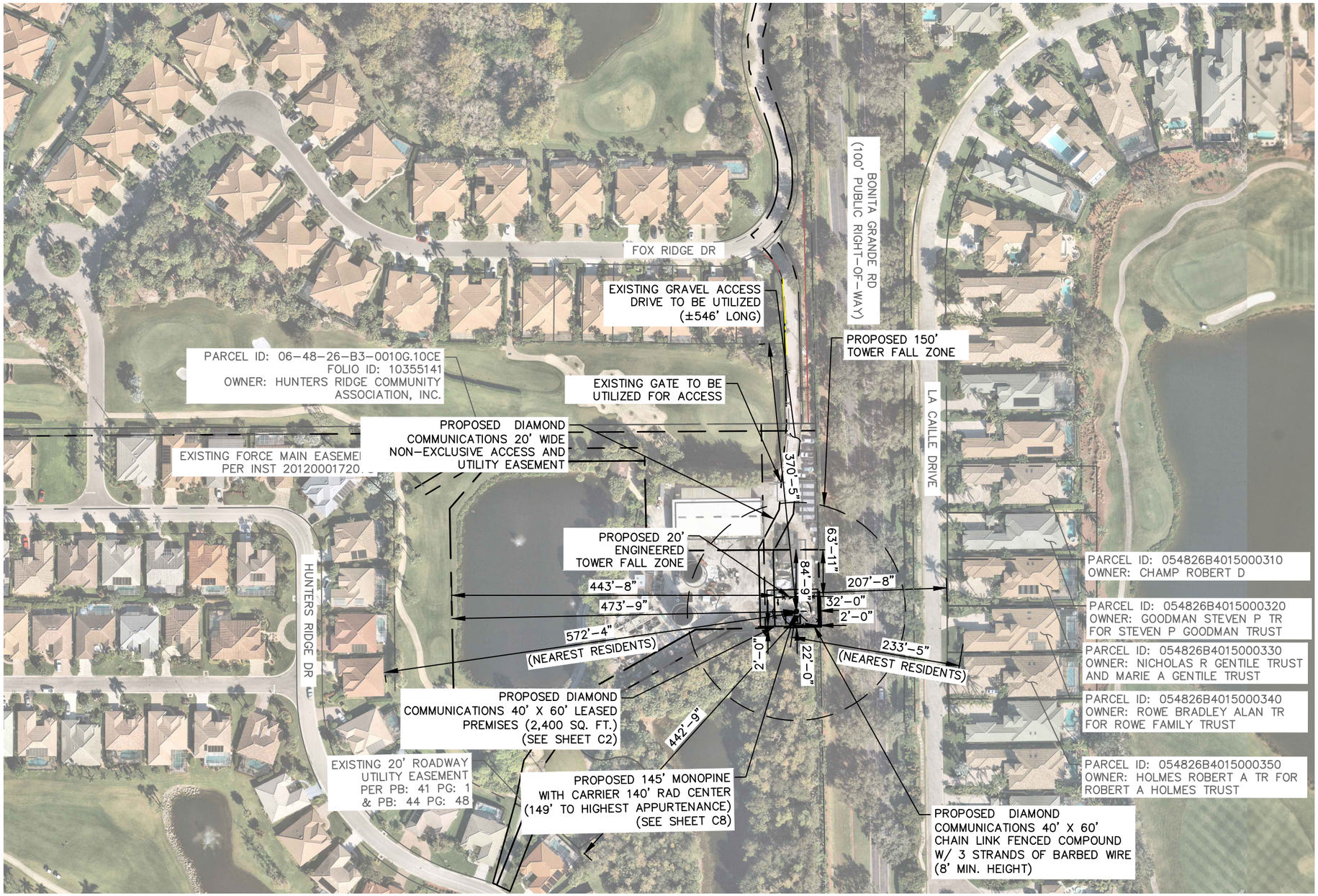
| WEST | 443'–8" |




1 / C1.1 OVERALL SITE PLAN

SCALE: 1" = 150'

NORTH

0 75 150 300

GRAPHIC SCALE: 1" = 150'

**SURVEY NOTE:**

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 01/20/2025.



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Diamond Communications LLC

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SITE #: FL391
12760 FOX RIDGE DRIVE
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LEE COUNTY

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ANDREW LAMAR PITTS
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PROFESSIONAL ENGINEER
3/5/25

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SHEET TITLE:
OVERALL SITE PLAN

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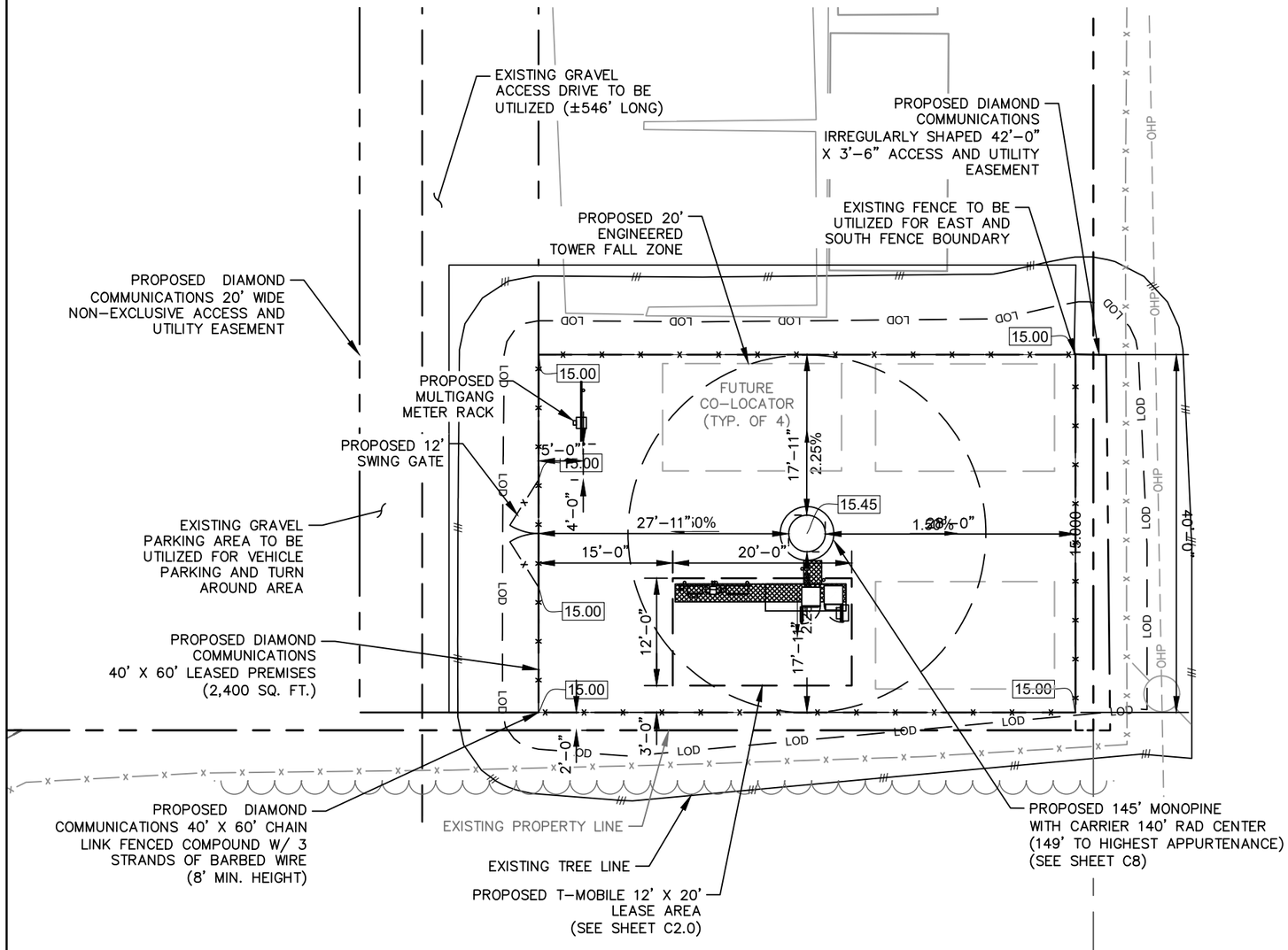
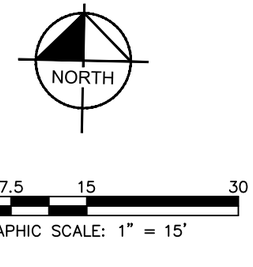



1 / C2 SITE PLAN

SCALE: 1" = 15'




**SITE NOTES:**

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 01/20/2025.
3. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
4. SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12071C0678F DATED 08/28/2008 WITHIN FLOOD ZONE X.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

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PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
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| WTB | DMF |

SHEET TITLE:
SITE PLAN

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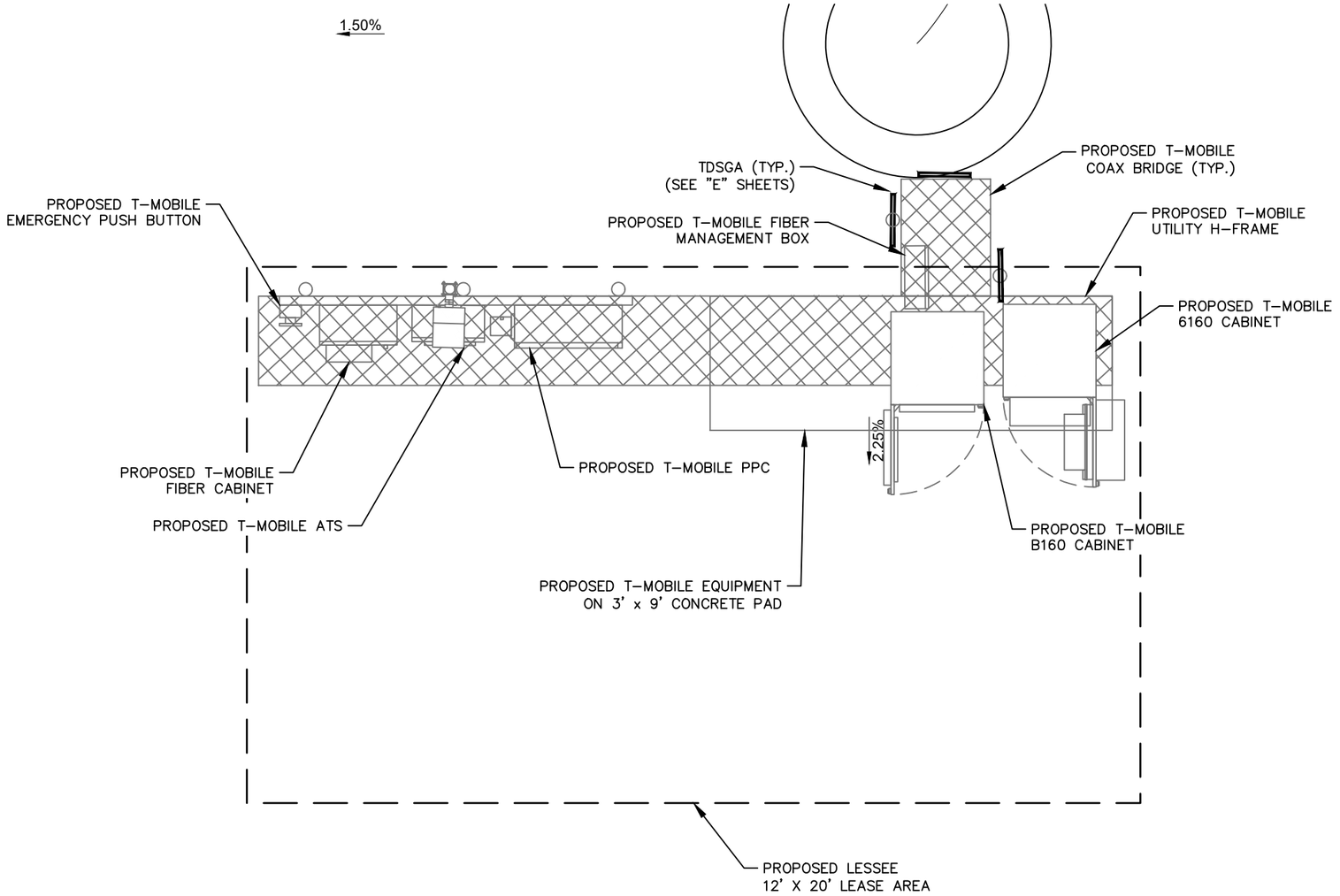
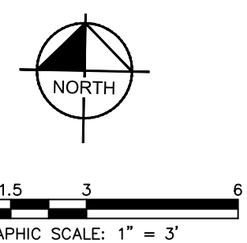



1 / C2.0 EQUIPMENT PLAN

SCALE: 1" = 3'



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Diamond Communications LLC

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SITE #: FL391

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LEE COUNTY

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LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

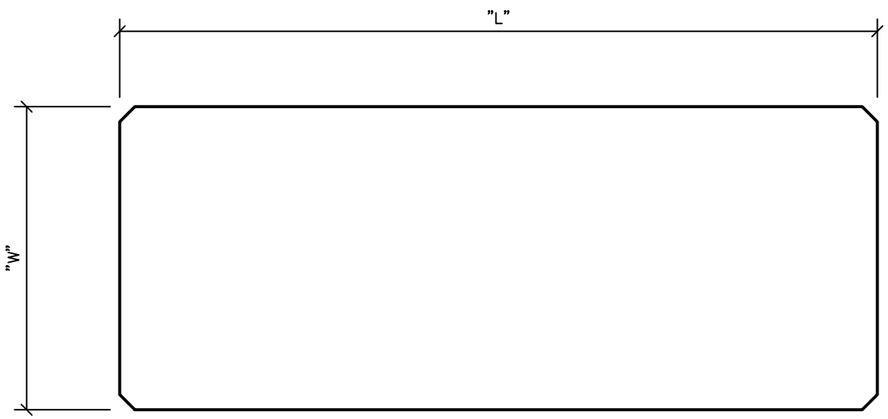
KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
EQUIPMENT PLAN

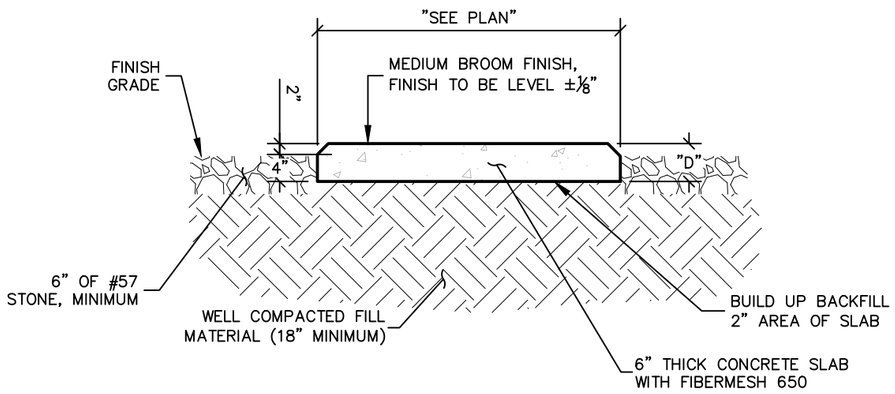
SHEET NUMBER:
C2.0

| CONCRETE PAD SCHEDULE | | | | |
|---|---|---|---|---|
| PAD TYPE | "L" | "W" | "D" | REINFORCEMENT |
| EQUIPMENT PAD | 9'-0" | 3'-0" | 6" | SEE DETAIL 2/C6 |




1 C2.1 CONCRETE PAD PLAN

NOT TO SCALE




2 C2.1 CONCRETE PAD FOUNDATION SECTION

NOT TO SCALE



Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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| 1 | 02/25/24 | CONSTRUCTION | ALP |
| 0 | 03/05/25 | CONSTRUCTION | ALP |

LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
CONCRETE FOUNDATION DETAILS

SHEET NUMBER:
C2.1

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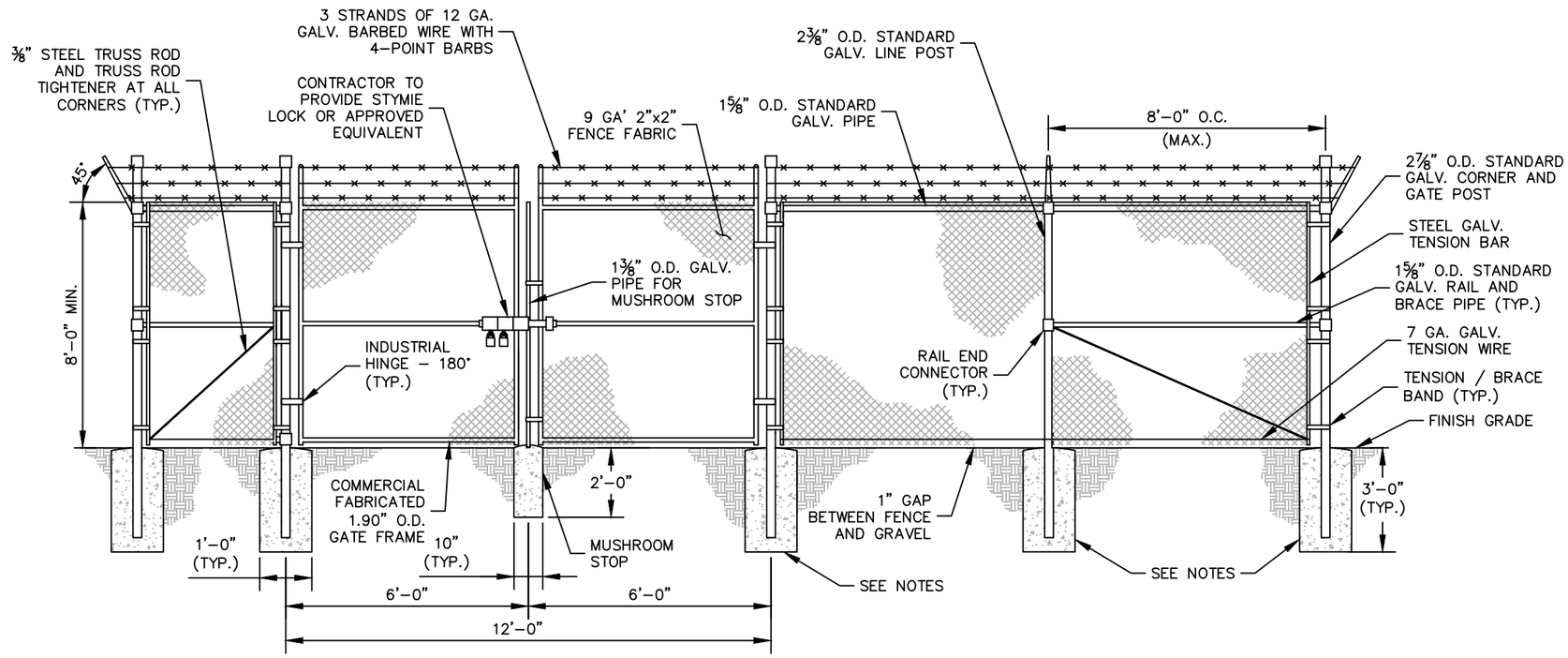
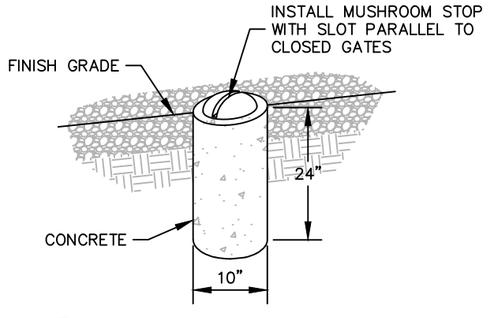
FENCE NOTES:

1. USE 3,000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON–SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.




1/C3 CHAIN LINK FENCE AND GATE ELEVATION

NOT TO SCALE




2/C3 MUSHROOM STOP

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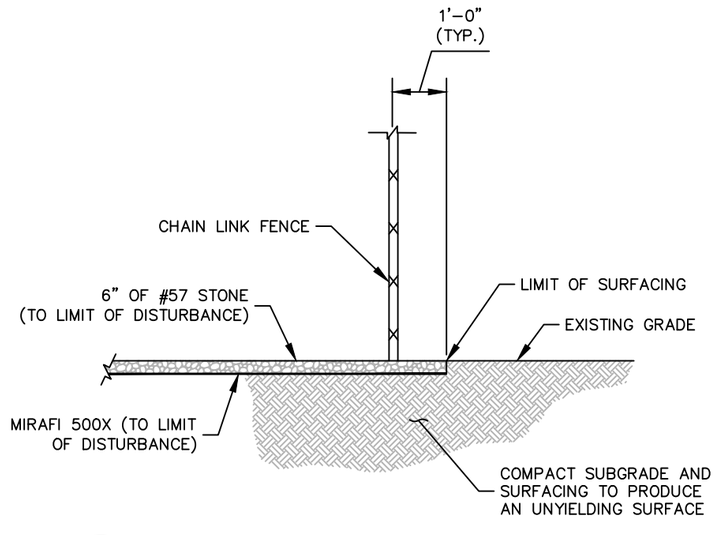
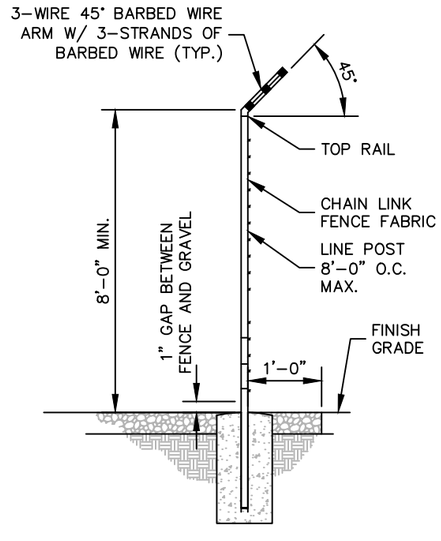



3/C3 SITE COMPOUND SURFACE DETAIL

NOT TO SCALE




4/C3 SECTION AT FENCE

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Diamond Communications LLC

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LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
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PHONE: 770–619–4280
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LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
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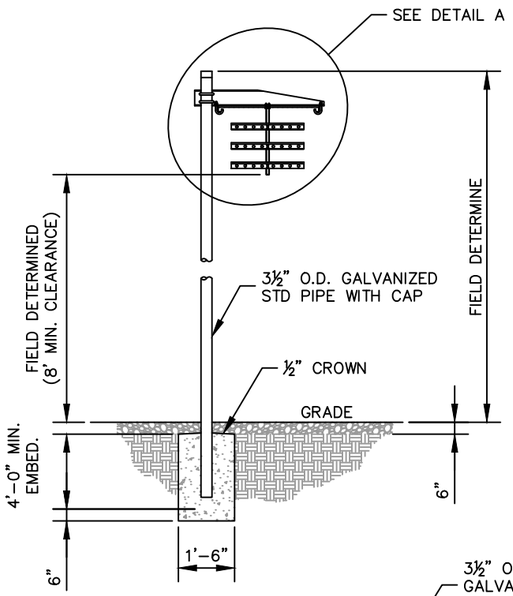
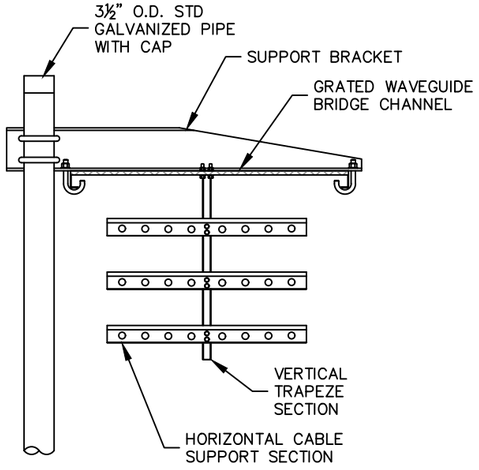
| WTB | DMF |

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:
C3



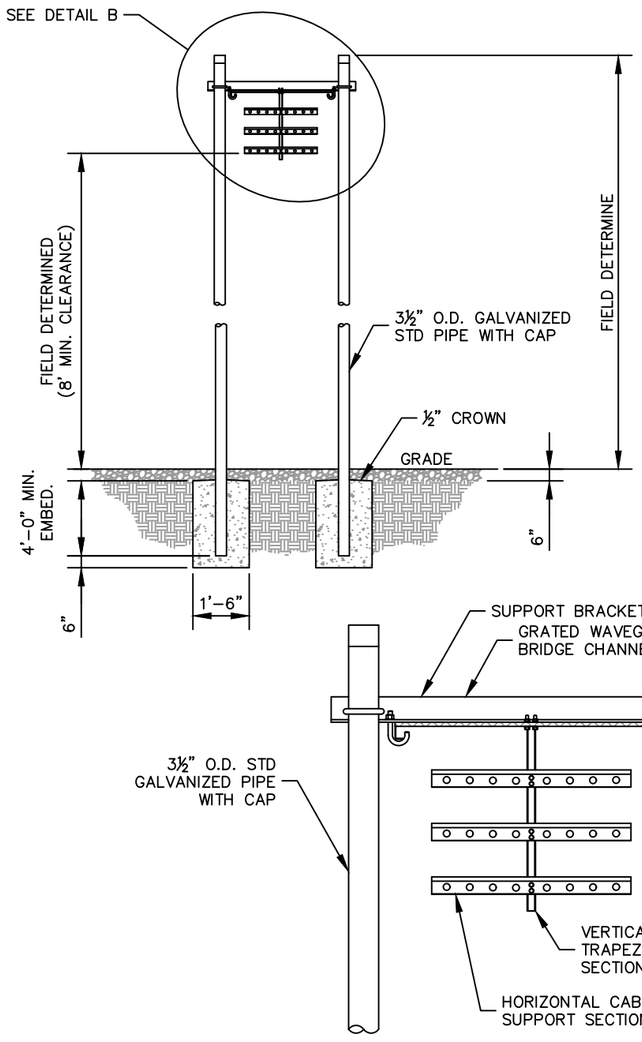




DETAIL A

ANDREW 1 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K210-B15, OR APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.




**DETAIL B**

ANDREW 2 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K410-B15, OR APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 / C3.1 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE

2 / C3.1 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE



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ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

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| WTB | DMF |

SHEET TITLE:
ICE BRIDGE DETAILS

SHEET NUMBER:
C3.1

NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 3,338± SQ. FT. (0.076) ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

**LEGEND**

EXISTING CONTOURS

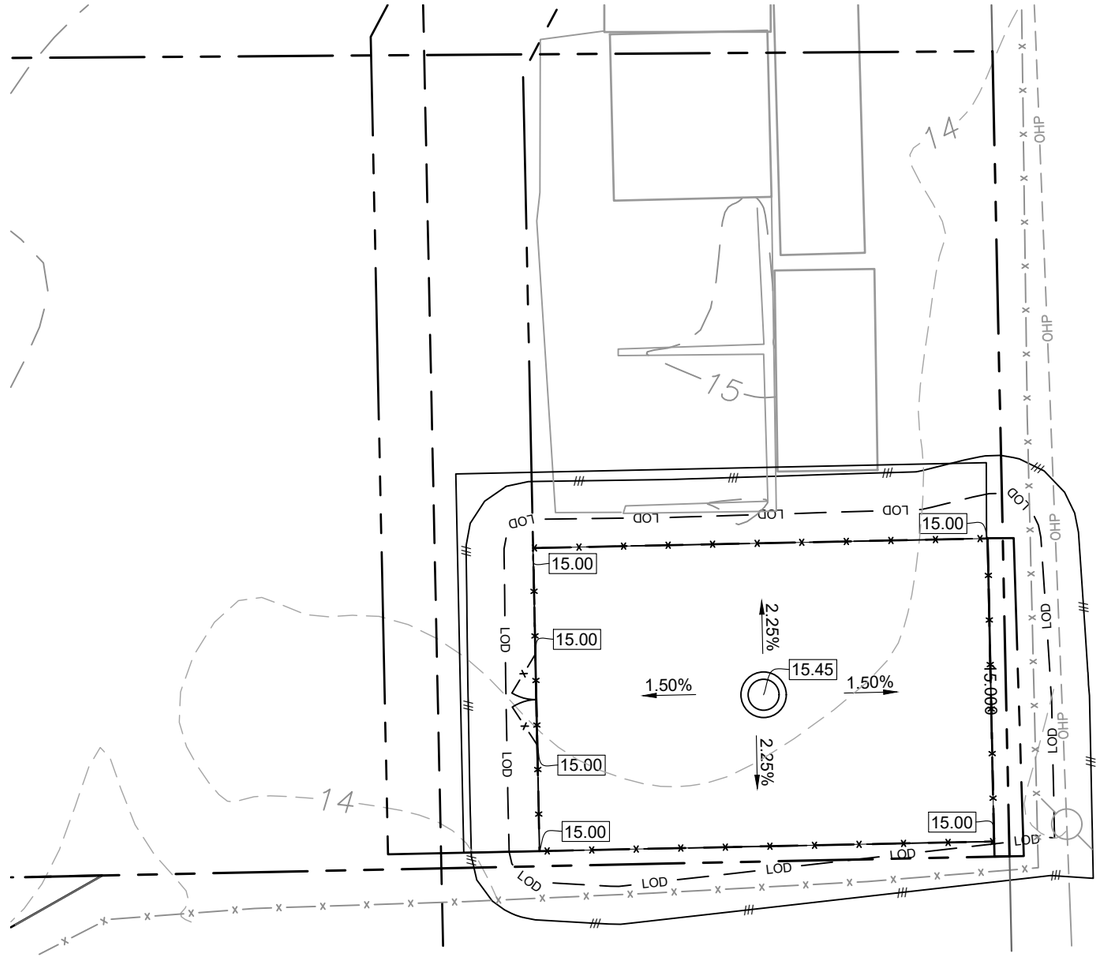
PROPOSED CONTOURS

LOD/SILT FENCE — LOD

TPF — TPF — TPF

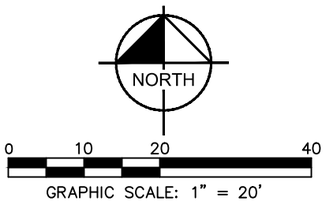
EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX




1 / C4 GRADING & EROSION CONTROL PLAN

SCALE: 1" = 20'




GRAPHIC SCALE: 1" = 20'



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Diamond Communications LLC

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SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
|---|---|
| WTB | DMF |

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4

**EROSION CONTROL NOTES:**

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.

## SEEDING SCHEDULE FOR WINTER / SPRING CONSTRUCTION ACTIVITIES

### SEEDING MIXTURE

| Species | Rate (lb/acre) |
|---|---|
| Rye (grain) | 120 |
| Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains) | 50 |

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

### SEEDING DATES

Mountains-- Above 2500 ft: Feb 15 – May 15
Below 2500 ft.: feb. 1 – May 1
Piedmont--Jan. 1 – May 1
Coastal Plain--Dec. 1 – Apr. 15

### SOIL AMENDMENTS

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10–10–10 fertilizer.

### MULCH

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

### MAINTENANCE

Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

## SEEDING SCHEDULE FOR SUMMER CONSTRUCTION ACTIVITIES

### SEEDING MIXTURE

| Species | Rate (lb/acre) |
|---|---|
| Common Bermudagrass | 40–80 (1–2 lb/1,000 sq. ft.) |

### SEEDING DATES

Coastal Plain--Apr. 1 – July
Piedmont--Apr. 15 – June 30

### SOIL AMENDMENTS

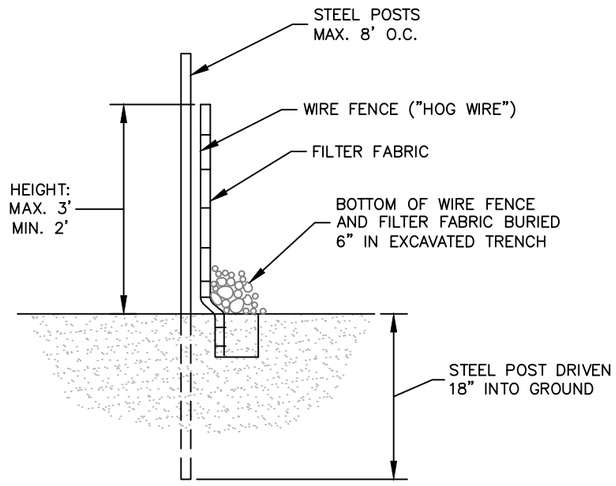
Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10–10–10 fertilizer.

### MULCH

Use jute, excelsior matting, or other effective channel lining material to cover the bottom of channels and ditches. The lining should extend above the highest calculated depth of flow. On channel side slopes above this height, and in drainages not requiring temporary lining, apply 4,000 lb/acre grain straw and anchor straw by stapling netting over the top.

### MAINTENANCE

A minimum of 3 weeks is required for establishment. Inspect and repair mulch frequently. Refertilize the following Apr. with 50 lb/acre nitrogen.




SECTION

1 / C5 SEDIMENT FENCE (SILT FENCE)

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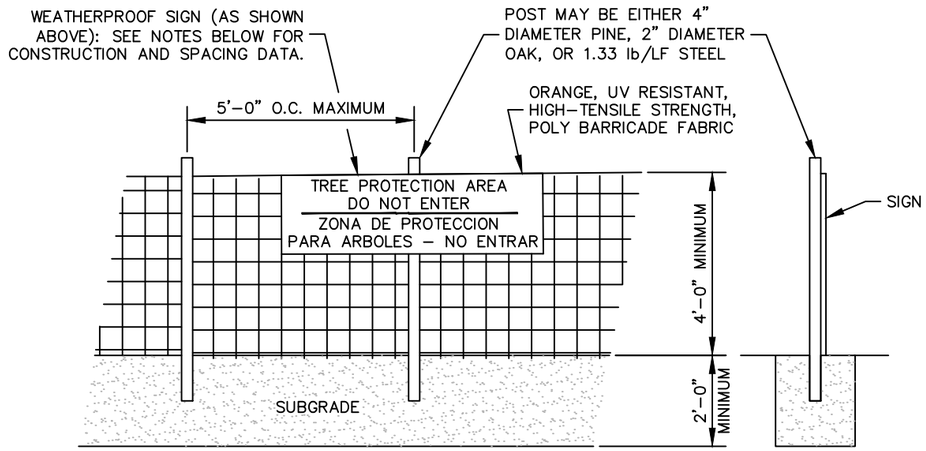


NOTES
INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

2 / C5 TREE PROTECTION FENCE

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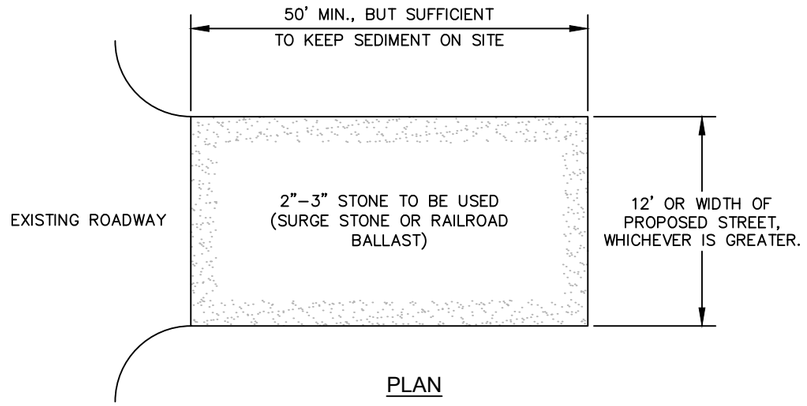
| WTB | DMF |

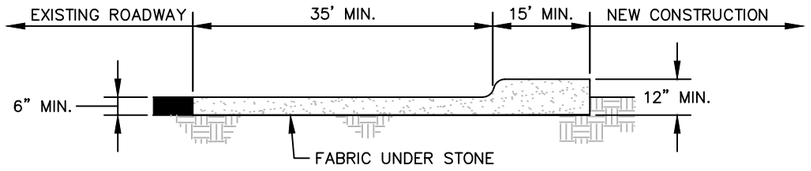
SHEET TITLE:
GRADING AND EROSION CONTROL DETAILS

SHEET NUMBER:
C5




PLAN

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.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.




CROSS SECTION

1 / C6 CONSTRUCTION ENTRANCE

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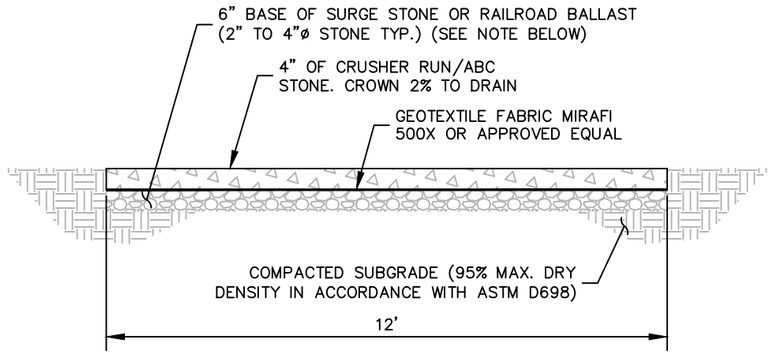


**NOTE:**
IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE DIAMOND COMMUNICATIONS PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4"ø STONE TYP.)

2 / C6 STANDARD ACCESS ROAD AND TURN-AROUND DETAIL

NOT TO SCALE

Diamond Communications LLC

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SHEET TITLE:
ACCESS ROAD DETAILS

SHEET NUMBER:
C6

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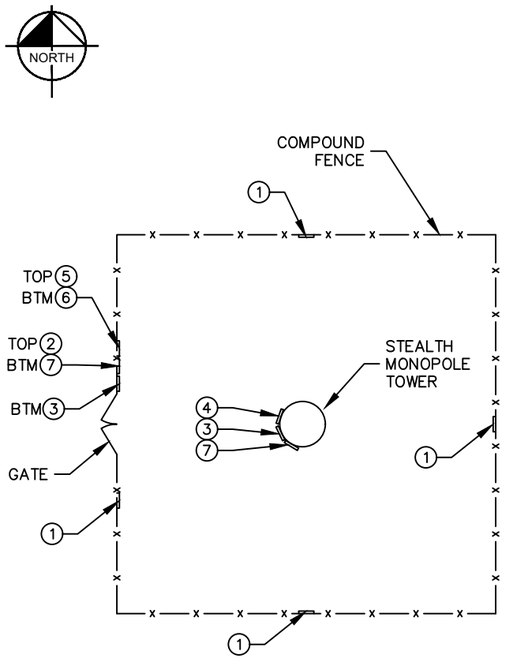
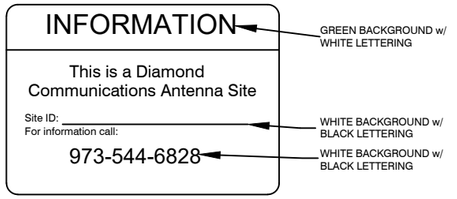



1 / C7 SIGN PLACEMENT PLAN VIEW

NOT TO SCALE

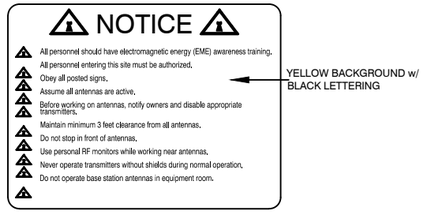
① NO-TRESPASSING SIGN

18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



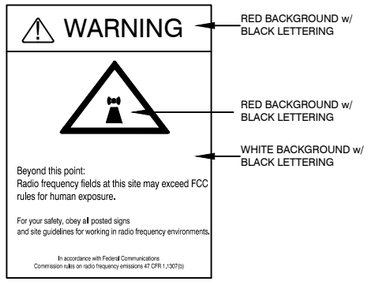

② DIAMOND COMMUNICATIONS - SITE ID SIGN

15" HIGH X 23" WIDE
(OPERATIONS PROVIDED)



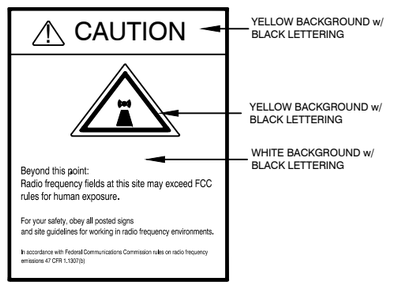

③ NOTICE-RFE SIGN

12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)



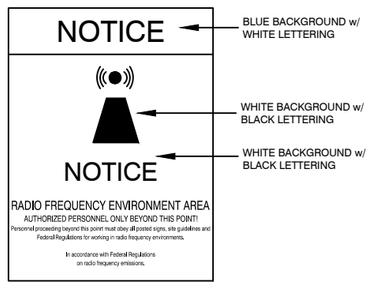

④ WARNING-RF SIGN (RED)

12" WIDE X 18" HIGH



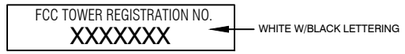

⑤ CAUTION-RF SIGN (YELLOW)

12" WIDE X 18" HIGH




⑥ NOTICE-RF SIGN (BLUE)

12" WIDE X 18" HIGH

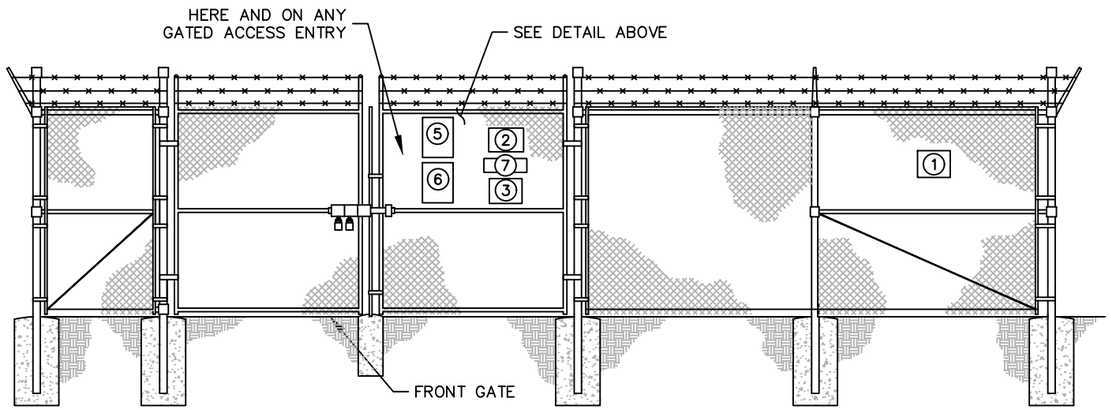



⑦ FCC REGISTRATION SIGN

20 WIDE X 4" HIGH

2 / C7 TYPICAL SIGNS AND SPECIFICATIONS

NOT TO SCALE




3 / C7 SIGN PLACEMENT FRONT GATE VIEW

NOT TO SCALE

SIGNAGE NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB | CHECKED BY: DMF

SHEET TITLE:
SITE SIGNAGE DETAILS

SHEET NUMBER:
C7

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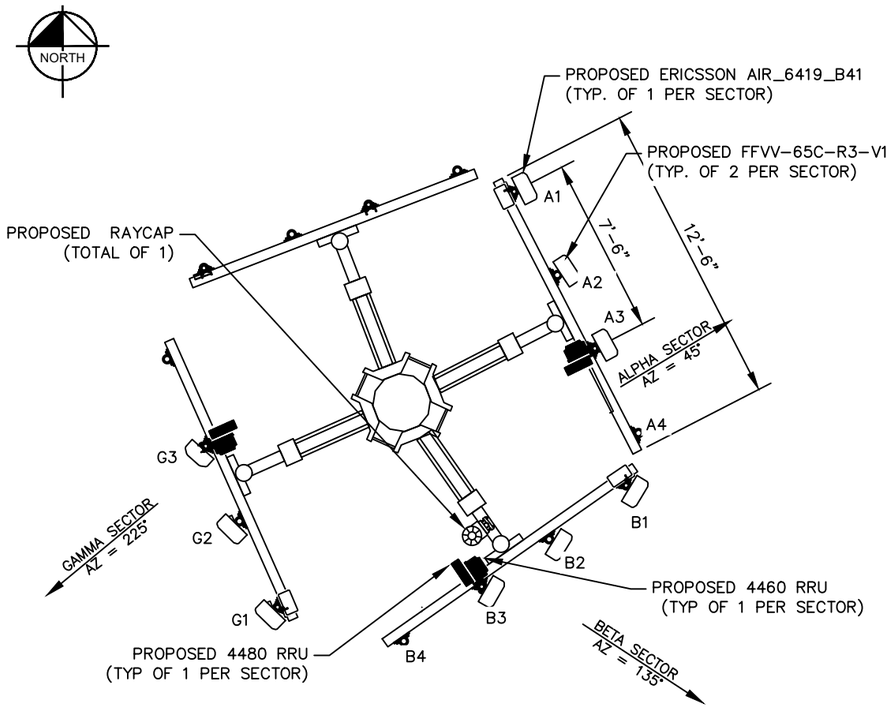



## 1 / C8 ANTENNA ORIENTATION PLAN

SCALE: 1" = 6'

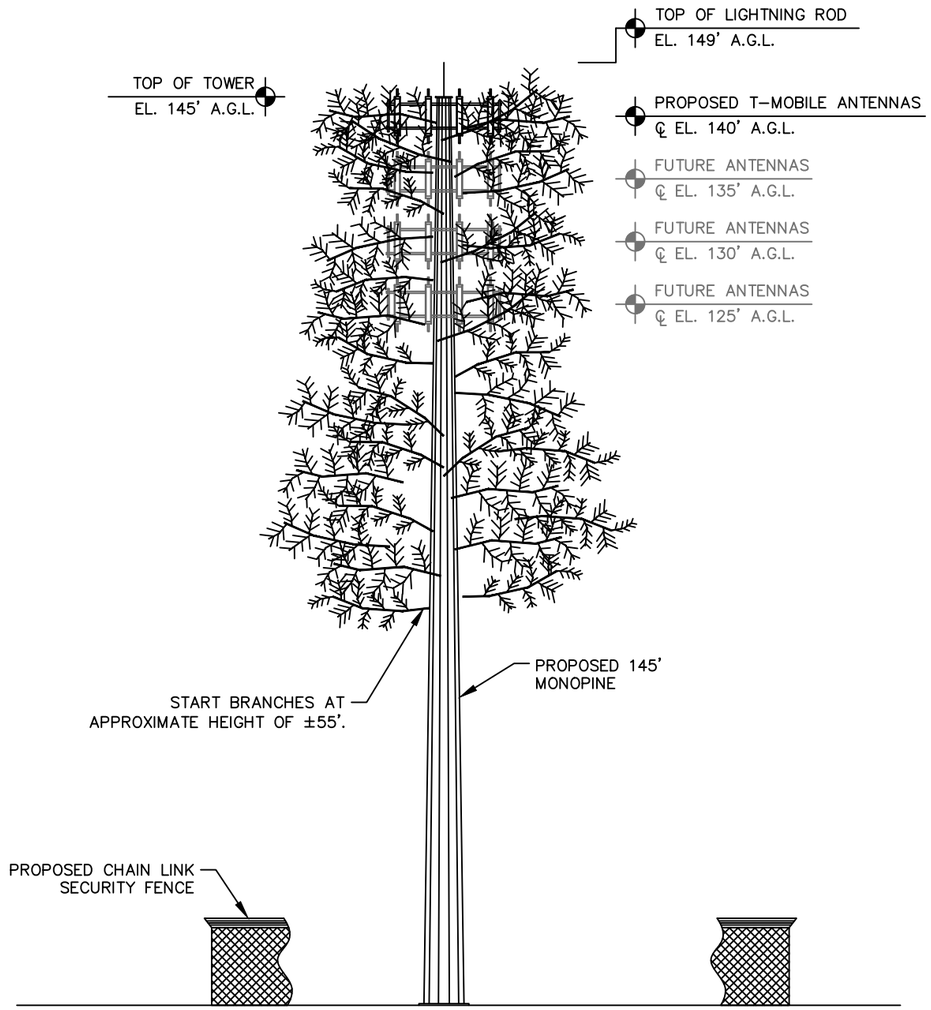
NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY T-MOBILE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE T-MOBILE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, COAX CABLE INFORMATION, AND ANTENNA MOUNT.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.

3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

4. SEE MOUNT APPENDICES FOR MOUNT DETAILS PROVIDED BY T-MOBILE CONSTRUCTION MANAGER. CONTRACTOR SHALL CONTACT THE AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR MOUNT INFORMATION.




## 2 / C8 MONOPINE TOWER ELEVATION

NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.



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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
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SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

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| DRAWN BY: | CHECKED BY: |
|---|---|
| WTB | DMF |

SHEET TITLE:
ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:
C8

**NOTE:**
SURFACE WATERS AND WETLAND INFORMATION PROVIDED BY NATIONAL WETLANDS INVENTORY

1/L1 LANDSCAPE/BUFFER PLAN

SCALE: 1" = 250'

NORTH

0 125 250 500

GRAPHIC SCALE: 1" = 250'



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SHEET TITLE:
LANDSCAPING & BUFFER PLAN

SHEET NUMBER:
L1

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**NOTE:**
10' WIDE NON-EXCLUSIVE LANDSCAPE BUFFER AREA TO NORTH AND WEST, TO BE USED IF PARENT PARCEL USE IS DISCONTINUED AND LOT CLEARED.

1 / L2 LANDSCAPE/BUFFER PLAN

SCALE: 1" = 60'

NORTH

0 30 60 120

GRAPHIC SCALE: 1" = 60'



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SHEET TITLE:
LANDSCAPING & BUFFER PLAN

SHEET NUMBER:
L2

# ELECTRICAL NOTES

## 1.00 CODES, STANDARDS, & SPECIFICATIONS

1.01 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND LABOR RELATED DIRECTLY OR INDIRECTLY TO ALL ELECTRICAL WORK DOCUMENTED IN THESE DRAWINGS SHALL BE PROVIDED AND PERFORMED IN CONFORMANCE WITH ALL CURRENT GOVERNING CODES, STANDARDS, AND PROFESSIONAL STANDARD OF CARE TO INCLUDE THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), UNDERWRITERS LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN STANDARDS ASSOCIATION (ASA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND THE NATIONAL ELECTRICAL CODE (NEC).

1.02 MATERIALS SHALL BE NEW AND SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING STANDARDS ESTABLISHED FOR EACH ITEM BY ASTM, UL, NEMA, ASA, AND NFPA.

1.03 ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND MUNICIPAL CODES AND ORDINANCES, AS WELL AS ALL CURRENT GOVERNING STANDARDS AND PRACTICES AS REQUIRED BY NEC, NEMA, ANSI, NFPA, UBC, UL, IEEE, AND THE LOCAL UTILITY COMPANY.

1.04 ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE CURRENT EDITION OF THE NEC.

1.05 CONTRACTOR SHALL MAINTAIN UL LISTED FIRE RATINGS AT ALL WALL PENETRATIONS.

1.06 CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC. MINIMUM CLEARANCE SHALL BE OBSERVED FOR BOTH THE FRONT AND THE REAR OF THE METER H-FRAME RACK AND THE EQUIPMENT H-FRAME RACK.

## 2.00 GENERAL

2.01 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ASSOCIATED FEES RELATED TO THE PROJECT AND SHALL DELIVER A COPY OF ALL PERMITS TO THE DIAMOND COMMUNICATIONS REPRESENTATIVE.

2.02 CONTRACTOR SHALL SCHEDULE AND SHOULD ATTEND ALL INSPECTIONS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.

2.03 CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC., FOR A COMPLETE WORKING ELECTRICAL INSTALLATION.

2.04 ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

2.05 CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR TO ORIGINAL CONDITION ANY ITEMS DAMAGED AS A RESULT OF THE WORK.

2.06 CONTRACTOR SHALL REPAIR ANY LANDSCAPING DISTURBED DURING CONSTRUCTION.

2.07 IF CONDUIT RUNS HAVE MORE THAN THREE (3) CONSECUTIVE 90 DEGREE TURNS, THE CONTRACTOR SHALL INSTALL PULL BOXES AS REQUIRED BY NEC.

2.08 CONTRACTOR SHALL INDICATE THE LOCATION OF ALL CAPPED UNDERGROUND SPARE CONDUIT ON THE RECORD DRAWINGS SUBMITTED TO THE OWNER.

2.09 CONTRACTOR SHALL COORDINATE EXACT ROUTING OF CONDUIT WITH OWNER. ALL CONDUIT SHALL BE ROUTED WITHIN 3 FEET, EITHER SIDE, OF PERIMETER FENCING.

## 3.00 MATERIALS

3.01 ALL EQUIPMENT AND MATERIALS SHOWN SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

3.02 FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT SUPPLIED BY DIAMOND COMMUNICATIONS.

3.03 CONTRACTOR SHALL FIELD DETERMINE ACTUAL CONDUIT ROUTING AND SHALL OBTAIN APPROVAL FROM THE TOWER OWNER OF THE PROPOSED ROUTING PRIOR TO CONDUIT INSTALLATION.

3.04 ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION AND ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES CELSIUS.

3.05 ALL NEUTRAL CONDUCTORS SHALL HAVE WHITE INSULATION. ALL GROUND CONDUCTORS SHALL HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT PERMITTED.

3.06 CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN ENCLOSURE WITH CONDUIT SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.

3.07 CONDUIT RUNS SHALL HAVE A CONTINUOUS DOWNWARD SLOPE AWAY FROM ALL EQUIPMENT TO PREVENT WATER INFILTRATION.

3.08 ALL CONDUIT SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON THE PLANS. WHEN CONDUIT IS ROUTED UNDER A ROADWAY, SCHEDULE 80 PVC CONDUIT SHALL BE UTILIZED. MANUFACTURED BEND RADII SHALL BE PER NEC.

3.09 CONTRACTOR SHALL PROVIDE TWO (2) 200 POUND TEST POLYETHYLENE PULL CORDS IN ALL CONDUITS AND ALL INNERDUCTS. PULL CORDS SHALL BE SECURED AT EACH END OF CONDUIT RUNS. ALL SPARE CONDUIT ENDS SHALL BE CAPPED WITH MANUFACTURED PVC FITTINGS.

3.10 CONTRACTOR SHALL BOND EACH METALLIC CONDUIT ENTERING A METALLIC ENCLOSURE WITH A #8 MIN AWG INSULATED COPPER BONDING JUMPER PER NEC. CONTRACTOR SHALL BOND ALL ELECTRICAL EQUIPMENT TO THE H-FRAME RACK ON WHICH EQUIPMENT IS MOUNTED WITH #8 MIN AWG INSULATED COPPER BONDING JUMPERS PER NEC.

3.11 CONTRACTOR SHALL IDENTIFY THE END OF ALL SPARE UNDERGROUND CONDUITS AND PROVIDE AND INSTALL 90 DEGREE ELBOWS WITH VERTICAL CONDUIT EXTENSIONS TO EXTEND 3" ABOVE FINISHED CRUSHED AGGREGATE GRADE. CONTRACTOR SHALL TERMINATE CONDUITS WITH MANUFACTURED CONDUIT CAPS THAT THE CONTRACTOR HAS PAINTED ORANGE.

## 4.00 PRE-CONSTRUCTION COORDINATION

4.01 CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND NOTE EXISTING CONDITIONS THAT MIGHT AFFECT THEIR WORK. ALL SUCH CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID.

4.02 THE CONTRACTOR SHALL PROVIDE A UTILITY LOCATOR AND SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

4.03 CONTRACTOR SHALL VERIFY, PRIOR TO ROUGH-IN, THAT SITE CONDITIONS ALLOW FOR THE PLACEMENT OF THE ELECTRICAL EQUIPMENT AS SHOWN ON THE PLANS.

4.04 CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL UTILITY REGARDING THE EXACT LOCATION OF THE TRANSFORMER, ALL METERING REQUIREMENTS, AND CONDUIT ROUTING BETWEEN TRANSFORMER AND METER.

4.05 CONTRACTOR SHALL COORDINATE WITH LOCAL TELCO UTILITY REGARDING THE EXACT LOCATION OF THE TELCO SERVICE ENTRY POINT.

4.06 CONTRACTOR SHALL COORDINATE WITH AUTHORITY HAVING JURISDICTION REGARDING LOCAL FROST LINE REQUIREMENTS FOR RACEWAY MATERIAL SELECTION AND INSTALLATION.

4.07 CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS AT THE INTEGRATED LOAD CENTER AND PROVIDE ARC FLASH LABEL PER NEC.

4.08 ALL CIRCUIT BREAKERS AND EQUIPMENT SHALL HAVE A MINIMUM AIC RATING OF 10,000 AMPS. IF THE RATING OF THE UTILITY TRANSFORMER PROVIDING THE ELECTRICAL SERVICE IS GREATER THAN 75 kVA, THE CONTRACTOR SHALL PERFORM A SHORT CIRCUIT ANALYSIS TO DETERMINE THE REQUIRED AIC RATING FOR THE CIRCUIT BREAKERS AND EQUIPMENT. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT (AFC) AT THE UTILITY SERVICE POINT. PROVIDE MAX. AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT.



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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
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PHONE: 770-619-4280
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LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

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| WTB | DMF |

SHEET TITLE:
ELECTRICAL NOTES

SHEET NUMBER:
E1

## KEY NOTES - ELECTRICAL EQUIPMENT

(1) TRAFFIC RATED TELCO VAULT LABELED "AT&T FIBER". (SPACED EVERY 500', AT MAJOR TRANSITIONS, AND AS NEEDED TO ALLOW DARK FIBER TO BE PULLED) (SEE NOTE 4.05 ON SHEET E1)

## KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

(A) TWO (2) PVC CONDUITS FOR FIBER, FURNISHED AND INSTALLED BY GC. (APPROXIMATELY 560± LF).

## NOTES:

PROPOSED DIAMOND TELCO VAULT WITHIN RIGHT OF WAY LOCATED APPROXIMATELY 26° 19' 14.20"N, 81° 44' 22.50"W BASED ON GOOGLE EARTH IMAGERY.

1 / E2 OVERALL UTILITY ROUTING PLAN

SCALE: 1" = 60'

NORTH

0 30 60 120

GRAPHIC SCALE: 1" = 60'



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|---|---|
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SHEET TITLE:
OVERALL UTILITY SERVICE ROUTING PLAN

SHEET NUMBER:
E2

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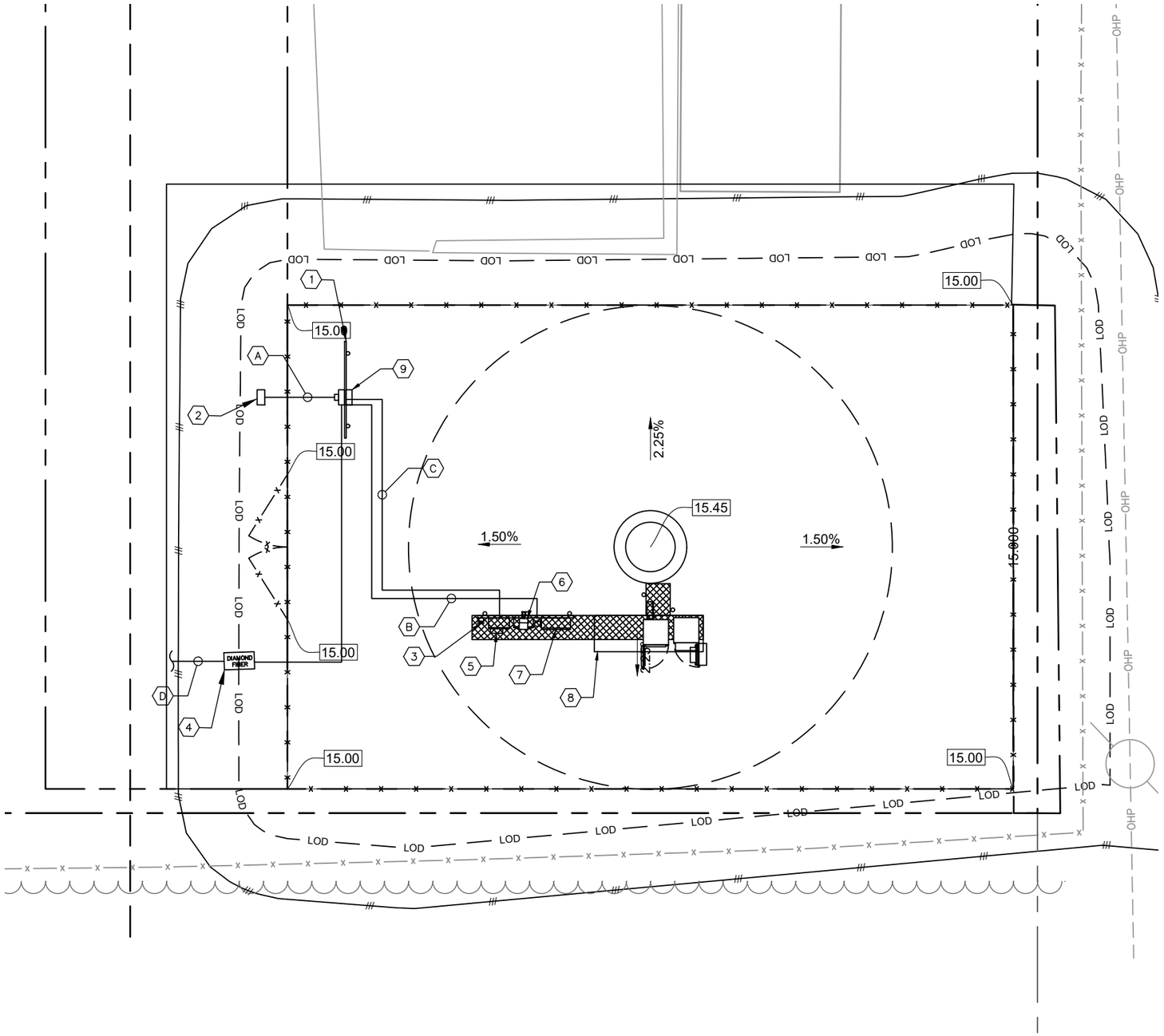


## KEY NOTES - ELECTRICAL EQUIPMENT

1. UTILITY METER H–FRAME (SEE DETAIL 1/E3).
2. POWER STUB UP (SEE NOTE 4.04 ON SHEET E1).
3. T–MOBILE CONCRETE GENERATOR PAD (SEE SHEET C4).
4. TRAFFIC RATED TELCO VAULT.(SEE NOTE 4.05 ON SHEET E1)
5. T–MOBILE FIBER CABINET.
6. T–MOBILE AUTOMATIC TRANSFER SWITCH.
7. T–MOBILE PPC
8. T–MOBILE CONCRETE EQUIPMENT PAD (SEE SHEET C4).
9. NEMA BOX

## KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

- (A) TWO (2) 4" PVC POWER CONDUITS FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY (SEE TRENCH DETAIL 2/E6).
- (B) 2" PVC POWER CONDUIT FROM PROPOSED METER RACK TO EQUIPMENT RACK (SEE TRENCH DETAIL 2/E6).
- (C) TWO (2) 2" PVC TELCO CONDUITS, WITH TWO (2) PULL ROPES EACH (SEE TRENCH DETAIL 2/E6).
- (D) TWO (2) 2" PVC CONDUITS FURNISHED AND INSTALLED BY GC FROM RIGHT OF WAY W/TWO (2) PULL ROPES (SEE TRENCH DETAIL 2/E6 AND SHEET E2).

1 / E2.1 UTILITY SERVICE ROUTING PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

GRAPHIC SCALE: 1" = 10'


Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770–619–4280
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LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/5/25

KHA PROJECT NUMBER: 013541047

DRAWN BY: WTB | CHECKED BY: DMF

SHEET TITLE: UTILITY SERVICE ROUTING PLAN

SHEET NUMBER: E2.1

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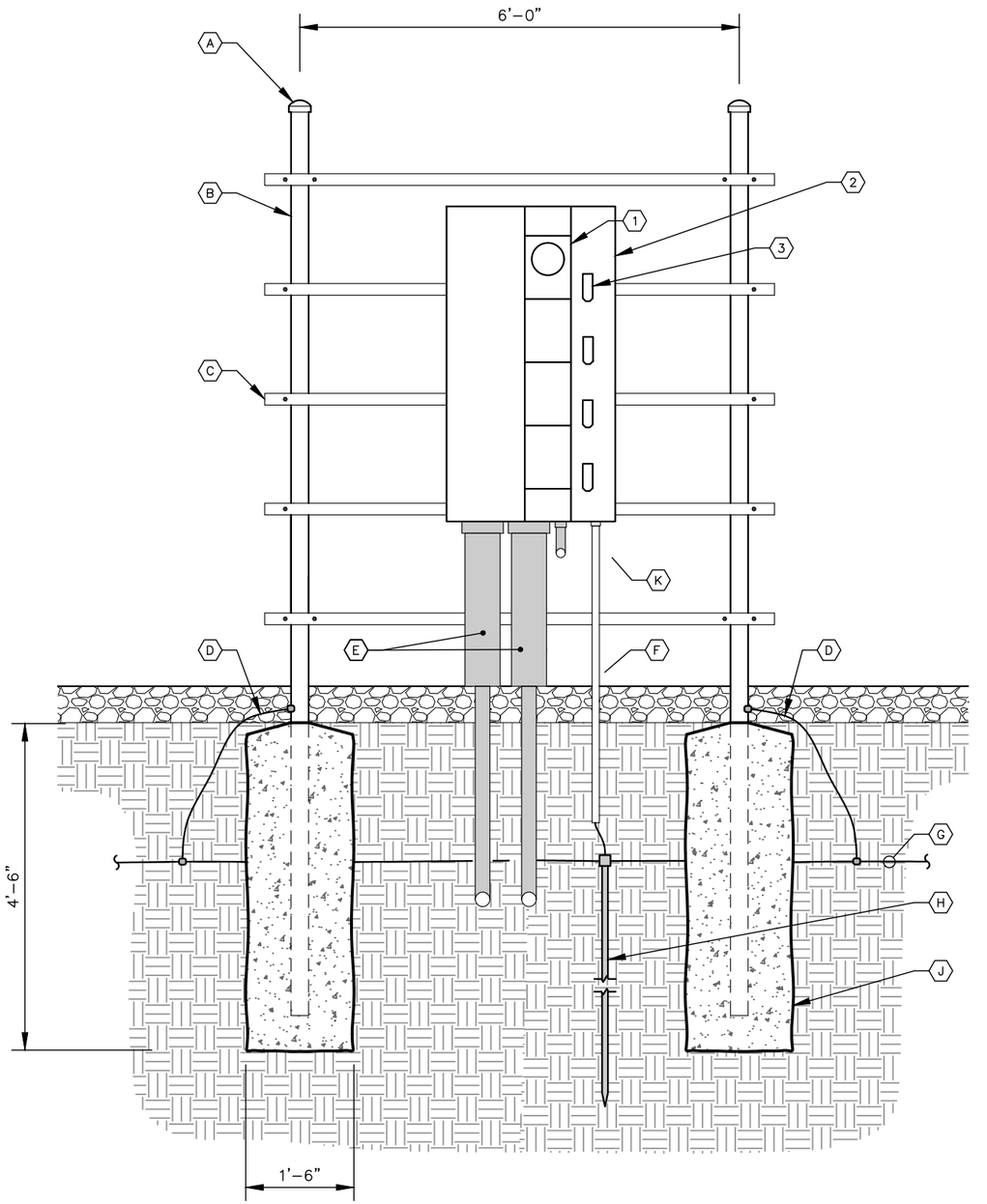


1 / E3 METER RACK DETAILS - FRONT

NOT TO SCALE

## KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) GALVANIZED RIGID STEEL CAP, TYPICAL.
- (B) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- (C) $1-\frac{5}{8}$" x $1-\frac{5}{8}$" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- (D) ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN $\frac{3}{4}$" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- (E) 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- (F) 1" PVC WITH ONE (1) – 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- (G) GROUND RING (SEE SHEETS E6-E7).
- (H) GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- (J) CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- (K) 1½" PVC POWER CONDUIT TO LGT PANEL.

## KEY NOTES - ELECTRICAL EQUIPMENT

- (1) 200 AMP METER SOCKET IN NEMA 3R ENCLOSURE, TYPICAL OF 4.
- (2) FURNISH AND INSTALL SERVICE ENTRANCE RATED GANGED METER CENTER WITH FOUR (4) – 200 AMP (22KAIC), 120/240 VOLT SINGLE PHASE SERVICE POSITIONS IN NEMA 3R ENCLOSURE. COORDINATE SPECIFIC REQUIREMENTS WITH LOCAL UTILITY.
- (3) 200 AMP, 2 POLE (22KAIC) DISCONNECT CIRCUIT BREAKER FOR TOP METER ONLY. CONTRACTOR SHALL MOUNT THE METER CENTER SUCH THAT THE TOP CIRCUIT BREAKER IS NO MORE THAN 6' ABOVE GRADE.

Diamond Communications LLC

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SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

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LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
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SHEET TITLE:
METER RACK DETAILS - FRONT

SHEET NUMBER:
E3

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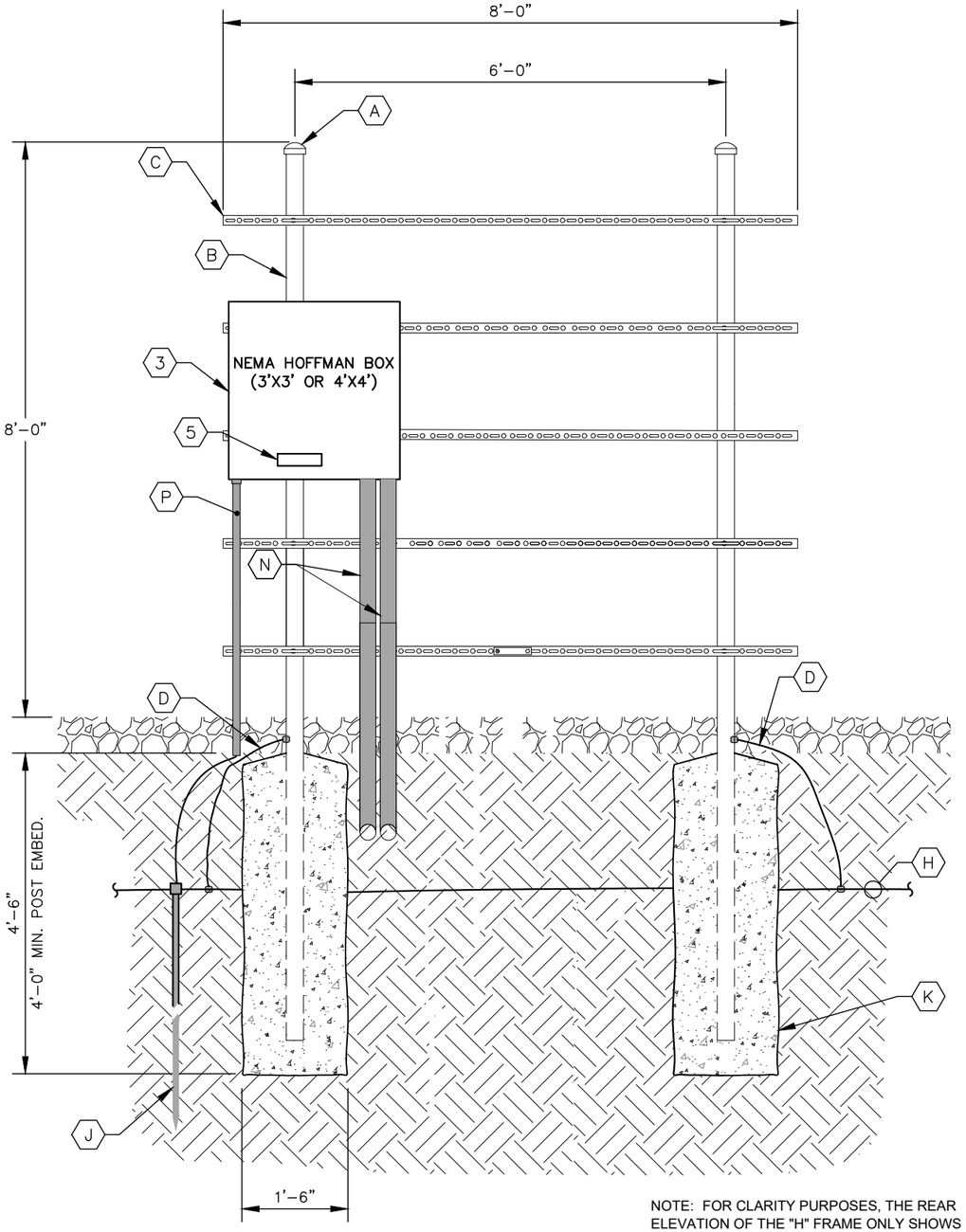


NOTE: FOR CLARITY PURPOSES, THE REAR ELEVATION OF THE "H" FRAME ONLY SHOWS EQUIPMENT AND CONDUIT ASSOCIATED WITH THE REAR SIDE. SEE SHEET E4 FOR DETAILS ASSOCIATED WITH EQUIPMENT AND CONDUIT MOUNTED ON THE FRONT SIDE OF THE "H" FRAME.

1 E3.1 METER RACK DETAILS - REAR

NOT TO SCALE

## KEY NOTES - CONDUIT, CONDUCTORS, & MISC

(A) GALVANIZED RIGID STEEL CAP, TYPICAL.

(B) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.

(C) 1⅝" x 1⅝" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.

(D) ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTORS (BC) FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.

(E) KEY NOTE NOT USED

(F) KEY NOTE NOT USED

(G) KEY NOTE NOT USED

(H) GROUND RING (SEE SHEETS E6 & E7).

(J) GROUND ROD, EXOTHERMIC WELD TO GROUND RING. (SEE DETAIL 2/E7).

(K) CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. AND INCLUDE FIBERMESH 300-3E.

(L) KEY NOTE NOT USED

(M) KEY NOTE NOT USED

(N) TWO (2) 2" CONDUIT TO OUTSIDE FENCED COMPOUND, STUBBED AND CAPPED.

(O) KEY NOTE NOT USED

(P) #2 SOLID TINNED IN ½" PVC CONDUIT, CAD WELDED TO GROUND BAR AND GROUND RING.

## KEY NOTES - ELECTRICAL EQUIPMENT

(1) KEY NOTE NOT USED

(2) KEY NOTE NOT USED

(3) HOFFMAN BOX IN NEMA 4X ENCLOSURE.

(4) KEY NOTE NOT USED

(5) ONE (1) 2" X 12" COPPER GROUND BAR.



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Diamond Communications LLC

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LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
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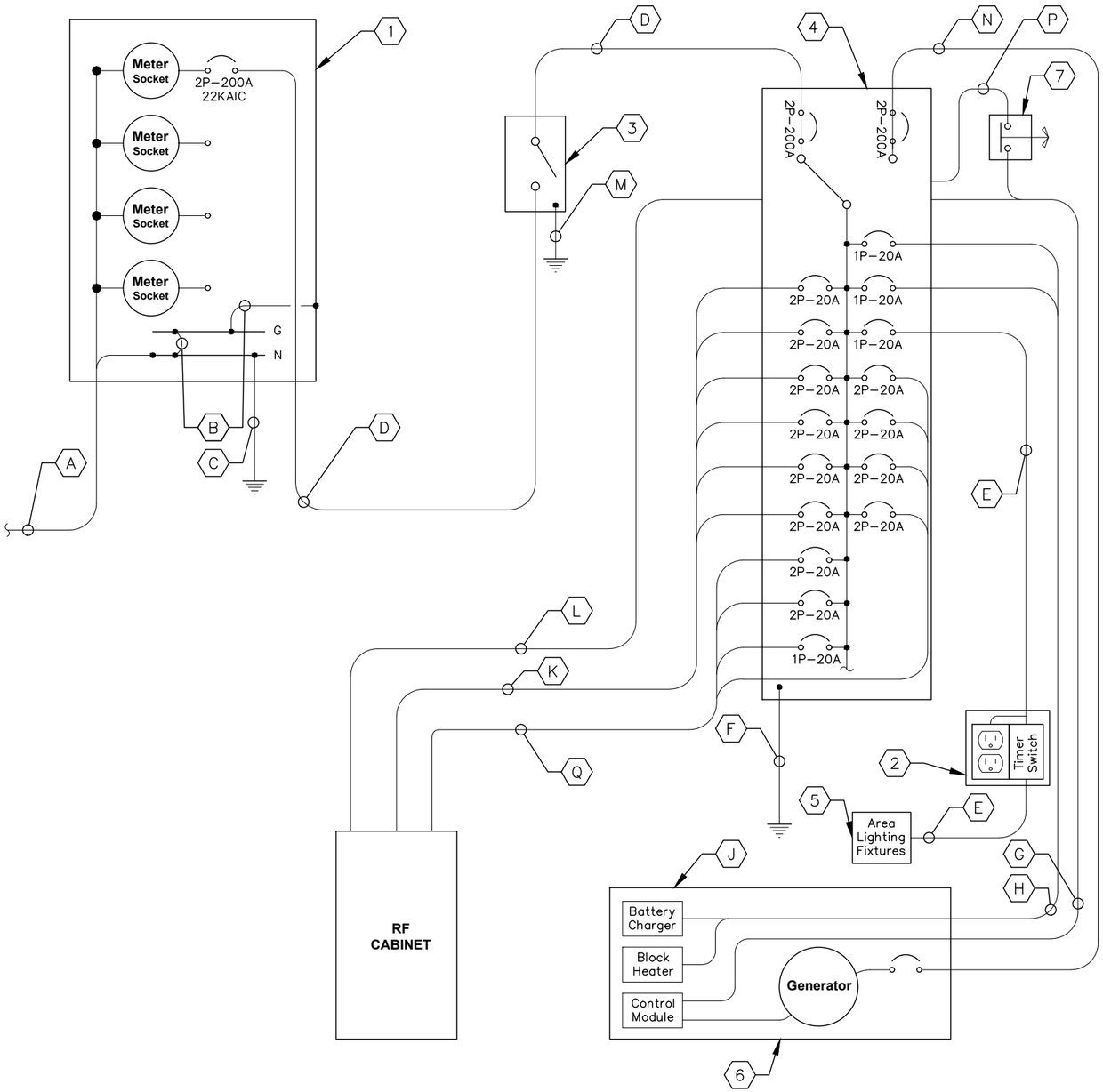
| WTB | DMF |

SHEET TITLE:
METER RACK DETAILS - REAR

SHEET NUMBER:
E3.1




**REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT**

**"WARNING: Shock hazard exists if grounding electrode conductor or bonding jumper connection in this equipment is removed while alternate source(s) is energized. Opening the equipment disconnect will cause the stand-by generator to start. To remove power entirely from the equipment, the generator must be turned OFF using emergency stop switch."**

**REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT & INTEGRATED LOAD CENTER**

**"NOTE: Emergency power is supplied by a stand-by generator located behind Verizon equipment rack."**

1/E4 SINGLE LINE DIAGRAM

NOT TO SCALE

## KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) TWO (2) 4" CONDUITS BY CONTRACTOR FOR INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR 800 AMP, 120/240 VOLT SINGLE PHASE SERVICE.
- (B) BOND GROUND BUS TO NEUTRAL BUS AND GROUND BUS TO ENCLOSURE WITH 2/0 BONDING JUMPERS.
- (C) ONE (1) 2/0 BARE STRANDED TINNED COPPER GEC TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- (D) THREE (3) 3/0 CONDUCTORS AND ONE (1) #6 AWG GROUND IN 2" CONDUIT.
- (E) TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- (F) ONE (1) #2 BARE TINNED COPPER FROM GROUNDING LUG IN ILC TO GROUND ROD, EXOTHERMIC WELD TO GROUND ROD.
- (G) AUTOMATIC TRANSFER SWITCH ALARM AND GENERATOR CONTROL CABLES IN 1" CONDUIT.
- (H) FOUR (4) #12 CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- (J) THE GENERATOR, WHEN UTILIZING A TWO POLE ATS WITH A SOLID NEUTRAL, IS NOT A SEPARATELY DERIVED SYSTEM. THEREFORE, DO NOT BOND THE NEUTRAL TO THE GROUND AT THE GENERATOR.
- (K) TWELVE (12) #10 AWG THHN CONDUCTORS AND THREE (3) #10 AWG EG IN 2" PVC CONDUIT.
- (L) ALARM CABLES IN 1" PVC CONDUIT.
- (M) ONE (1) – #2 BARE TINNED COPPER FROM GROUNDING LUG IN DISCONNECT SWITCH TO GROUND RING, EXOTHERMIC WELD TO GROUND RING.
- (N) THREE (3) 3/0 AWG CONDUCTORS AND ONE (1) #4 AWG EG IN 2" CONDUIT. VERIFY GENERATOR BREAKER DOES NOT EXCEED 200 AMPS.
- (P) 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE ILC TO THE EMERGENCY GENERATOR STOP SWITCH.
- (Q) TWELVE (12) #10 AWG THHN CONDUCTORS AND THREE (3) #10 AWG. FOR RECTIFIERS AND TWO (2) #10 THHN CONDUCTORS AND ONE (1) #10 AWG FOR CABINET MOUNTED GFI OUTLET, ALL IN ONE 2" PVC CONDUIT.

## KEY NOTES - ELECTRICAL EQUIPMENT

1. FURNISH AND INSTALL 800 AMP, 3–WIRE, SINGLE PHASE, 120/240 VOLT, 22KAIC, FOUR–SPACE MULTI–GANG METER CENTER WITH 200 AMP RATED METER SOCKETS IN NEMA 3R ENCLOSURE, SE RATED. CONTRACTOR SHALL FURNISH AND INSTALL 200 AMP CIRCUIT BREAKER AT METER BASE IF NOT ALREADY EXISTING.
2. 20 AMP GFCI DUPLEX OUTLET RECEPTACLE AND TIMER SWITCH, ENERLITES HET06 SERIES (OR APPROVED EQUIVALENT) IN LOCKABLE NEMA 3R ENCLOSURE.
3. FURNISH AND INSTALL SE RATED 240 V, 200 AMP, 2 POLE, NON–FUSED DISCONNECT IN NEMA 3R ENCLOSURE.
4. 200 AMP, 120/240 VOLT, ILC WITH 42 SPACE PANEL AND AUTOMATIC TRANSFER SWITCH. ALL CIRCUIT BREAKERS SHALL BE RATED 10KAIC MINIMUM. ILC IS FURNISHED BY VZW AND INSTALLED BY GENERAL CONTRACTOR.
5. FURNISH AND INSTALL TWO (2) AREA LIGHTS, (LITHONIA HFR–250M–TA120–DNA–LP1), (OR APPROVED EQUIVALENT).
6. 50 KW GENERATOR, CONTRACTOR SHALL COORDINATE SPECIFIC GENERATOR CONFIGURATION WITH OWNER AND INSTALL THE GENERATOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. GENERATOR BREAKER SIZED AND PROVIDED BY GENERATOR MANUFACTURER.
7. EMERGENCY GENERATOR STOP SWITCH IN NEMA 3R ENCLOSURE WILL BE FURNISHED BY VERIZON AND INSTALLED BY GC.



Diamond Communications LLC

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SITE #: GA151
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BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

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LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
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| WTB | DMF |

SHEET TITLE:
ELECTRICAL SINGLE LINE DIAGRAM

SHEET NUMBER:
E4

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# PANEL SCHEDULE - VERIZON INTEGRATED LOAD CENTER

**Voltage:** 240/120 Volts
**Phase, Wires:** Single Phase, 3 Wire
**Mounting Type:** Surface
**Enclosure Type:** NEMA 3R

**MCB Size:** 200 Amps
**AIC Rating:** 10,000 Amps min
**Bus Rating:** 200 Amps
**Neutral Rating:** 100%

| Load Served | Load (kVA) A | Load (kVA) B | Circuit Bkr Size | Ckt Nbr | Phase A B | Ckt Nbr | Circuit Bkr Size | Load (kVA) A | Load (kVA) B | Load Served |
|---|---|---|---|---|---|---|---|---|---|---|
| RECTIFIER 1 | 1.78 | | 2P-20 | 1 | | 2 | 1P-20 | 0.58 | | AREA LIGHTS/GFCI |
| | | 1.78 | | 3 | | 4 | 1P-20 | | 1.50 | GEN BLOCK HEATER |
| RECTIFIER 2 | 1.78 | | 2P-20 | 5 | | 6 | 1P-20 | 0.30 | | GEN BATTERY CHARGER |
| | | 1.78 | | 7 | | 8 | ---- | | 0.00 | SPACE |
| RECTIFIER 3 | 1.78 | | 2P-20 | 9 | | 10 | 1P-20 | 0.18 | | CAB DUPLEX OUTLET |
| | | 1.78 | | 11 | | 12 | ---- | | 0.00 | SPACE |
| RECTIFIER 4 | 1.78 | | 2P-20 | 13 | | 14 | 2P-20 | 1.78 | | RECTIFIER 9 |
| | | 1.78 | | 15 | | 16 | | | 1.78 | |
| RECTIFIER 5 | 1.78 | | 2P-20 | 17 | | 18 | 2P-20 | 1.78 | | RECTIFIER 10 |
| | | 1.78 | | 19 | | 20 | | | 1.78 | |
| RECTIFIER 6 | 1.78 | | 2P-20 | 21 | | 22 | 2P-20 | 0.00 | | RECTIFIER 11 (SPARE) |
| | | 1.78 | | 23 | | 24 | | | 0.00 | |
| RECTIFIER 7 | 1.78 | | 2P-20 | 25 | | 26 | 2P-20 | 0.00 | | RECTIFIER 12 (SPARE) |
| | | 1.78 | | 27 | | 28 | | | 0.00 | |
| RECTIFIER 8 | 1.78 | | 2P-20 | 29 | | 30 | ---- | 0.00 | | SPACE |
| | | 1.78 | | 31 | | 32 | ---- | | 0.00 | SPACE |
| SPACE | 0.00 | | ---- | 33 | | 34 | ---- | 0.00 | | SPACE |
| SPACE | | 0.00 | ---- | 35 | | 36 | ---- | | 0.00 | SPACE |
| SPACE | 0.00 | | ---- | 37 | | 38 | ---- | 0.00 | | SPACE |
| TVSS (INTERNAL TO ILC) | | 0.00 | 2P-30 | 39 | | 40 | ---- | | 0.00 | SPACE |
| | 0.00 | | | 41 | | 42 | ---- | 0.00 | | SPACE |
| **Sub-Total (kVA)** | 14.24 | 14.24 | | | | | | 4.62 | 5.06 | **Sub-Total (kVA)** |
| | | | | | | | | **A** | **B** | |
| | | | | | | | | 18.86 | 19.30 | |
| | | | | | | | | 38.16 | | **Total Connected (kVA)** |

**LOAD SUMMARY**

| Load Description | Connected Load (kVA) A | Connected Load (kVA) B | Demand Factor | Demand Load (kVA) A | Demand Load (kVA) B | |
|---|---|---|---|---|---|---|
| RECTIFIERS/EQUIP | 17.80 | 17.80 | 1.00 | 17.80 | 17.80 | |
| LARGEST MOTOR | 0.00 | 0.00 | 1.00 | 0.00 | 0.00 | |
| ALL OTHER MOTORS | 0.00 | 0.00 | 1.00 | 0.00 | 0.00 | |
| LIGHTING | 0.40 | 0.00 | 1.25 | 0.50 | 0.00 | |
| DUPLEX RECEPTACLES | 0.36 | 0.00 | 1.00 | 0.36 | 0.00 | |
| TOTAL MISCELLANEOUS | 0.30 | 1.50 | 1.00 | 0.30 | 1.50 | |
| **Total Power per Phase** | | | | 18.96 | 19.30 | **kVA** |
| **Total Demand Current per Phase** | | | | 158.00 | 161.00 | **Amps** |
| **Total Demand Power** | | | | 38.26 | | **kVA** |

*NOTE: CIRCUIT LOAD AND DEMAND FACTOR PROVIDED BY T-MOBILE.

1 / E4.1 PANEL SCHEDULE

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Diamond Communications LLC

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SITE #: GA151
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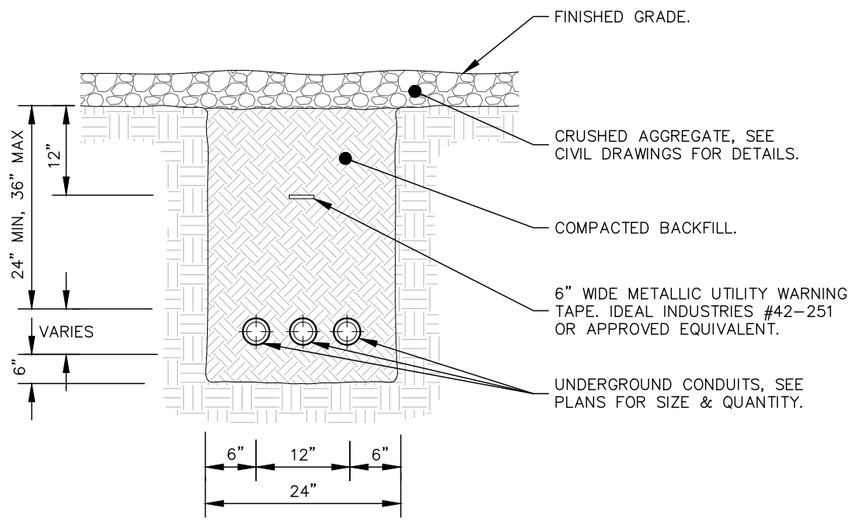
3/5/25

KHA PROJECT NUMBER:
013541047

DRAWN BY: WTB | CHECKED BY: DMF

SHEET TITLE:
PANEL SCHEDULE

SHEET NUMBER:
E4.1




NOTES:
1. IF GROUND SURFACE IS OTHER THAN NEWLY GRAVELED AREA. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION.
2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
3. PROVIDE SCHEDULE 40 OR SCHEDULE 80 PVC CONDUIT & ELBOWS AT STUB UP LOCATIONS (I.E. POLES, EQUIPMENT, ETC.)
4. PROVIDE SCHEDULE 80 PVC CONDUIT BELOW PARKING LOTS AND ROADWAYS.

1 / E5 TYPICAL TRENCH DETAIL

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SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:
E5

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# GROUNDING NOTES

1. THE GROUND RING SHALL CONSIST OF #2 AWG BARE SOLID TINNED COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROST LINE). LOCATE 24" MINIMUM AND 36" MAXIMUM FROM EQUIPMENT AREA AND FROM TOWER FOUNDATION. ALL CONNECTIONS SHALL BE MADE USING A PARALLEL TYPE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.

2. INSTALL GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE 10FT MINIMUM AND 15FT MAXIMUM. TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD (CLAMPED CONNECTIONS TO GROUND ROD PER TOWER MANUFACTURERS DETAILS ARE ACCEPTABLE).

3. EQUIPMENT GROUND RING SHALL HAVE A MINIMUM OF 4 GROUND RODS, INSTALLED AT THE CORNERS OF THE GROUND RING PLUS ADDITIONAL RODS AS REQUIRED TO COMPLY WITH THE SPACING REQUIREMENTS. TOWER GROUND RING SHALL HAVE A MINIMUM OF 3 GROUND RODS, EXCEPT USE 4 RODS AT A MONOPOLE TOWER. WHERE SPREAD TOWER FOOTING WOULD PREVENT GROUND RODS FROM BEING DRIVEN INTO SOIL ADJACENT TO TOWER, PROVIDE VERTICAL 1" DIAMETER PVC SLEEVES EMBEDDED IN FOOTING TO ALLOW INSTALLATION OF GROUND RODS.

4. EQUIPMENT GROUND RING AND TOWER GROUND RING SHALL BE BONDED TOGETHER WITH TWO #2 STC GROUND LEADS, TYPICALLY ONE ON EACH SIDE OF ICE BRIDGE.

5. BOND TOWER TO TOWER GROUND RING AT THREE LOCATIONS WITH #2 STC GROUND LEAD. SELF SUPPORT TOWERS SHALL HAVE EACH LEG BONDED TO GROUND RING, MONOPOLES AND GUYED TOWERS SHALL HAVE GROUND LEADS EQUALLY SPACED AROUND TOWER. EXOTHERMICALLY WELD GROUND LEADS TO TOP OF BASE PLATES, OR ATTACH TO TOWER USING TOWER MANUFACTURER PROVIDED DETAIL.

6. PROVIDE #2 STC RADIALS FROM THE TOWER GROUND RING TO EACH FENCE CORNER POST. RADIALS SHALL HAVE GROUND RODS AS PER THE REQUIRED SPACING. THE GROUND ROD AT THE END OF EACH RADIAL SHALL BE 24" MAXIMUM FROM FENCE CORNER POST. EQUIPMENT AREA GROUND RING AND CONNECTING GROUND LEADS [BETWEEN EQUIPMENT AREA AND TOWER GROUND RINGS] MAY BE USED AS PART OF THE RADIAL GOING TO THE FENCE CORNER POST CLOSEST TO THE EQUIPMENT AREA.

7. MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 24" FOR TOWER GROUND RINGS AND EQUIPMENT PAD GROUND RINGS.

8. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE LUGS FOR CONNECTION TO FLAT METAL SURFACES. USE ONLY STAINLESS STEEL HARDWARE ON ALL MECHANICAL CONNECTIONS. CLEAN ALL SURFACES (AND STRIP PAINTED SURFACES) TO BARE BRIGHT METAL PRIOR TO MAKING GROUND CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO ALL CONNECTIONS. APPLY ZINC RICH PAINT (COLD GALV.) TO ALL EXOTHERMIC WELDS, AND TO ANY METAL EXPOSED BY CLEANING, STRIPPING, GRINDING, CUTTING OR DRILLING.

9. ALL GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BEGIN WITHIN 3/4" OF ABOVE GROUND CONNECTION POINT, SHALL EXTEND 24" BELOW GRADE MINIMUM, AND SHALL BE FILLED WITH SEALANT AT ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON VERTICAL RUNS AND EVERY 36" ELSEWHERE WITH NON-METALLIC TIES.

10A. AT GUYED AND SELF SUPPORT TOWERS MOUNT TDSGA-PA14 TOWER BOTTOM GROUND BAR ON DEDICATED POST DIRECTLY BELOW COAX CABLES COMING OFF TOWER. POST TO BE 3.5" OD GALVANIZED SCHEDULE 40 PIPE WITH GALVANIZED PIPE CAP. TOP OF POST TO BE 78" ABOVE GRADE. EMBED POST 30" MINIMUM IN 12" DIAMETER BY 36" DEEP MINIMUM CONCRETE FOOTING WITH TOP OF FOOTING 6" BELOW GRADE. IF TOWER FOUNDATION OBSTRUCTS AUGERED FOOTING, USE POST WITH 10" SQUARE GALVANIZED STEEL FLANGE PLATE WELDED TO BOTTOM AND BOLT FLANGE TO TOP OF CONCRETE TOWER FOOTING.

10B. AT MONOPOLE TOWERS CLAMP TDSGA-BC14 TOWER BOTTOM GROUND BAR DIRECTLY TO TOWER. IF RUNNING COAX INSIDE MONOPOLE, CLAMP ONTO BOTTOM LIP OF EXIT PORT. IF BANDING COAX TO OUTSIDE OF TOWER, CLAMP ONTO STEEL ANGLE WHICH IS BANDED TO TOWER. BOND TDSGA-BC14 TO TOWER GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING.

11. AT EQUIPMENT AREA, INSTALL TDSGA-PA14 EXTERIOR GROUND BAR (THRU-BOLTED STYLE) AT BASE OF (2) INTERIOR H-FRAME POSTS AND AT TOP OF ICE BRIDGE POST WHICH IS NEAREST TO (BUT CLOSER TO TOWER THAN) THE COAX CABLE TERMINATION. MOUNT GROUND BAR TO H-FRAME POSTS AT 6" ABOVE GRAVEL AND TO ICE BRIDGE POST AT 6FT ABOVE GRAVEL.

12. ALL ICE BRIDGE SECTIONS ARE TO BE JUMPERED TOGETHER WITH #2 WIRE, EITHER BARE TINNED COPPER OR GREEN INSULATED STRANDED. ICE BRIDGE SHALL BE GROUNDED AT EACH END WITH #2 STC WIRE LUGGED TO ICE BRIDGE AND EXOTHERMICALLY WELDED TO UPPER PORTION OF NEAREST ICE BRIDGE POST. ICE BRIDGE SECTIONS ABOVE H-FRAME SHALL BE BONDED TO EACH OTHER WITH JUMPERS AT EACH END - THIS ASSEMBLY WILL BE CONSIDERED AS A SINGLE ICE BRIDGE SECTION FOR GROUNDING PURPOSES.

13. BOND EACH ICE BRIDGE POST, H-FRAME POST OR DEDICATED GROUNDING POST TO BURIED GROUNDING SYSTEM WITH #2 STC LEAD EXOTHERMICALLY WELDED TO POST BELOW TOP OF GRAVEL AND EXOTHERMICALLY WELDED TO GROUND RING. EACH POST TO HAVE SEPARATE GROUND LEAD DIRECTLY TO GROUND RING - DO NOT DAISY CHAIN POSTS TOGETHER.

14. BOND EACH RF CABINET TO EQUIPMENT GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND EXOTHERMICALLY WELDED TO GROUND RING. LUG TO CABINET BODY USING LOCATION AT WHICH STUDS ON CABINET CHASSIS HAVE DIRECT GROUND WIRE CONNECTION TO CABINET INTERNAL GROUND BAR. RUN CONDUIT AND CONDUCTOR ACROSS BACK OF CABINET (DO NOT RUN TOWARDS NEAREST CORNER OF CABINET AND THEN BEND GROUND WIRE SHARPLY), ACROSS CONCRETE PAD BELOW CABLE LADDER, THEN DOWN INTO GRAVEL AREA.

15. BOND EACH BATTERY CABINET TO GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND EXOTHERMICALLY WELDED TO GROUND RING. RUN GROUND LEAD IN FLEX CONDUIT ALONG BACK OF RBA72 CABINET, ACROSS CONCRETE PAD BELOW CABLE LADDER, THEN DOWN INTO GRAVEL AREA. CONNECT TWO HOLE LUG TO BACK OF CABINET AT FACTORY PROVIDED GROUNDING STUDS.

16. BOND GENERATOR TO GROUND RING WITH #2 STC AT TWO DIAGONALLY OPPOSITE LOCATIONS BY DRILLING AND BOLTING TWO HOLE LUG TO FINS ON GENERATOR BASE STRUCTURE. GROUND LEADS SHOULD TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING.

17. WHERE PROPANE TANK IS INSTALLED TO FUEL GENERATOR, BOND PROPANE TANK TO GROUND RING WITH A SINGLE #2 STC CLAMPED TO FILLER PIPE OF PROPANE TANK AND EXOTHERMICALLY WELDED TO GROUND RING. GROUND LEAD SHOULD RUN TO TANK SUPPORT AND TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING. IF PROPANE TANK FUEL LINE IS METALLIC AND CROSSES EQUIPMENT GROUND RING, BOND FUEL LINE TO EQUIPMENT GROUND RING WHERE THE TWO LINES CROSS WITH A SINGLE #2 STC CLAMPED TO FUEL LINE AND EXOTHERMICALLY WELDED TO GROUND RING.

18. BOND GPS ANTENNA and GPS ANTENNA MOUNT TO TSDGA GROUND BAR AT BOTTOM OF H-FRAME POST WITH #2 GREEN INSULATED STRANDED GROUND WIRE.

19. PROVIDE TWO GROUND RODS OUTSIDE GATES OF COMPOUND. DISTANCE BETWEEN GROUND RODS SHALL MATCH WIDTH OF GATE OPENING, AND DISTANCE FROM FENCE SHALL MATCH LENGTH OF LONGEST INDIVIDUAL GATE LEAF. BOND GATE POSTS TOGETHER WITH #2 STC LEAD WHICH RUNS PAST AND CONNECTS TO GROUND RODS OUTSIDE GATES.

20. BOND EACH GATE POST WITH #2 STC TO NEAREST PORTION OF GROUNDING SYSTEM INSIDE COMPOUND.

21. BOND EACH GATE TO GATE POST WITH FLEXIBLE INSULATED OR BRAIDED #4/0 COPPER STRAP. EXOTHERMICALLY WELD STRAP TO BOTH GATE AND GATE POSTS.

22. ANY METAL FENCE POST WITHIN 6FT OF A GROUNDED METAL OBJECT SHALL BE BONDED TO THE NEAREST GROUND RING. ANY METAL FENCE WITHIN 6FT OF A GROUND RING SHALL HAVE THE LINE POSTS BONDED TO THE GROUND RING AT 20FT MAXIMUM INTERVALS AS MEASURED ALONG THE LENGTH OF THE FENCE.

23. WHERE GROUND BASED RRU'S, RAYCAP OVP'S OR DIPLEXERS ARE INSTALLED AT THE EQUIPMENT AREA, BOND EACH COMPONENT TO NEAREST TDSGA GROUND BAR BELOW THE COMPONENT WITH #2 GREEN INSULATED STRANDED GROUND WIRE. SINGLE HOLE LUG OR RING TYPE CONNECTOR IS SUITABLE FOR CONNECTION TO GROUNDING STUD ON EACH COMPONENT.

24. NOTIFY CM TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL HIRE A 3RD PARTY TO PERFORM AN IEEE81 FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUND SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.

25. REFER TO TOWER GROUNDING DIAGRAM AND NOTES FOR GROUND SYSTEM REQUIREMENTS ON THE TOWER.

26. GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.



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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

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KHA PROJECT NUMBER:
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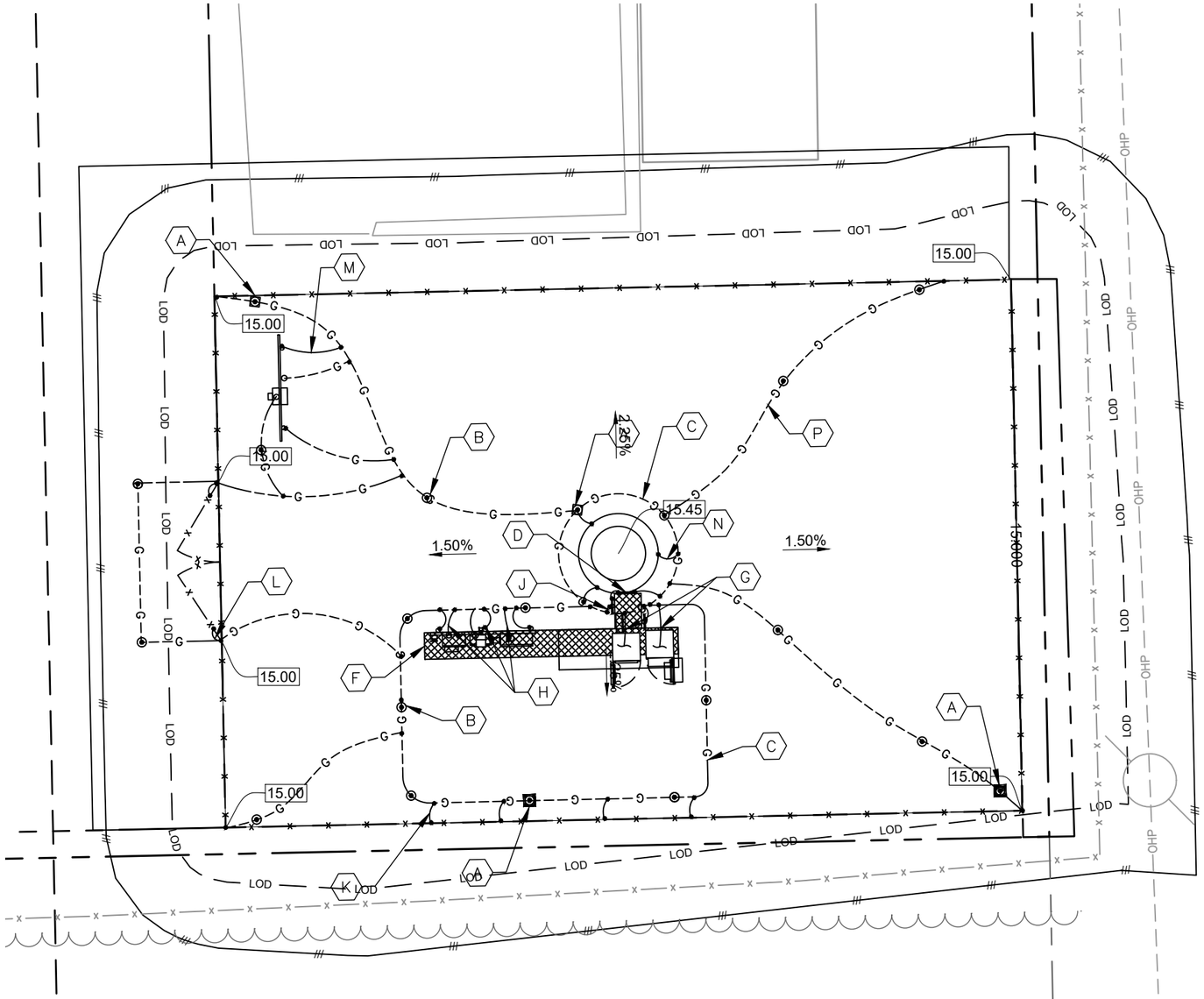
SHEET TITLE:
GROUNDING NOTES

SHEET NUMBER:
E6




1 / E7 GROUNDING PLAN

SCALE: 1" = 10'

0 5 10 20

GRAPHIC SCALE: 1" = 10'

## KEY NOTES - GROUNDING EQUIPMENT

- (A) GROUND ROD TEST WELL (SEE DETAIL 1/E9).
- (B) GROUND ROD, TYPICAL (SEE DETAIL 2/E10 AND NOTES 2 AND 3 ON E6).
- (C) TOWER AND EQUIPMENT GROUND RING (SEE NOTES 1, 3, 4, 5, 6 AND 7 ON E6).
- (D) TDSGA–PA14 OR TDSGA–BC14 WHERE APPLICABLE (SEE NOTES 10 AND 11 ON E6 AND SHEET E10).
- (E) GENERATOR GROUNDING (SEE NOTE 16 ON E6).
- (F) GPS ANTENNA GROUNDING (SEE NOTE 18 ON E6).
- (G) RF CABINET GROUNDING (SEE NOTE 14 ON E6).
- (H) EQUIPMENT GROUNDING (SEE NOTE 23 ON E6).
- (J) ICE BRIDGE POST BOND TO GROUND RING, TYPICAL (SEE NOTES 12 AND 13 ON E6).
- (K) FENCE POST GROUNDING, TYPICAL. (SEE NOTE 22 ON E6).
- (L) GATE GROUNDING, TYPICAL. (SEE NOTES 19, 20 & 21 ON E6).
- (M) UTILITY H–FRAME GROUNDING, TYPICAL. (SEE SHEET E3 AND NOTE 13 ON E6).
- (N) TOWER GROUNDING, TYPICAL. (SEE NOTES 5, 6 & 25 ON E6).
- (P) GROUND RADIALS, TYPICAL (SEE NOTE 6 ON E6).
- (Q) HAZARD LIGHTING CONTROL PANEL GROUNDING (SEE DETAIL 1/E3.1 AND NOTES 6 AND 7 ON SHEET E6).
- (R) REFER TO SHEETS E6, E8, E9 & E10 FOR GROUNDING NOTES, DETAILS, AND SPECIFICATIONS.

## LEGEND:

- GROUND RING
- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- EXOTHERMIC WELD
- GROUND ROD TEST WELL (SEE DETAIL 1/E8)
- MECHANICAL CONNECTION

Diamond Communications LLC

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PLANS PREPARED BY:

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SHEET TITLE: GROUNDING PLAN

SHEET NUMBER: E7

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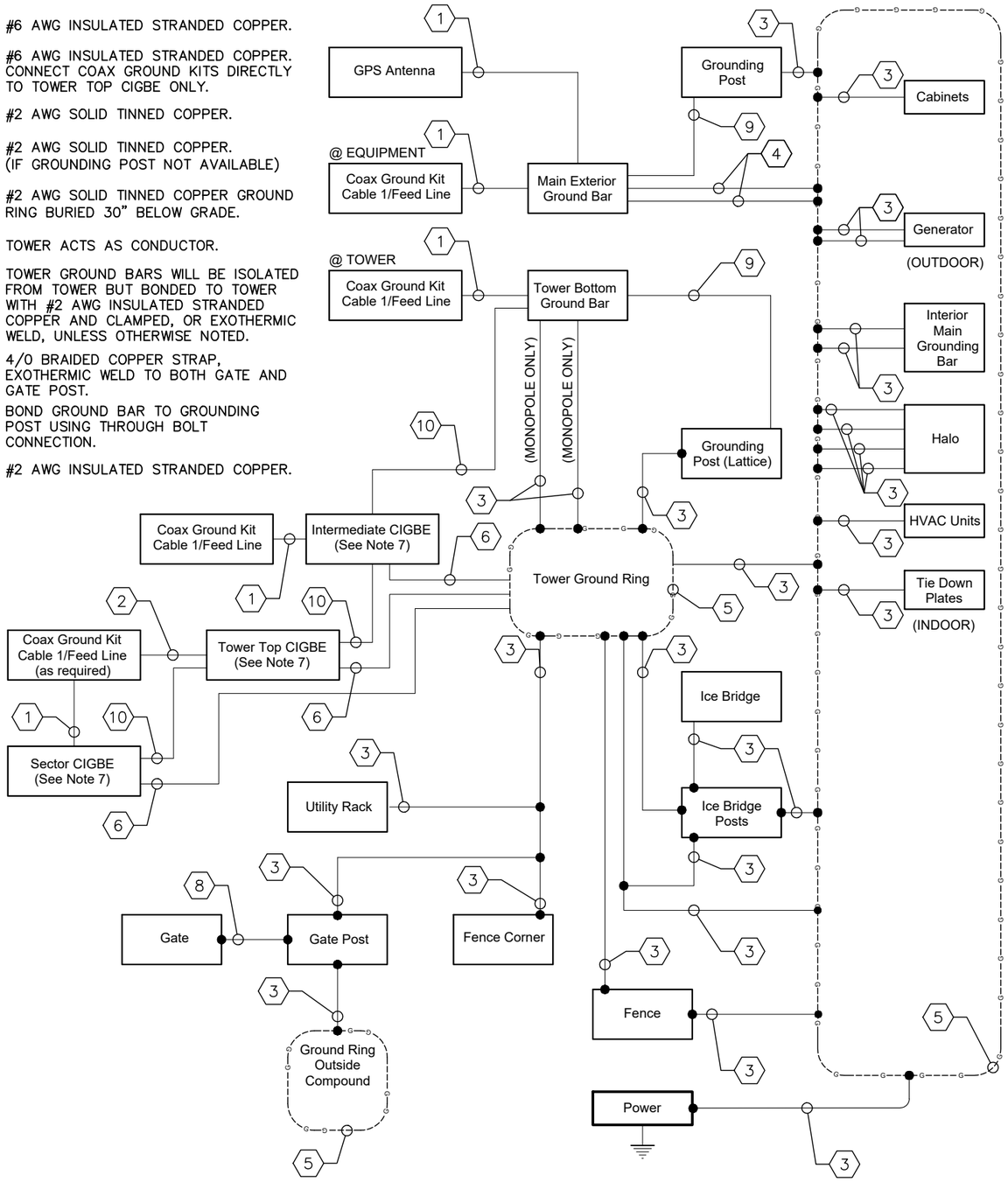
## KEY NOTES - ELECTRICAL EQUIPMENT

1. #6 AWG INSULATED STRANDED COPPER.
2. #6 AWG INSULATED STRANDED COPPER. CONNECT COAX GROUND KITS DIRECTLY TO TOWER TOP CIGBE ONLY.
3. #2 AWG SOLID TINNED COPPER.
4. #2 AWG SOLID TINNED COPPER. (IF GROUNDING POST NOT AVAILABLE)
5. #2 AWG SOLID TINNED COPPER GROUND RING BURIED 30" BELOW GRADE.
6. TOWER ACTS AS CONDUCTOR.
7. TOWER GROUND BARS WILL BE ISOLATED FROM TOWER BUT BONDED TO TOWER WITH #2 AWG INSULATED STRANDED COPPER AND CLAMPED, OR EXOTHERMIC WELD, UNLESS OTHERWISE NOTED.
8. 4/0 BRAIDED COPPER STRAP, EXOTHERMIC WELD TO BOTH GATE AND GATE POST.
9. BOND GROUND BAR TO GROUNDING POST USING THROUGH BOLT CONNECTION.
10. #2 AWG INSULATED STRANDED COPPER.




1 E8 GROUNDING SINGLE LINE DIAGRAM

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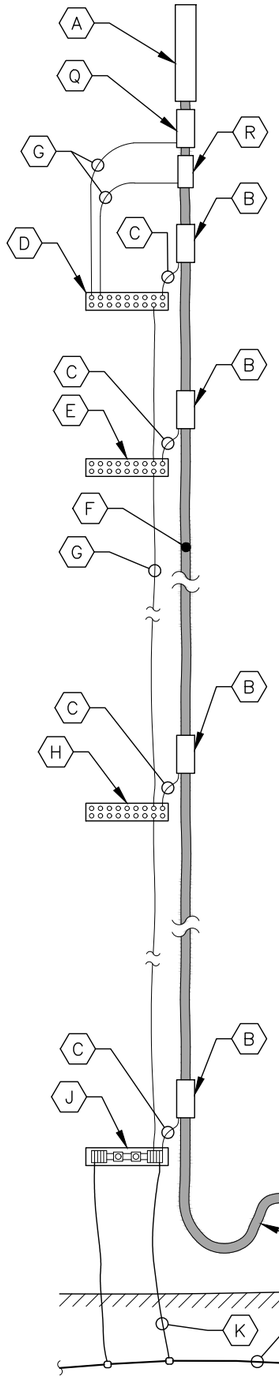


## KEY NOTES - CONDUIT, CONDUCTORS, & MISC

A. PROPOSED ANTENNA.

B. COAX OR HYBRID CABLE GROUNDING KIT, TYPICAL. GROUNDING KITS ARE REQUIRED EVERY 75 FT MAXIMUM EXCEPT WHERE COAX IS CONCEALED INSIDE MONOPOLE OR OTHER INACCESSIBLE SPACE.

C. #6 AWG INSULATED GROUNDING CONDUCTOR FROM COAX GROUND KIT TO TOWER GROUND BAR, TYPICAL.

D. SECTOR CIGBE GROUND BAR, PROVIDE ONE PER SECTOR NEXT TO ANTENNAS (OPTIONAL ON GUYED TOWERS) AND ISOLATED FROM TOWER. BOND TO TOWER OR SECTOR FRAME WITH #2 AWG SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)

E. TOWER TOP CIGBE GROUND BAR MOUNTED TO TOWER WHERE COAX CABLES LEAVE VERTICAL WAVE GUIDE SUPPORT OR COMMON CABLE TRAY. TYPICALLY OCCURS ON GUY TOWERS (IN LIEU OF SECTOR CIGBE'S), ROOFTOPS, OR ON WATER TANKS (THRU-BOLTED TO MESSENGER PIPE) IN ORDER TO MAINTAIN 75 FEET MAXIMUM DISTANCE BETWEEN COAX GROUND KITS. ISOLATE CIGBE FROM TOWER AND BOND TO TOWER WITH #2 AWG BARE SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)

F. COAX OR HYBRID CABLE.

G. #2 AWG INSULATED, STRANDED COPPER. (SEE NOTE P BELOW)

H. INTERMEDIATE CIGBE GROUND BAR MOUNTED TO TOWER BELOW AND WITHIN 3 FEET OF COAX GROUND KITS AND ISOLATED FROM TOWER (THRU-BOLTED TO MESSENGER PIPE ON WATER TANKS). BOND TO TOWER WITH #2 AWG BARE SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)

J. TOWER BOTTOM GROUND BAR TDSGA-PA14 ON DEDICATED STEEL POST WHERE POSSIBLE; OTHERWISE TDSGA-BC14 CLAMPED DIRECTLY TO TOWERS STEEL (THRU-BOLTED TO MESSENGER PIPE ON WATER TANKS).

K. #2 AWG BARE STRANDED TINNED COPPER GROUNDING CONDUCTOR WHEN USING TDSGA-BC14. TYPICAL TWO CONNECTIONS TO GROUND RING.

L. #2 AWG SOLID TINNED COPPER TOWER GROUND RING.

M. DRIP LOOP. (SEE DETAIL 1/E6)

N. TO SHELTER/RF CABINETS.

P. IF UNABLE TO CLAMP #2 AWG BARE SOLID TINNED COPPER TO METAL STRUCTURE, THEN RUN #2 AWG INSULATED STRANDED TINNED COPPER FROM CIGBE TO NEXT LOWEST CIGBE.

Q. PROPOSED RRU AND DIPLEXER (IF USED).

R. PROPOSED RAYCAP.

2 E8 COAX-TOWER GROUNDING SCHEMATIC

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PROJECT INFORMATION:

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SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

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3/5/25

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SHEET TITLE:
GROUNDING SINGLE LINE DIAGRAM

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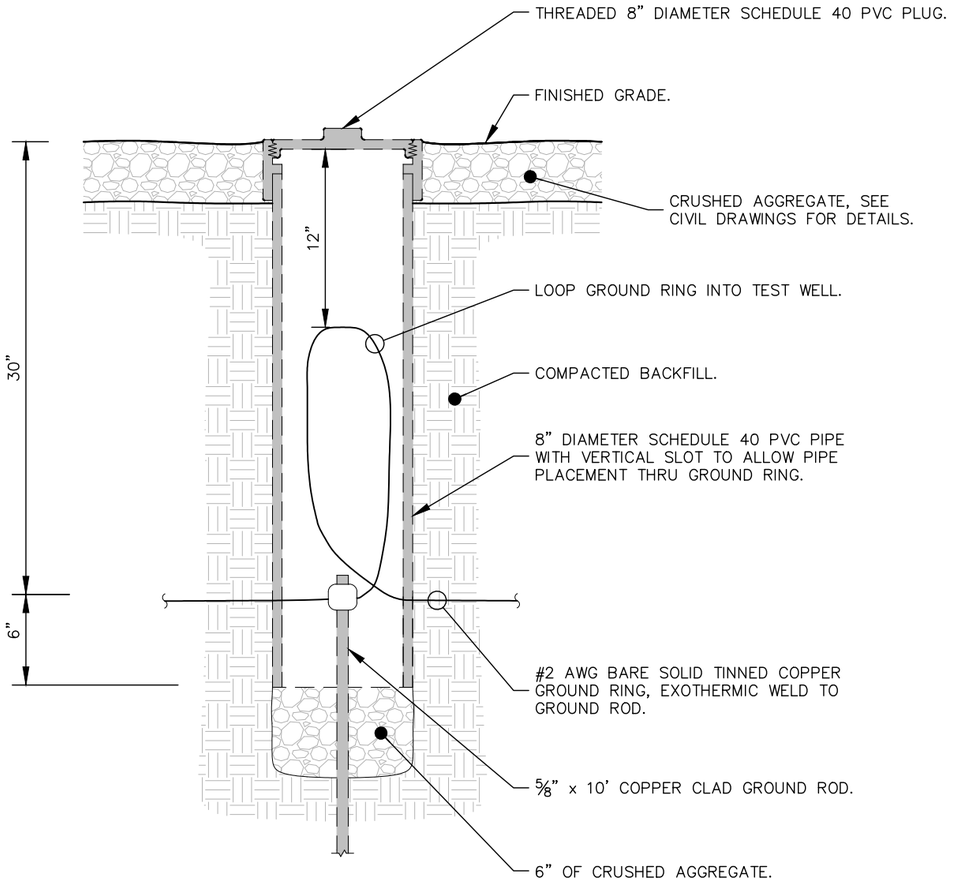


1 E9 GROUND ROD TEST WELL DETAIL

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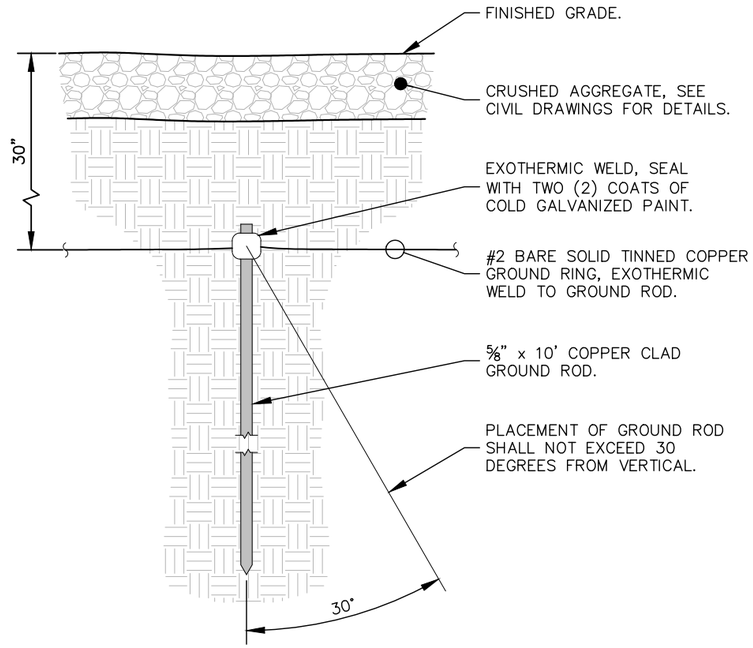


2 E9 GROUND ROD INSTALLATION DETAIL

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GROUNDING DETAILS

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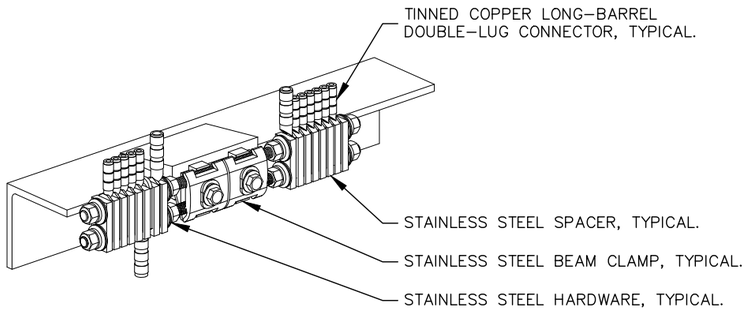


## 1 E10 BAR NONE GROUNDED BEAM CLAMP (TDSGA-BC14)

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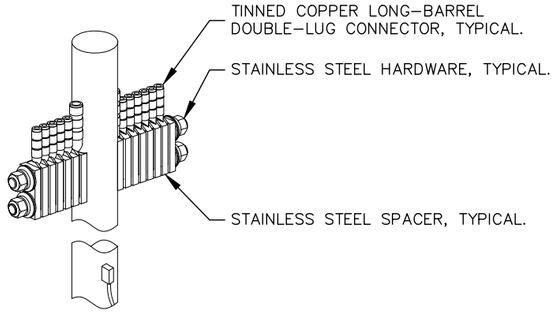


## 2 E10 BAR NONE POST MOUNTED (TDSGA-PA14)

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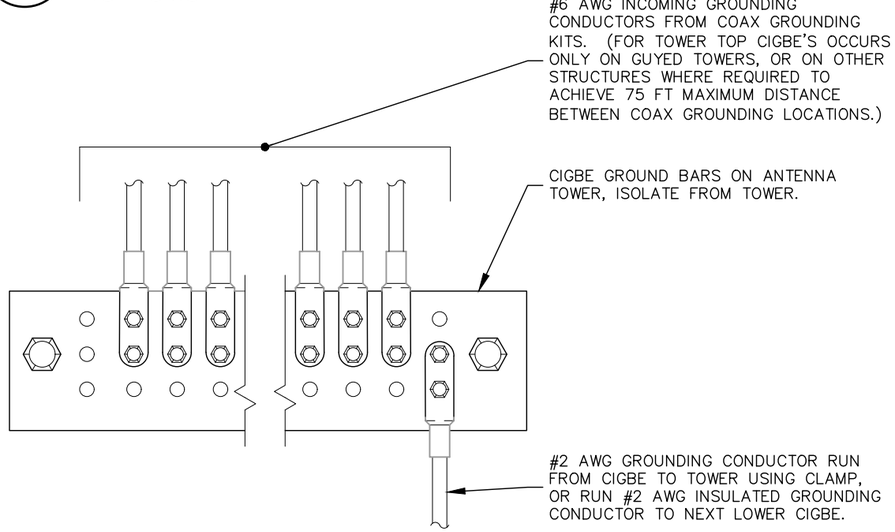


## 3 E10 ANTENNA GROUND WIRE INSTALLATION DETAIL

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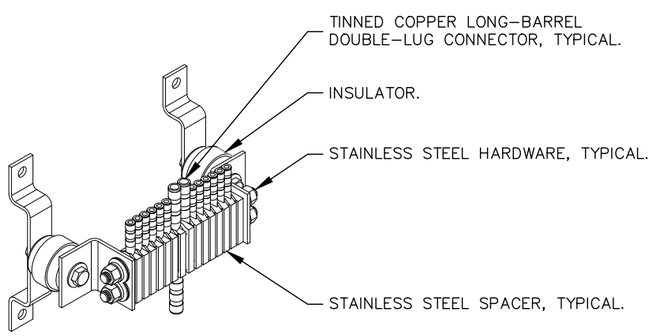
NOTES:

1. ALL CIGBE GROUND BARS ON TOWER ARE TO BE ERICO TDSGA. TYPICALLY USE TDSGA–WB17 ISOLATED FROM UNISTRUT BRACKET.

2. IF CIGBE CANNOT BE CONNECTED TO TOWER WITH #2 AWG GROUNDING CONDUCTOR, VIA CLAMP OR EXOTHERMIC WELD, THEN RUN #2 AWG BLACK GROUND LEAD FROM CIGBE DOWN TO NEXT LOWER CIGBE. SECURE GROUND LEAD WITH NON–METALIC TIES AT SAME SPACING AS COAX SUPPORTS.




## 4 E10 BAR NONE INSULATED (TDSGA-WB17)

NOT TO SCALE



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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: GA151
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770–619–4280
WWW.KIMLEY–HORN.COM

REV: DATE: ISSUED FOR: BY:

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| 0 | 03/05/25 | CONSTRUCTION | ALP |

LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
|---|---|
| WTB | DMF |

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER:
E10

**ATTACHMENT "A"**

**BACKGROUND AND INFORMATIONAL ANALYSIS:**

Surrounding Land Use:

| Existing Zoning & Land Use | Future Land Use Map |
|---|---|
| Subject Parcel: RPD, Maintenance Facility, Treatment Plant | Moderate Density Mixed Use Planned Development (Mod. Den MU/PD) |
| North*: RPD (Hunter's Ridge), Residential | Mod. Den. MU/PD. 6-9du/ac |
| East: Bonita Grande Drive, Quail West RPD; Residential | Mod. Den MU/PD 6-9du/ac |
| South**: RPD (Hunter's Ridge), Residential | Mod. Den MU/PD 6-9du/ac |
| West***: RPD (Hunter's Ridge), Residential | Mod. Den MU/PD 6-9du/ac |

*North of the Hunter's Ridge RPD is a Mixed Use Planned Development (MPD)

**South of Hunter's Ridge RPD is the Collier County portion of the Quail West RPD

***West of the Hunter's Ridge RPD is Interstate 75

Planned Development/Special Exception Analysis

| Review criteria | Yes – Mostly - Partly - No |
|---|---|
| Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation | Yes – The application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations |
| The request meets or exceeds performance and location standards set forth for the proposed uses | Yes – The 41-page site plan with associated conditions presented by Staff will meet the standards of the Land Development Code. |
| Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan | Yes—there is no density associated with the requested amendment. Limited intensity associated with a cell tower—less than one trip per week. |

| | |
|---|---|
| The request is compatible with existing or planned uses in the surrounding area | Mostly—The location chosen for the construction of the wireless facility is non-residential and has been since the development of the community. However, there are many residences that will be visually-impacted by the tower. The Applicant has provided a "Statement of Need" which is required in order to demonstrate the need for a facility in a particular location. A determination of whether the need outweighs the visual impacts is a decision for City Council. It is the Staff opinion that the Applicant has demonstrated a clear need for the facility. |
| Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development | Yes-- The proposed facility is a low traffic generator that will not burden the existing transportation network. Less than one trip per week is expected. |
| Will the request adversely affect environmentally critical areas and natural resources | No – The site is already developed with impervious surface. |
| Public facilities are, or will be, available and adequate to serve the proposed land use | Yes - Public facilities are available to the site. |
| Deviations needed to enhance or to achieve the objectives of the planned development | Not Applicable—No deviations are requested. |
| Deviations needed to preserve, promote and or protect the public health, safety and welfare | Not Applicable—No deviations are requested. |

Environmental

The site is already developed as the maintenance facility for the Hunter's Ridge RPD. While PD applications typically include an environmental report, it was determined that one was not needed since the site has already been impacted. However, the Applicant has agreed to all associated conditions of approval of this zoning application, which includes a requirement to replace any landscaping (mature or otherwise) that is damaged or removed during the construction phase (Condition 3).

Stormwater

The Applicant has been placed on notice that a stormwater management plan will be required to be reviewed as part of the local development order (LDO) application. Submittal of an LDO would come following the approval of this application. It is the intention of the Applicant to maintain historic flows. Additional runoff onto neighboring properties either internal to Hunter's Ridge, or external, will not be permitted.

Traffic

Wireless facilities are not considered high traffic generators. The Applicant's narrative suggests the tower would be suitable for up to four carriers, each making approximately one maintenance trip per month. Access to the site would be by vehicle travel on Fox Ridge Drive within the Hunter's Ridge development. As part of the construction process, the Applicant will be required to show the locations of proposed work vehicles, constructions materials, and a proposed method of maintaining traffic flow on this community street. No street or roadway improvements are required as part of the approval process. However, any damage done to roads or driveways as a result of tower construction will require repairs by the Applicant—as is the standard practice upon approval of a development order and building permit.

Comprehensive Plan

The property is located in the Moderate Density Mixed-Use Planned Development future land use category. This category is described as follows:

> ***Policy 1.1.10: Moderate Density Mixed-Use/Planned Development*** *- Intended to accommodate and provide continued flexibility of development within mixed use and residential planned developments of up to nine dwelling units per gross acre and approximately 8,671 acres of gross land area in the land use category, having been granted development orders prior to the adoption of the City's Comprehensive Plan.*
>
> *a. Appropriate uses within this category include the full range of residential uses; residential amenities such as private golf courses and other recreation facilities; limited commercial and light industrial uses; group homes and foster care facilities; schools and other public and semi-public uses.*
> *b. Residential density shall be limited to not more than six units per gross upland acre and one unit per 20 gross acres of wetland, except as otherwise provided for under Policy 1.1.2 relating to transfer of density from freshwater wetlands. If affordable housing is provided, residential density may be increased by up to three additional units per acre of upland area.*
> *c. In areas located within the Coastal Management Area (CMA), density may not be increased beyond that already approved prior to the adoption of this Comprehensive Plan.*

d. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves.*
e. *Residential uses may comprise up to 100% of the acreage in a planned development.*
f. *In mixed-use planned developments:*
    1. *Residential uses shall comprise not less than 20% of the acreage;*
    2. *The aggregate of commercial and light industrial uses shall comprise not more than 45% of the total acreage;*
    3. *Light industrial uses shall comprise not more than 20% of the total acreage;*
    4. *Public and semi-public uses shall comprise not more than 65% of the total acreage; and*
    5. *For properties of less than two (2) acres, residential uses may be combined at various proportions with commercial and non-residential uses.*

This amendment does not contain a residential component and is not considered an intense or high-impact use of the property. The tower is proposed on an existing and developed non/residential site and does not necessitate a need for a change of land use.

As a result, it is Staff's opinion that the project does not conflict with the future land use designation of the subject property.

With regards to the Traffic Element, the tower will be accessible through established and fully-constructed roadways within the Hunter's Ridge community. As an extremely low traffic generator, the site will average approximately one trip per month for each of the four carriers that could be on the tower. The highest number of trips will be during the construction phase and the Applicant will be responsible for providing a traffic plan to be reviewed by City Staff during the development order submittal. The purpose of the traffic plan is to assure adequate flow through the neighborhood and to limit the impact to the existing residential roadways.

The remaining comprehensive plan elements would not apply to this project.

LAW OFFICE OF
Mattaniah S. Jahn, P.A.

# ATTACHMENT B

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

**SENT VIA EMAIL ONLY**

November 7, 2025

Michael Fiigon II
Senior Planner
City of Bonita Springs Community Development
9220 Bonita Beach Road, Suite 111,
Bonita Springs, FL 34135

**RE: Diamond Communications, LLC. – FL391 Hunter's Ridge**
**STRAP 06-48-26-B3-0010G.10CE**
**Planned Development Amendment Request for**
**149' AGL Monopine Camouflage Wireless Facility**

**Diamond agrees that the review shot clocks, contained in F.S. 365.172(13), 47 U.S.C. 332, Statute Section 166.033, and FCC Report and Order 18-133 do not begin running until after the publicly community meeting is completed.**

Dear Mr. Fiigon:

On behalf of my client, Diamond Communications, LLC (Diamond) please find the included Planned Development Amendment application to allow a 149' AGL monopine camouflaged Wireless Facility and support facility on STRAP 06-48-26-B3-0010G.10CE along with supporting documentation:

1. Narrative (This Letter)
2. Remaining Documents on File

**Summary of Request**

Diamond respectfully requests a Planned Development Amendment for STRAP 06-48-26-B3-0010G.10CE, to allow the construction of a 149' AGL monopole style communication tower with pine tree type camouflage techniques ("Monopine") and related fenced compound and power meter/telco rack. It will have a brown trunk and branches with green foliated canopy. All antennas that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy.

The site is situated on the West side of Bonita Grande Blvd. about 2100' South of Worthington Way. The Monopine will be located within a golf course maintenance area that is surrounded by

mature trees on three sides. Further, mature vegetation exists through the area, which helps break up view sheds and buffer the Monopine from surrounding uses. Verizon will be the anchor tenant. The 2.66 Acre parcel is part of the Hunter's Ridge PD that is programmed as a support area for the golf course, which includes a maintenance compound and water tanks. Diamond's leased area consists of 1,600 square feet. The parent parcel currently carries a Moderate Density MU/PD Future Land Use designation and an RPD zoning designation.

**Applicable Land Development Code**

**DIVISION 11. WIRELESS COMMUNICATION FACILITIES**

...

***Sec. 4-1216. Definitions.***

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

...

*Stealth wireless communications facility* means a wireless communications facility, ancillary appurtenance, or equipment enclosure, designed in a manner not readily identifiable as such, and that is aesthetically compatible with nearby uses. A stealth facility must have, or appear to have, a concealing or separate function including, but not limited to, the following: church steeple, bell tower, spire, clock tower, cupola, light standard, flagpole with a flag, etc. A stealth facility may be an approved secondary use of other structures concealing the stealth facility.

**While technically not a stealth wireless communications facility, Diamond respectfully proposes to construct a tower that will implement camouflaging techniques often found on stealth wireless communications facilities as the Monopine will be designed to look like a tall pine tree. Please see Sheet C8 as well as the enclosed Photo Simulations.**

...

***Sec. 4-1218. Permissible wireless facility locations.***

Wireless communications facility may be permitted only as indicated below and in accordance with the provisions of this chapter. Regardless of the process required, the applicant must comply with all applicable submittal, procedural and substantive provisions of this chapter. Variances or deviations from the requirements of this division may be granted only in accordance with the requirements of section 4-1225 for a variance.

(1) Antenna supporting structures shall only be approved in the locations and through the process indicated in Table 4-1221.

**Diamond respectfully requests to construct the Monopine on a parent parcel zoned RPD and programed as a maintenance area for the development. Please see Sheets P2, C0, C1, C1.1, and C2.**

(2) ...

(4) Wireless communications facilities are prohibited in wetlands.

**N/A – The Monopine will be located within a golf course maintenance compound on the parent parcel. Please see Sheets C1, C1.1, and C2.**

(5) Wireless communications facilities are prohibited in the density reduction groundwater resource (DRGR) future land use areas, environmentally critical zoning districts and the Downtown District, except for:
   a. Stealth wireless communication facilities;
   b. Surface-mounted and flush-mounted antennas on existing buildings or structures;
   c. Collocations on existing facilities.

   The design of any facility proposed in these areas must be reviewed in accordance with the provisions of sections 4-1219 and 4-1221.

**N/A – the Monopine is not proposed within the DRGR. That said, the Monopine will be a stealth wireless communication facility, designed to look like a pine tree. Please see Sheet C8, C0, and C0.1.**

(6) Stealth wireless communications facilities must apply for administrative review as set forth in section 4-1219(c).

**Diamond respectfully requests approval to construct a 149' AGL monopine style wireless communications facility on the parent parcel. Please see Sheet C8 as well as the Photo Simulations and the Code analysis below.**

(7) ...

***Sec. 4-1219. Development review process.***

(a) *Preapplication conference.*
   (1) ...

(b) *Expedited review.*

[Continued On Next Page]

(1) *Sufficiency of application.* Upon receipt of an application for a wireless communication facility regulated by this division, the city shall notify the applicant in writing within 20 business days after the date the application is submitted, whether the application, for administrative purposes only, is properly completed and has been properly submitted. Such determination shall not be deemed as an approval of the application. Such notification shall indicate with specificity any deficiencies which, if cured, shall make the application properly completed. Failure to find the application properly completed or to provide the applicant a written notification specifying any deficiencies within the timeframe specified herein shall be deemed an automatic finding that the application is properly complete.

**Noted. Diamond agrees that the review shot clocks, contained in F.S. 365.172(13), 47 U.S.C. 332, and FCC Report and Order 18-133 do not begin running until after the publicly noticed community meeting is completed.**

(2) *Placement of antennas and ancillary equipment.*

a. ...

(3) *Applications for a new antenna-supporting structure or stealth wireless communication facility.*

a. *Administrative review.* Upon submission of a properly completed application for a new antenna-supporting structure that requires an administrative review or for a stealth wireless communication facility, the city shall conduct an administrative review and shall grant or deny a properly completed application within 90 business days after the date the properly completed application is initially submitted. Failure to grant or deny such application within the timeframe specified herein shall be deemed an automatic approval of the application.

**Noted.**

b. *Special exception review.* Upon submission of a properly completed application for a new antenna-supporting structure that requires a special exception review, the city shall schedule the application for public hearing within 45 days before the zoning board. The city shall grant or deny a properly completed application within 90 business days after the date the properly completed application is initially submitted. Failure to grant or deny such application within the timeframe specified herein shall be deemed an automatic approval of the application.

**Noted.**

(4) *Waiver.* To be effective, a waiver of the timeframes set forth in subsections (b)(1) through (3) of this section must be voluntarily agreed to by the applicant and the city. The city may request, but not require, a one-time waiver of the time frames set forth herein in the case of a declared local, state, or federal emergency that directly affects the administration of all permitting activities of the city.

**Noted.**

(c) *Zoning.*

(1) *Administrative review.* Where provided by this division, an application will be reviewed by the director for compliance with this chapter. The director may attach conditions to any facility approved administratively if such conditions are reasonably necessary to effectuate the intent and purpose of this Code and other applicable regulations.

(2) *Special exception.* Where, pursuant to Table 4-1221, a special exception is required, the application must be reviewed pursuant to the provisions of section 4-145(c) and this division. The city council decision constitutes final agency action.

**Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD. In the spirit of a completeness, an analysis of Section 4-145(c) is provided below.**

(3) *Final decision.*

a. *Approval.* ...

b. *Denial.* Decisions by the city to deny an application for a proposed wireless communications facilities must be in writing and supported by substantial competent evidence contained in a written record.

c. *Building permits and development orders.* Building permits and development orders are required for all nonexempt wireless communication facilities in accordance with this chapter and chapters 3 and 6.

**Noted.**

***Sec. 4-1220. Application submittal requirements.***

(a) *Minimum required information for all wireless communication facilities applications.* Unless an applicant can demonstrate to staff that the proposed change is nonsubstantial by meeting the exemptions pursuant to Subpart CC—State and Local Review of Applications for Wireless Service Facility Modification in § 1.40001 Wireless Facility Modifications, applications for wireless communication facilities must include the information specified below. However, upon written request, on a form prepared by the city, the director may modify the submittal requirements contained in this section where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request for a waiver or modification must be submitted to the director prior to submitting the application. A copy of the request and the director's written response must accompany the application and will become a part of the permanent file.

(1) *First antennas on existing or new structures (and the ancillary appurtenances and equipment enclosures).*

a. ...

(2) *Stealth or camouflaged wireless communication facilities.*

a. ...

(3) *New antenna-supporting structures.*

a. Documentation of authority and acceptance of responsibility for compliance with these regulations, executed by the property owner, the applicant, and, if different, the provider who will be placing antennas on the proposed antenna-supporting structure.

**Please see the enclosed Ground Lease, making Diamond responsible for maintaining the Monopine and its compound. Additionally, please also see the enclosed Agent of Record Affidavits from the property owner and Diamond and Covenant of Unified Control.**

b. The name, address, and telephone contact information for the owners of the proposed antenna-supporting structure; and an affidavit that such information will be updated annually or upon a change of ownership after the application is approved.

**Please see Sheet T-1 as well as the enclosed Covenant of Unified Control.**

c. A license (and for broadcast structures, a construction permit) issued by the FCC to transmit radio signals in the city.

**Please see the enclosed FCC licenses for T-Mobile.**

d. To determine the availability of existing structures that could be used as an alternative to constructing a new antenna-supporting structure:
   1. A graphical representation and an accompanying statement of the site coverage area, design radius planned for the cell, and the geographic search area used to locate the proposed facility.
   2. A radio frequency plot indicating the coverage of the provider's existing wireless communications sites adjacent to the proposed site.
   3. A statement of the power levels of the facility.
   4. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grade and sea-level.
   5. A list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each.

**Please see the enclosed RF package.**

e. A letter or letters:

1. Demonstrating consent from the Lee County Port Authority if the wireless communications facilities is to be located within the county airspace notification limits of sections 34-1008 and 34-1010 of the Lee County Land Development Code and if the structure is over 125 feet, regardless of location, proof that a tall structures permit was issued by the Lee County Port Authority;

**Please see the enclosed Lee County Port Authority Tall Structures Permit application. The permit will be supplemented into the file once received.**

2. Confirming review and recommendation from the county mosquito control district, the county sheriffs department and the director of public safety or their respective designee, for any antenna-supporting structure exceeding 35 feet; and

**Please see the enclosed Lee County Mosquito District Email for No Objection Letter. The letter will be supplemented into the file once received.**

3. Confirming FAA compliance with Subpart C of the Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace.

**Please see the enclosed Airspace Study, showing compliance with FAA regulations.**

4. Letters of no objection from affected easement holders, not older than six months from the time of the application submittal.

**N/A**

[Continued on Next Page]

5. Letters of coordination, as defined in section 4-1216, with text of the required notice as follows:

   "Pursuant to the requirements of the Bonita Springs Land Development Code, (name of applicant) is hereby providing you with notice of our intent to meet with the Bonita Springs Department of Community Development in a preapplication conference to discuss the location of a free-standing wireless communications facility that would be located at (location). We plan to construct an antenna-supporting structure of (number of) feet in height for the purpose of providing (type of wireless service). Please inform the city and us if either of the following applies:

   a. You intend to place additional wireless communications facilities within two (2) miles of our proposed facility; or

   b. You know of an existing building or structure that might accommodate the antennas associated with our proposed facility.

   Please provide us with this information within ten (10) days following the receipt of this letter.

   Sincerely, (applicant, wireless provider)"

**Notice was already accomplished when Diamond sent out notices for the Community Meeting that was held on August 14, 2025.**

f. A survey of the subject property completed by a registered land surveyor which shows all existing conditions.

**Please see the enclosed Survey.**

g. Photo-simulated post-construction renderings of the proposed antenna-supporting structure, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed antenna-supporting structure will be visible according to the balloon test and sight lines.

**Please see the enclosed Photo-Simulations.**

h. Shared use plan or copy of an executed shared use plan for the existing facility.

**Please see the enclosed Colocation Affidavit, committing to provide space for up to four carriers upon the Monopine.**

i. Floor plans, elevations, and cross sections at a scale no smaller than ¼ = 1 (1:48) of any proposed accessory structure.

**Please see the enclosed Site Plan Set.**

j. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility, signed and sealed by a professional engineer.

**Please see the enclosed Site Plan Set.**

(b) *Additional required information for wireless communication facilities requiring a public hearing.* In addition to the submittals required by sections 4-194 and 4-195, and the requirements of subsection (a) of this section, the following information must be provided:

(1) *Lease required.* If the property owner is not a provider, the application must include a copy of an executed lease agreement or memorandum of lease between the applicant or property owner and a provider. Where no lease agreement has been executed, the applicant must include an affidavit signed by a provider attesting to the providers intent to make application for development order approval to place antennas on the wireless communications facility if the zoning application is approved.

**Please see the enclosed Ground Lease.**

(3) Graphic results of the balloon test conducted by the applicant pursuant to the requirements set forth in subsection (d) of this section.

**A balloon test will be conducted after the first round of staff comments have been issued.**

(c) *Information for wireless communication facilities required at time of application for a development order or building permit.* In addition to the submittals required by subsection (a) or (b) of this section, as applicable, the following information must be provided along with the application for a development order or building permit:

(1) A certificate of insurance as required by section 4-1222.

**Please see the enclosed Certificate of Insurance.**

(4) Proof the wireless communications facility has been designed to withstand sustained winds in accordance with the state building code.

**Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.**

(5) For new antenna-supporting structures, proof the antenna-supporting structure has been designed so that, in the event of structural failure, it will collapse within the boundaries of the leased area of the lot on which it is located.

**Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.**

(6) A stamped or sealed structural analysis of the wireless communication facility prepared by a professional engineer indicating the proposed and future loading capacity of the facility and specifying the design structural failure modes of the proposed facility; or, where the wireless communication facility is to be mounted on an existing building or

structure, a stamped or sealed structural analysis prepared by a professional engineer showing the ability of the building or structure to carry the load of the wireless communication facility.

**Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.**

(7) For new antenna-supporting structures and first antennas on antenna-supporting structures, a landscape plan prepared by and bearing the seal of a landscape architect, including a narrative and calculations to ensure that the proposed landscaping will be in compliance with this Code.

**Diamond respectfully requests to use the existing vegetation around the parent parcel as the landscape buffer in this instance. Please see Sheet C1.1.**

(6) Surety for removal. For new antenna-supporting structures, a financial surety or other form of financial guarantee, payable to the city, to ensure timely removal of the structure in the event of abandonment, non-use or cessation of use. The surety must conform with the following requirements:

a. *Approval required.* The surety must be posted prior to issuance of a building permit or development order to guarantee the removal of the antenna-supporting structure. The amount of the surety must be acceptable to the director. Additionally, before any surety instrument is accepted by the director as to compliance with this section, the surety instrument must be reviewed and approved by the city attorney's office. Once approved and funded, the surety instrument must be filed with the city clerk.

b. *Types of surety.*
   1. Cash performance bond.
   2. Other types of security. The city clerk may accept letters of credit or escrow account agreements or other forms of security provided the reasons for not obtaining the bond are stated and the city attorney approves the document.

c. *Certified cost estimate required.* The amount of the surety will be based upon a professional engineer's certified cost estimate of all costs associated with removing the antenna-supporting structure from the site and properly disposing of the dismantled antenna-supporting structure. A revised certified cost estimate for removal and disposal must be submitted to the director every 36 months beginning from the date of the original certification and continuing until the structure is removed from the site and is properly disposed of.

d. *Initial amount of surety.* The required surety must be posted with the city clerk and made payable to the city in an amount equal to 110 percent of the full cost of removal and disposal of the antenna-supporting structure as set forth in the professional engineer's certified cost estimate.

e. *Surety to remain in effect.* The amount of the surety must be kept in full force and effect at all times. The approved surety, including any additional amounts required by the revised cost certification, must remain funded at 110 percent of the cost of removal and disposal until the antenna-supporting structure is removed from the site and properly disposed of.

f. *City's use of surety funds.* The city may use the posted surety funds to remove or secure a wireless communication facility upon a determination of abandonment, non-use or cessation of use as set forth in section 4-1223. The city may use surety funds to pay for any and all costs associated with the removal and disposal of the structures. Contemplated costs may include, but are not limited to, costs incurred by any agency necessary to facilitate the safe removal and proper disposal of the structure, including traffic control, transportation of those at risk during the tower removal, temporary sheltering costs for evacuees, emergency services and utility disconnection, etc. In the event the posted amount of surety funds is insufficient to cover the full cost of removal, the city may file a lien on the site property for the amount of unpaid costs, including legal fees.

g. *Exemption from surety requirement.* The director may, with approval from the city attorney's office, exempt the city or a governmental entity from the surety requirement.

**Diamond will provide a tower removal bond in favor of the City in the amount of $35,000.00 with the building permit application. Please see the enclosed signed and sealed Engineer's estimate of costs, which shows the cost to remove the Monopine.**

(d) *Balloon test.* A balloon test must be submitted prior to any application for an antenna supporting structure being deemed sufficient. The applicant must conduct the balloon test in accordance with the following regulations:

(1) Seven to 14 calendar days in advance of the first test date, the applicant must advertise, in a newspaper of general circulation in the city the dates (including a second date, in case of poor visibility on the initial date), times, and location of this balloon test. A copy of the ad and proof of publication must be provided to the director as part of the application.

(2) At least 14 calendar days in advance of this balloon test, the applicant must inform the director, in writing, of the dates and times of the test.

(3) The balloon must be flown for at least eight hours between 7:00 a.m. and 7:00 p.m. on the dates chosen.

(4) The applicant must provide photographs of the balloon taken from each sight line. The photographs must identify the sight lines and distances from the proposed antenna-supporting structure.

(5) The test is to be performed not more than six months prior to an application submittal.

**A balloon test will be conducted after the first round of staff comments have been issued.**

***Sec. 4-1221. Development regulations.***

(a) The development regulations set forth herein apply to all wireless communications facilities as indicated.

(1) Where permissible, antenna-supporting structures.

TABLE 4-1221. PERMISSIBLE TOWER HEIGHTS, TYPES, LOCATIONS AND APPLICABLE REVIEW PROCESS

| Land Use (Notes 1, 2, 3) | Tower Type | Maximum Overall Height Allowed by | Overall Height Allowed by Special Exception (Note 4) |
|---|---|---|---|

| | | Administrative Approval | |
|---|---|---|---|
| Residential | Stealth | 35 feet | 35.1 feet—75 feet |
| | Camouflaged | 35 feet | 35.1 feet—75 feet |
| | | | |
| Commercial | Stealth | 75 feet | 75.1 feet—125 feet |
| | Camouflaged | 65 feet | 65.1 feet—110 feet |
| | Monopole | 50 feet | 50.1 feet—75 feet |
| | | | |
| Industrial | Stealth | 100 feet | 100.1 feet—149 feet |
| | Camouflaged | 90 feet | 90.1 feet—149 feet |
| | Monopole | 80 feet | 80.1 feet—149 feet |
| | Self-Support | 75 feet | 75.1 feet—149 feet |
| | Guyed | 75 feet | 75.1 feet—149 feet |
| | Lattice | 75 feet | 75.1 feet—149 feet |
| | | | |
| Other | Stealth | 35 feet | Over 35 feet |
| | Camouflaged | 35 feet | Over 35 feet |
| | ***Monopole*** | ***35 feet*** | ***Over 35 feet*** |
| | Self-Support | 35 feet | Over 35 feet |
| | Guyed | 35 feet | Over 35 feet |
| | Lattice | 35 feet | Over 35 feet |

(***emphasis*** provided).

Notes:

1. Antenna supporting structures over 35 feet may be approved administratively in accordance with the above table only when located at least 500 feet, as measured from the property line, from any residentially-zoned property or property having a residential land use.
2. Additional regulations may apply (See section 4-1221(d)(2) regarding height).
3. See *Land Use* definition provided in section 4-1216.
4. Roof-mounted, flush-mounted and surface-mounted antennas on existing buildings or structures can be administratively approved, up to the maximum height allowed in the land use category or the height previously permitted for the building, provided that the antennas and any associated equipment is stealth or camouflaged in design, and architecturally and aesthetically compatible with the existing building or structure housing the antennas and equipment.

**Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD.**

(b) *District impacts minimized.*

(1) *Generally.* Antenna-supporting structures must be located in a manner that is consistent with the city's interest in land use compatibility, within and between zoning districts, as set forth in section 4-399 et seq.

(2) *Siting priorities.* In order to justify the construction of an antenna-supporting structure, the applicant must demonstrate that higher ranking alternatives in the following hierarchy, do not constitute reasonable, compatible or feasible alternatives. Such demonstration must include a statement of position, qualifications, and experience by a qualified radio frequency engineer.

a. Surface-mounted antennas on existing facilities.
b. Roof-mounted antennas on existing facilities.
**c. Stealth wireless communication facility, or antennas collocated or combined with a stealth facility.**
d. Collocated or combined antennas.
e. Antenna-supporting structure, monopole. (**emphasis** supplied).

**Diamond respectfully proposes to construct a monopole wireless communication facility, that employs tree type camouflaging techniques, to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed Photo Simulations as well as the enclosed RF Package.**

(3) *Proliferation minimized for nonexempt wireless facilities.*

a. *Generally.* No antenna-supporting structure will be permitted, unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing building or structure or by construction of a stealth facility.

**Diamond respectfully proposes to construct the Monopine to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed RF Package.**

b. *Additional documentation.* Additional documentation may also be submitted to demonstrate compliance with this section:

1. That no existing buildings or structures within the geographic search area meets the applicant's radio frequency engineering requirements;
2. That no building or structure within the geographic search area has sufficient structural strength to support the applicant's radio frequency engineering requirements; or
3. That there are other radio frequency engineering factors that render stealth, surface-mounted, roof-mounted or collocated wireless communication facilities unfeasible.

**Diamond respectfully proposes to construct the Monopine to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed RF Package.**

(4) *Land use priorities.* In order to justify locating a proposed antenna-supporting structure within a land use lower in the hierarchy below, the applicant must adequately

demonstrate that siting alternatives within higher ranked districts, beginning with subsection (2)a. of this section, are not reasonable or feasible. This demonstration must include the submission of a statement of position, qualifications, and experience by a qualified radio frequency engineer.

a. Commercial.
b. Industrial.
**c. Mixed use/planned development.**
d. Residential.
e. Density reduction groundwater resource, resource protection, public/semi-public and the Downtown District. (**emphasis** supplied).

**Diamond respectfully proposes to construct the Monopine on a parent parcel zoned RPD, in an area programmed as a golf course maintenance compound. There are no commercial or industrial zoned parcels that are known to be available and have adequate space within T-Mobile's search ring.**

(c) *Visual impacts minimized.*

(1) *Generally.* Antennas must be configured in a manner that is consistent with the character of the surrounding community and must be of a color that blends with the structure to which it is attached, so that adverse visual impacts on adjacent properties are minimized.

**The Monopine will be designed to look like a large pine tree and located within a golf course maintenance area that is surrounded by mature trees on three sides. Mature trees exist throughout the area, breaking up viewsheds and providing context for the monopine camouflaging. Please see Sheets C1, C1.1, and C8 as well as the enclosed Photo Simulations.**

(2) *Antenna type priorities.* In order to justify the use of an antenna type lower in the hierarchy below, the applicant must adequately demonstrate that higher-ranked alternatives in the following hierarchy, beginning with subsection (2)a. of this section, are not reasonable or feasible.

a. Flush-mounted.
**b. Panel.**
c. Whip.
d. Dish.

**(emphasis provided)**

**The Monopine will be equipped with panel antennas due to T-Mobile's network architecture that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy. Please see Sheet C8 as well as the enclosed Photo Simulations.**

(3) *Stealth facilities.*

a. No stealth facility may have antennas or ancillary equipment that are readily identifiable as wireless communications equipment.

b. Stealth facilities must be designed so they are reasonably consistent with the surrounding built or natural environment. In order to determine compliance with this requirement, the city will consider the following criteria:

1. Overall height;
2. The compatibility of the proposed facility with surrounding built and natural features;
3. Scale;
4. Color;
5. Extent to which the proposed facility blends with the surrounding environment;
6. Extent to which the proposed facility has been designed to reasonably replicate a non-wireless facility; and

**N/A**

7. Extent to which the proposed facility is not readily identifiable as a wireless communications facility.

**The Monopine will be the minimum height necessary to meet T-Mobile's RF Objectives. It will have a brown trunk and branches with green foliated canopy. All antennas that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy. It will be completely dark at night. The Monopine will be located within a golf course maintenance area that is surrounded by mature trees on three sides. Further, mature trees exist throughout the area, breaking up viewsheds and providing context for the monopine camouflaging. Please see Sheets C1, C1.1, and C8 as well as the enclosed Photo Simulations.**

(4) *Camouflage, screening, and placement.*

a. *Color.* Antenna-supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized gray finish or other contextual or compatible color as determined by the city, except as otherwise required by the FAA or FCC.

**The Monopine will have a brown trunk and branches with green canopy foliage, all cabling will be internal to the Monopine itself and all antennas will be covered with vegetated socks and nestled within the canopy. Please see Sheet C8 as well as the enclosed Photo Simulations.**

b. *Fencing.* The developer of a wireless communication facility must install a fence or wall not less than eight feet and not more than ten feet in height from finished grade to enclose the base of the antenna-supporting structure and equipment enclosures associated with any wireless communication facility. Access to the antenna-supporting structure must be controlled by a locked gate. The fence must be constructed in

accordance with section 4-1465. Not more than three strands of barbed wire, spaced six inches apart, may be allowed above the fence.

**The Monopine will comply. Please see Sheets C2 and C3.**

c. *Landscaping.*
   1. A landscaped buffer of at least ten feet in width must be planted along the entire exterior perimeter of the fence or wall required by subsection (c)(4)b of this section. Where the proposed antenna-supporting structure will be located adjacent to a residential or public recreational use, or a lot within a residential zoning district, the landscaped buffer must be at least 15 feet in width.
   2. A buffer required by this section must contain sabal palms planted one feet on center, and a double hedge row of native shrubs. Section 3-422, planting standards, must be met. The hedge must be maintained at a minimum height equivalent to the fence height.
   3. Where these regulations would require existing facilities to meet current landscaping requirements, the director may reduce or eliminate such requirements if the director determines that the requirements would be unreasonable, unfeasible or otherwise inequitable under the circumstances. The director's decision is discretionary and may not be appealed. Applicants may apply for a variance from the landscaping requirements herein.

**Diamond respectfully requests to use the mature existing vegetation and landscaping around the golf course maintenance compound in lieu of a planted buffer. The compound's East and South sides abut mature existing vegetation and landscape buffers while the North and West sides of the compound are internal to the golf course maintenance area. As such, the sound planning objective of buffering would not be achieved in this instance by either planting landscaping that is internal to a maintenance area or removing existing mature vegetation in order to replace it with juvenile plantings. Please see Sheet C1.1.**

(5) *Other facilities.*
   a. ...

(d) *General property development regulations.*
   (1) *Setbacks.*
      a. *New facilities. ...*
      c. *Stealth wireless communications facilities, ancillary appurtenances, and equipment enclosures.* Stealth wireless communications facilities, ancillary appurtenances, and equipment enclosures must meet the minimum setback requirements for the zoning district in which they are proposed. Setback requirements for stealth facilities may be reduced if necessary to reduce the visual impact or enhance the compatibility of the proposed facility on adjacent properties and the surrounding community.

**The Monopine will comply. Please see Sheet C2.**

(2) *Height.*

a. All antenna-supporting structures must comply with the re-quirements of sections 34-1008 and 34-1010 of the Lee County Land Development Code.

**Diamond will comply. Please see the enclosed Tall Structures Permit Application and Mosquito Control District Email.**

b. ...

e. In all other cases, the overall height of an antenna-supporting structure approved in accordance with section 4-1219 may not exceed 149 feet, except as provided below:
   1. FCC approved AM broadcast antenna-supporting structures may not exceed 250 feet in overall height.
   2. All other FCC approved broadcast antenna-supporting structures may not exceed 500 feet.
   3. Stealth facilities must be consistent with the scale and aesthetic qualities of the proposed facility, and consistent with the character of the surrounding community.

**The Monopine will be 149' AGL. Therefore, it will meet the height limitation. Please see Sheet C8.**

f. In no event may the provisions set forth in section 4-1873 apply to wireless communication facilities, except for stealth.

**Noted.**

g. The overall height of ground-mounted equipment or equipment enclosures may not exceed 12 feet.

**Diamond will comply.**

h. Private aircraft and helicopter landing facilities. Antenna-supporting structures proposed within a designated notification height boundary of a private aircraft or helicopter landing facility, as specified on the Airspace Notification Map, will be limited to the height specified by that boundary, according to the proposed facility's distance from the runway or landing facility.

**Noted.**

(e) *Construction.*
   (1) *Type of construction.* Broadcast facilities may utilize lattice or guyed antenna-supporting structures. All other wireless facilities must construct its towers in accordance with Table 4-1221.

**The Monopine will comply. Please see Sheet C8.**

(2) *Accommodation of future collocations.*

a. Antenna-supporting structures should be designed to accommodate future collocations.

b. The applicant must submit a shared use plan that commits the owner of the proposed antenna-supporting structure to accommodating future collocations where reasonable and feasible in light of the criteria set forth in this section.

**The Monopine will be designed to support up to four carriers. Diamond will make the three extra colocations available at market rates. Please see Sheets C2 and C8, as well as the enclosed Colocation Affidavit.**

(3) *Lighting.*

a. Except for security lighting and site lighting, other types of lights, signals or illumination will only be permitted on an antenna-supporting structure or ancillary appurtenances where lighting is required by the FAA, FCC, the city, or the county mosquito control district.

**The Monopine will be completely dark at night. Please see Sheet C8 as well as the enclosed airspace study.**

b. *Security lighting.* Security lighting and site lighting may be placed in association with an approved equipment enclosure. Site lighting must remain unlit, except when authorized personnel are present at the facility. Security lighting and site lighting must be shielded to prevent light trespass.

**With the exception of technician lighting at the equipment cabinets that will be on timers when in use, the Monopine and its compound will be completely dark at night. Please see Sheet C8 as well as the enclosed airspace study.**

c. *Required lighting.*

1. All antenna-supporting structures 150 feet or greater in height aboveground level must be artificially lighted and maintained pursuant to the technical requirements of the Federal Aviation Administration's current Advisory Circular 70/7460-1K, Obstruction Marking and Lighting, as amended, or other appropriate aviation authority, unless pre-empted by FAA or FCC regulations. All lighting must be approved in conjunction with the development order for the facility.
2. If the height of a structure under construction equals or exceeds the height at which permanent obstruction lights are required by the FAA, FCC or the division of development services, temporary high or medium intensity flashing lights must be installed at that level in accordance with Advisory Circular 70/7460-1K, Obstruction Marking and Lighting, as amended.

**N/A – the Monopine will be 149' AGL. Please see Sheet C8.**

(4) *Notice of commencement of construction.* Forty-eight hours before commencing construction of an antenna-supporting structure, and within 48 hours after the antenna-supporting structure construction reaches its maximum height, the county port authority,

sheriff's office, emergency medical services, the local fire district and the county mosquito control district must be notified by the entity constructing the antenna-supporting structure. Notice must include the location of the antenna-supporting structure tied to the state plane coordinate system for the Florida West Zone (North American Datum of 1983/1990 Adjustment).

**Diamond will comply.**

(5) *Floor area.* Floor area will be calculated based on the total impervious surface associated with an equipment enclosure. Floor area may not exceed 400 square feet per antenna array, not to exceed 2,500 square feet total area, without approval by special exception provided that the floor area meets all applicable setbacks and lot coverage requirements.

**Diamond will comply. Please see Sheet C2.**

(f) *Signage.*

(1) Signs on antenna-supporting structures, ancillary appurtenances, equipment enclosures, or on any fence or wall are prohibited, unless permitted in accordance with this subsection.

(2) If high voltage is necessary for the operation of proposed wireless communications facilities, "High Voltage-Danger" and "No Trespass" warning signs not greater than one square foot in area must be permanently attached to the fence or wall at intervals of not less than 40 feet and upon the access gate, or as otherwise required by the FAA or FCC.

(3) A sign not greater than one square foot in area must be attached to the access gate that includes the following information:

a. Federal registration number, if applicable;
b. Name of property owner, facility owner, providers, and contact person; and
c. An emergency contact number for the contact person.

**Diamond will comply. Please see Sheet C7.**

***Sec. 4-1222. Fees and insurance.***

(a) Antenna-supporting structures and wireless communications facilities must be insured by the owners against damage to persons and against damage to property. The owners must provide a certificate of insurance to the director annually.

(b) Fees for antenna-supporting structures and wireless communications facilities permitting and renewal, monitoring of emissions and inspection of structures, and other fees will be established by city council by resolution.

**Diamond will comply. Please see the enclosed Certificate of Insurance.**

***Sec. 4-1223. Discontinued use.***

(a) *Notice of discontinued use.* The owner of an antenna-supporting structure 75 feet or greater in height, the use of which has been discontinued for a period of one year, on an annual basis must provide the director with an affidavit of an intention to continue the use, including a description of the owners efforts to keep the facility in use. If the affidavit is not provided the

director may make a preliminary determination of discontinued use. For any other antenna-supporting structure, the use of which is discontinued for a period of 180 days, the director may make a preliminary determination of discontinued use. In making such a determination, the director may request documentation and affidavits from the property owners regarding the structure's usage, including evidence that use of the structure is imminent. The failure of a property owners to provide updated contact information on the owner of the antenna-supporting structure for two consecutive years will be presumptive evidence of discontinued use. If the director determines that the use of an antenna-supporting structure or antenna has been discontinued, the director will provide the property owner with a written notice of discontinued use by certified mail.

(b) *Declaration of discontinued use.* If the property owner fails to respond to the notice of discontinued use or to adequately demonstrate that the use of the antenna or antenna-supporting structure is not discontinued within 90 days, such failure will be evidence of discontinued use. Based on the foregoing, or on any other relevant evidence before the director, the director may make a final determination of discontinued use, whereupon a declaration of discontinued use will be issued to the property owner by certified mail.

(c) *Removal of facility.*

(1) Within 120 days of a declaration of discontinued use, the property owner must either:

a. Reactivate the use of the antennas or antenna-supporting structure as a wireless communications facility or transfer ownership of the antennas or antenna-supporting structure to another owner who will make use of the facility; or

b. Dismantle and remove the facility.

(2) If transfer of ownership occurs, the new owner must supply the director with an affidavit attesting that the antennas or antenna-supporting structure will be in use within 120 days of the transfer in accordance with subsection (c)(1) of this section. If the facility remains discontinued upon the expiration of 120 days, the city may enter upon the property and remove the facility, with all costs to be borne by the property owner. The city may use the funds posted in the surety for this purpose.

**Noted. Please see Sheet N1.**

***Sec. 4-1224. Nonconforming antenna-supporting structures.***

(a) ...

***Sec. 4-1225. Special exception criteria; broadcast antenna supporting structure.***

In order to grant a special exception for a wireless communication facility, the city council must make at least one of the following findings of fact:

(1) Failure to grant the special exception would prohibit or have the effect of prohibiting the provision of personal wireless services;

**Diamond respectfully submits that failure to approve the Monopine will prevent T-Mobile from resolving a significant gap in their service to the public in and around the Hunter's Ridge area. Please see the enclosed RF Package.**

(2) The special exception is necessary to ensure adequate public safety and emergency management communications;

**Reliable wireless communications are a foundational part of our everyday life. Nowhere is this more true than when looking at 911 call statistics. In 2021, 89% of all 911 calls received in Orange County came from wireless numbers. This shows that reliable wireless service is no longer a luxury, it is a necessity for public safety. Please see the enclosed RF package and 911 Call Statistics.**

(3) The special exception or any required variance or deviation is the minimum necessary in order for the applicant to provide broadcast services pursuant to an FCC-issued license or construction permit (existence of an FCC license requiring a broadcast antenna at a given height will constitute a presumption that this requirement has been met);

**The Monopine will be 149' AGL, T-Mobile's colocation will be at the top. This is the minimum height necessary for T-Mobile to resolve its significant gap in service to the area of Bonita Springs in and around Hunter's Ridge.**

(4) Failure to grant the special exception would prohibit or have the effect of prohibiting the provision of amateur radio services; or the special exception will obviate the need for additional antenna-supporting structures in the geographic search area.

**Diamond respectfully submits that failure to approve the Monopine will prevent T-Mobile from resolving a significant gap in their service to the public in and around the Hunter's Ridge area. Please see the enclosed RF Package.**

***Sec. 4-302. Amendments to approved master concept plan.***

(a) Amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development.

**Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD. The parent parcel zoned RPD, in an area programmed as a golf course maintenance compound. Please see Sheet P1.**

(b) Amendments that may be approved by the director include, in general, any change to the interior of the development which does not increase density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area), or decrease buffers or open space. The director may not approve a change which results in the substantial underutilization of public resources and public infrastructure committed to the support of the development. In addition, the director may not approve changes which result in a reduction of total open space, buffering, landscaping and preservation areas or which adversely impacts on surrounding land uses.

**Noted.**

(c) All other requests for amendments to a master concept plan or its auxiliary documentation will treated procedurally as minor planned developments, but with application information and materials specified by section 4-295(a)(7).

**Noted.**

(d) Any application for an amendment that proposes a development which, taken by itself, would constitute a major planned development (development of city impact see sections 4-195(b) and 4-272(b)(1)) may not be treated as a minor planned development unless it clearly meets the criteria set forth in section 4-272(b)(2). Otherwise, it must proceed as a new and separate major planned development.

**The Monopine will be unstaffed and require only power and telco connections. It will typically generate one trip per carrier per month, typically in a pickup truck sized vehicle.**

(e) Notice of a plan amendment must be recorded in the same manner as the approved master concept plan itself.

**Noted.**

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

Sincerely,

Mattaniah S. Jahn

Mattaniah S. Jahn, Esq.
MSJ/vlc
Enclosures

# 6NC0424D

# Hunters Ridge FL391 Diamond

# Wireless Telecommunication Facility

## Radio Frequency (RF) Engineering Report

| | |
|---|---|
| Last Updated | 02/28/25 |
| Revision Number | V1.0 |

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## I - Statement of Need

### Statement of Need

To comply with FCC guidelines as defined in the Code of Federal Regulations Title 47, T-Mobile is deploying 4G and 5G services nationwide. To meet regulatory requirements and the increased customer demand, T-Mobile is committed to provide high-speed services throughout metro, suburban and rural areas.

General signal levels provided by existing T-Mobile facilities (sites) are reliable in most parts of the Naples area. The proposed facility is intended to cover gaps in about 1.5 mile radius. Mainly residential properties and communities.

Device users in this area can experience an inordinate amount of dropped connections, failed attempts, slow data speeds or a combination of problems. Unreliable service can exist for a variety of reasons including low signal levels, as in this case, which are due to the distances between the active sites. (Fig 1, Table 1)

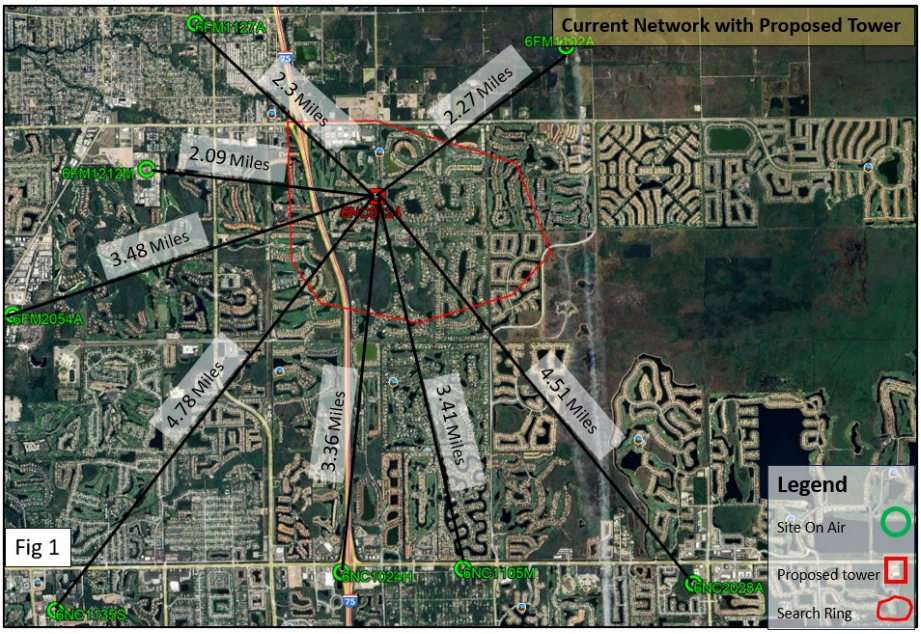


Fig 1

Predictive signal level maps presented in Fig 2 and Fig 3, demonstrate improvements when a new facility is added to the local area network. The predictions were calculated for a Monopine of ACL 140 feet.

Numerous upgrades and technology enhancements have been added to the network and surrounding facilities for at least the last ten years with measurable but insufficient improvements.

No viable structures of sufficient height were identified within the search ring radius. The proposed tower will mitigate and potentially eliminate performance issues around the area of concern.

The table below list the existing towers where T-Mobile is collocated and transmitting. Nothing else is available to provide adequate coverage in the search ring.

| T-Mobile ID | Name | Class | Address | City | Antenna Elevation (ft) | Structure Height (ft) | Distance (mi) |
|---|---|---|---|---|---|---|---|
| 6FM1102A | GLOBAL SIGNAL - BONITA SP | Guyed Tower | 27100 Radio Tower Road | Bonita Springs | 150 | 954 | 2.27 |
| 6FM1127A | Vertex Vision Baptist | Flagpole | 11400 E. Terry Street | Bonita Springs | 115 | 120 | 2.3 |
| 6FM1212M | SFL250 - 3_305 - Crown - Bonita Springs | Self Support Tower | 10948 Enterprise Avenue | Bonita Springs | 160 | 298 | 2.09 |
| 6FM2054A | Replacement for 6FM1054A | Self Support Tower | 1173 Sun Century Rd. | Naples | 180 | 180 | 3.48 |
| 6NC1135S | 6NC1135S | Monopole | 10500 GOODLETTE ROAD | Naples | 140 | 144 | 4.78 |
| 6NC1024H | ATC EAGLES NEST | Monopole | 5790 Immokalee Road | Naples | 160 | 160 | 3.36 |
| 6NC1105M | SFL902 - 3_312 - ATT NAPLES FIRE STATION | Monopole | 7010 Immokalee Rd | Naples | 150 | 178 | 3.41 |
| 6NC2028A | Crown 830336 | Monopole | 15205 Collier Blvd | Naples | 180 | 195 | 4.51 |
| 6NC0424D | Hunters Ridge FL391 Diamond | Monopine | 12760 Fox Ridge Drive | Bonita Springs | 140 | 150 | 0 |

Table 1

## II - Coverage Predictions

| Most Reliable Service | Moderate Service | Poor Service |
|---|---|---|
| Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data. | Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances. | A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call. |

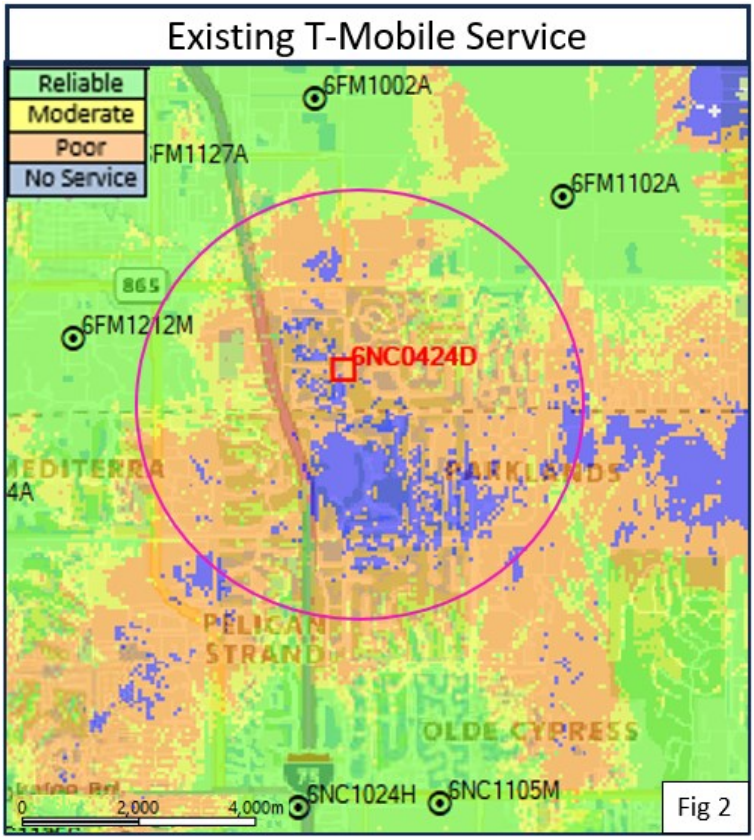

Fig 2

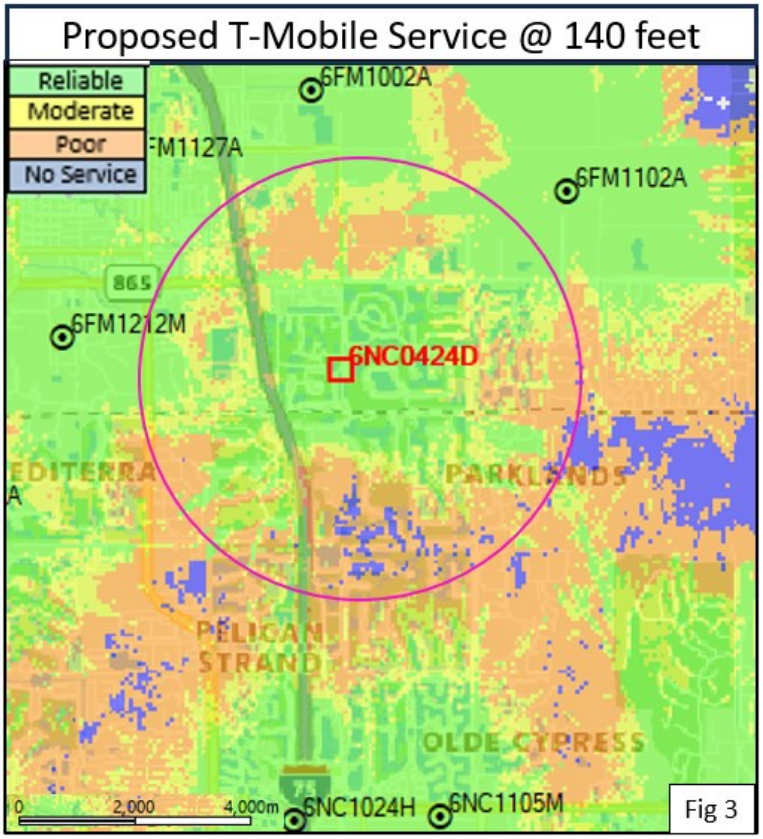

Fig 3

The current 4G-5G service in this part of the network is inadequate due to the distance of the 4G-5G towers to the coverage objective.

From Bonita Beach Rd. to Veterans Memorial Blvd. and from Livingston Rd. to Logan Blvd., the signal levels are too low to support reliable services. (Fig 2) In contrast, the addition of a Monopine facility at the new location drastically improves the coverage. (Fig 3)

## III - Certification Statement of Non-interference

This letter provides information about the proposed T-Mobile transceiving equipment on an addition to a new facility in Naples and its potential interference with communication facilities located nearby; as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). T-Mobile shall comply with all FCC rules regarding interference to other radio services and T-Mobile shall comply with all FCC rules regarding human exposure to radio frequency energy. The proposed Monopole tower, and reception and transmission functions will not interfere with the visual and customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by surrounding properties.

The Federal Communication Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

Cellular transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise and other technical parameters. Cellular licensees like T-Mobile owns are required to use type-accepted equipment. The assignment of frequencies and FCC rules keep cellular radio signals from interfering with or being interfered with by other radio transmissions and provide guidelines outlining the limits for permissible human RF exposure. In the event of a complaint of interference or other concerns about cellular antenna facilities, the FCC has a resolution process to determine the source of interference and whether a facility follows FCC rules.

In the event of interference or other known issues with the transmission facility contact with the T-Mobile Network Operations Center (NOC) can be established 24 hours a day, 7 days a week 365/366 days per year at the following numbers: (877) 611-5868 (DAY), (877) 611-5868 (NIGHT)

Name Olga Maffeo Title T-Mobile Sr XD Engineer, Radio Frequency

Signature Olga Maffeo

verizon

Florida RF Engineering
February 2, 2026

# Hunters Ridge
# Coverage and Capacity

# Introduction

**There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.**

**Coverage** is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

**Capacity** is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

The area east of I-75 and south of Bonita Beach Rd SE in Bonita Springs, FL is both a **coverage and capacity** limited area. The proposed cell site will improve the **coverage** in the area and offload the **capacity** of the surrounding cell sites.


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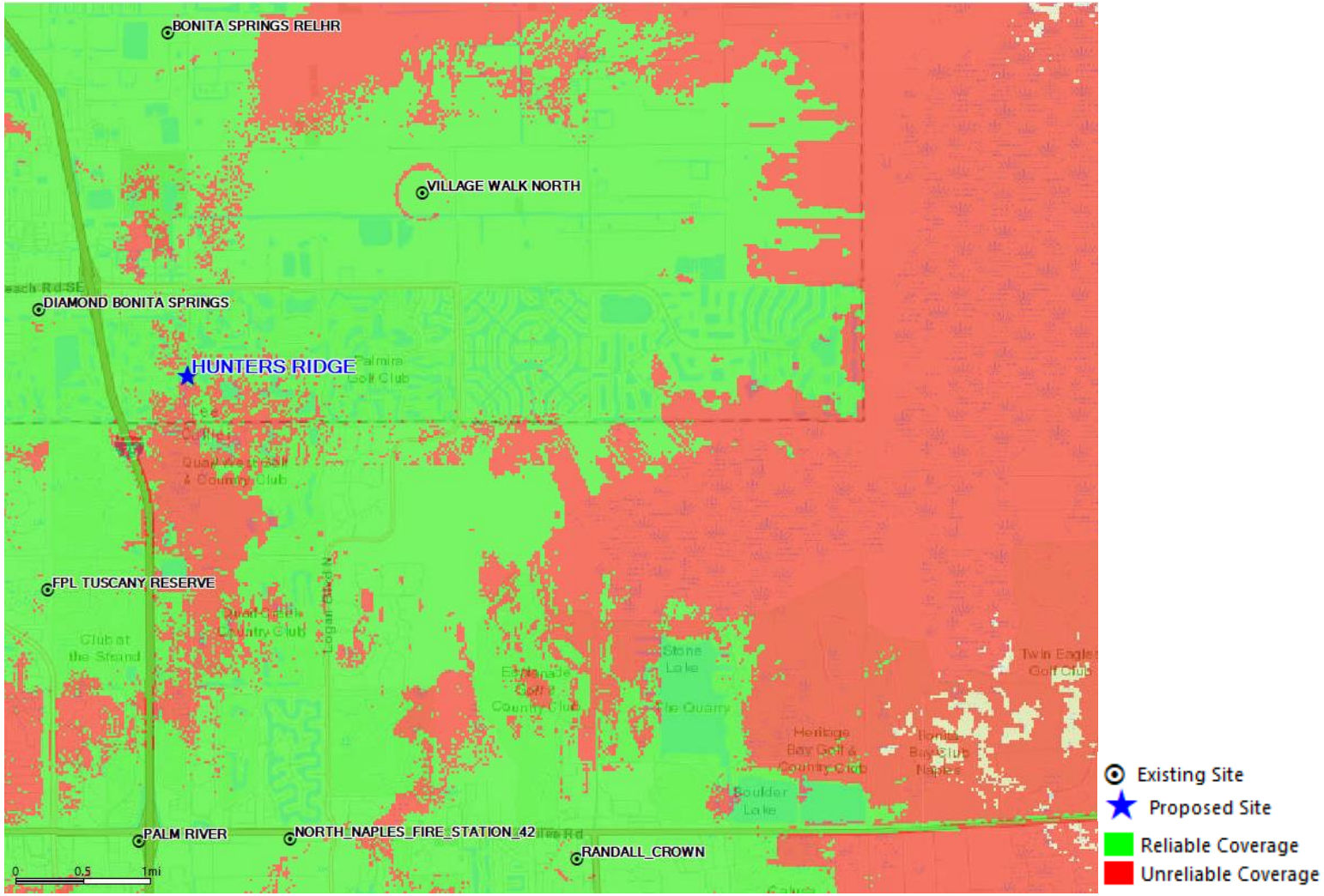
# AWS LTE Current Coverage



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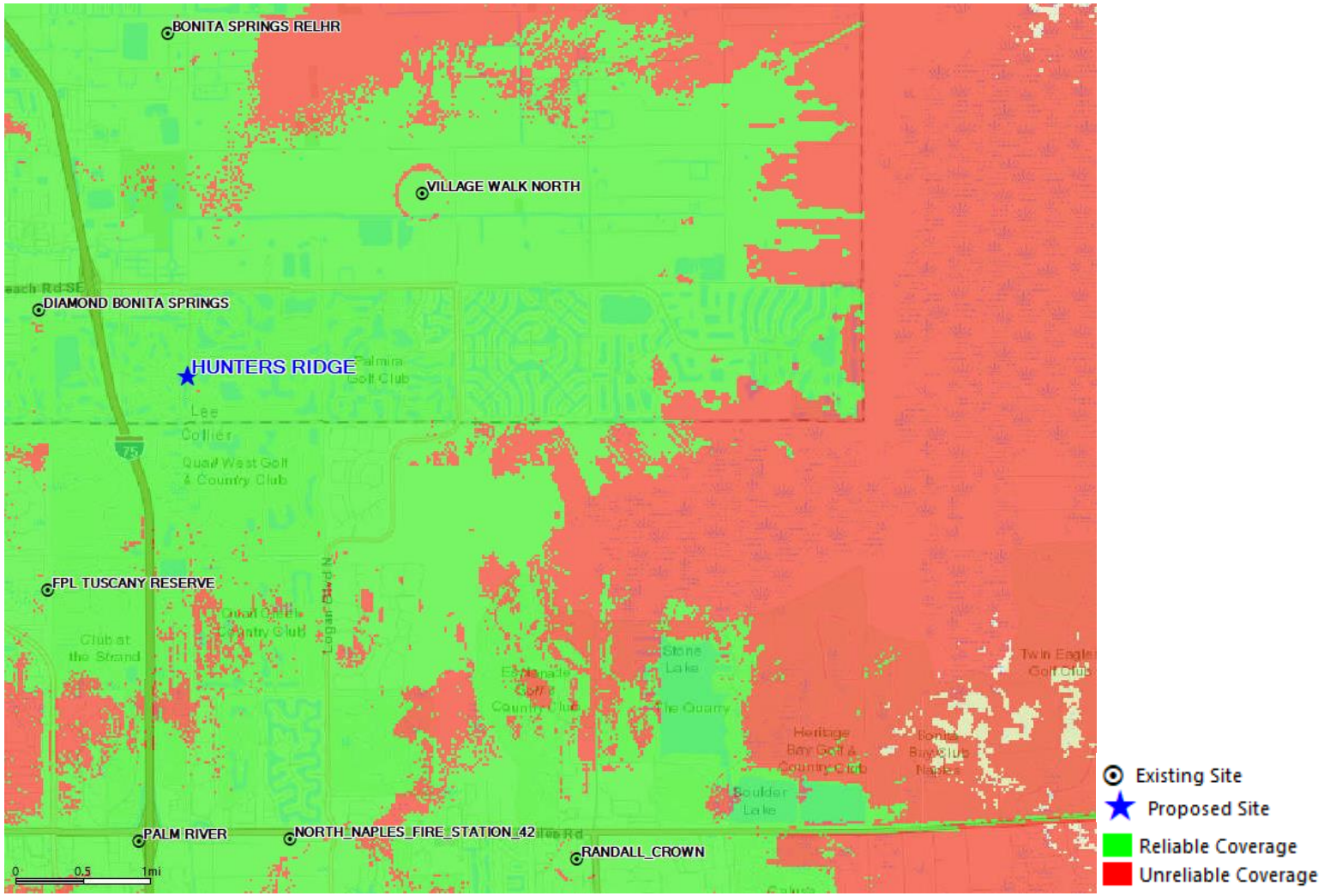
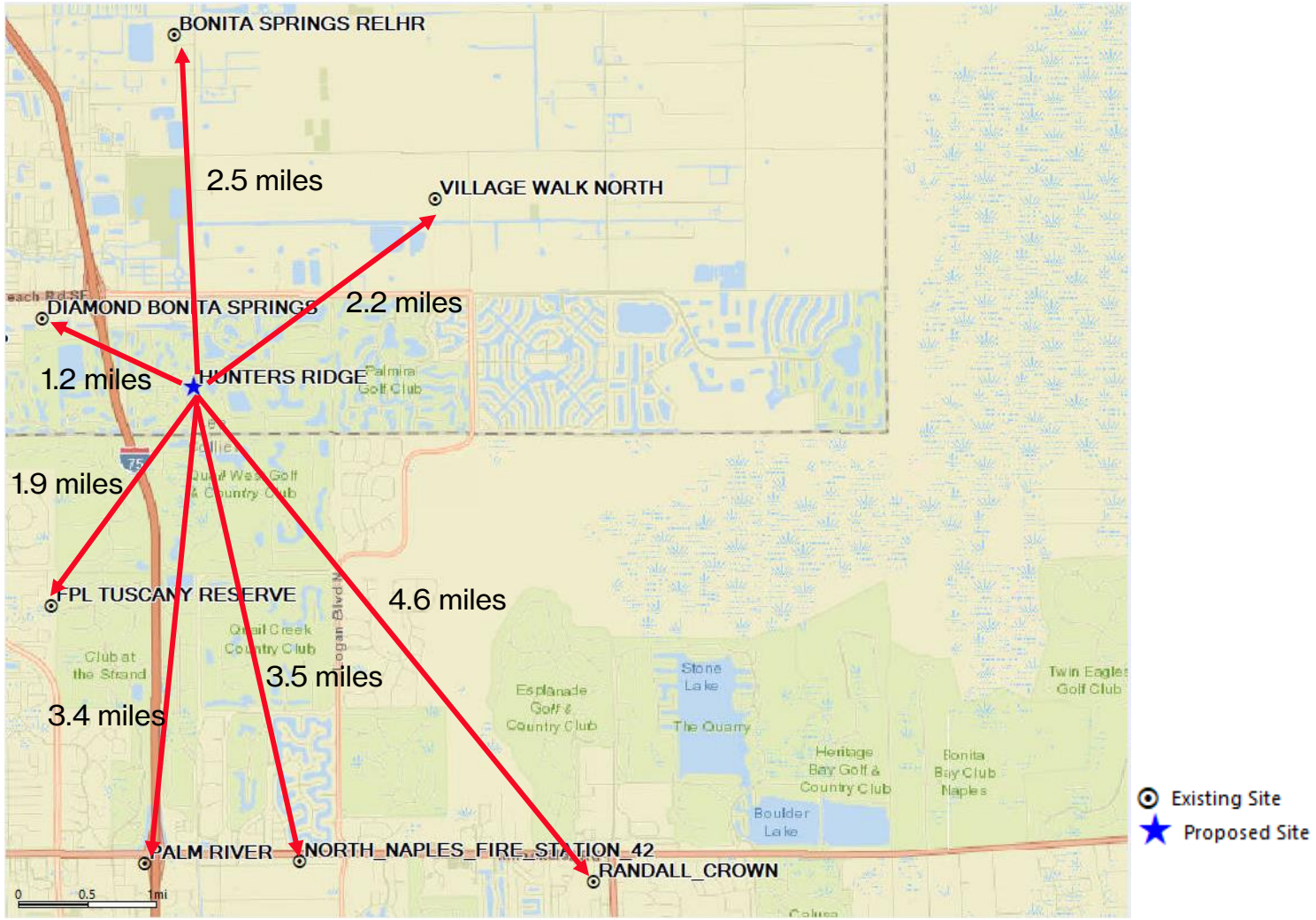
# AWS LTE Proposed Coverage






Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

# Distance to Existing On Air Macro Verizon Sites





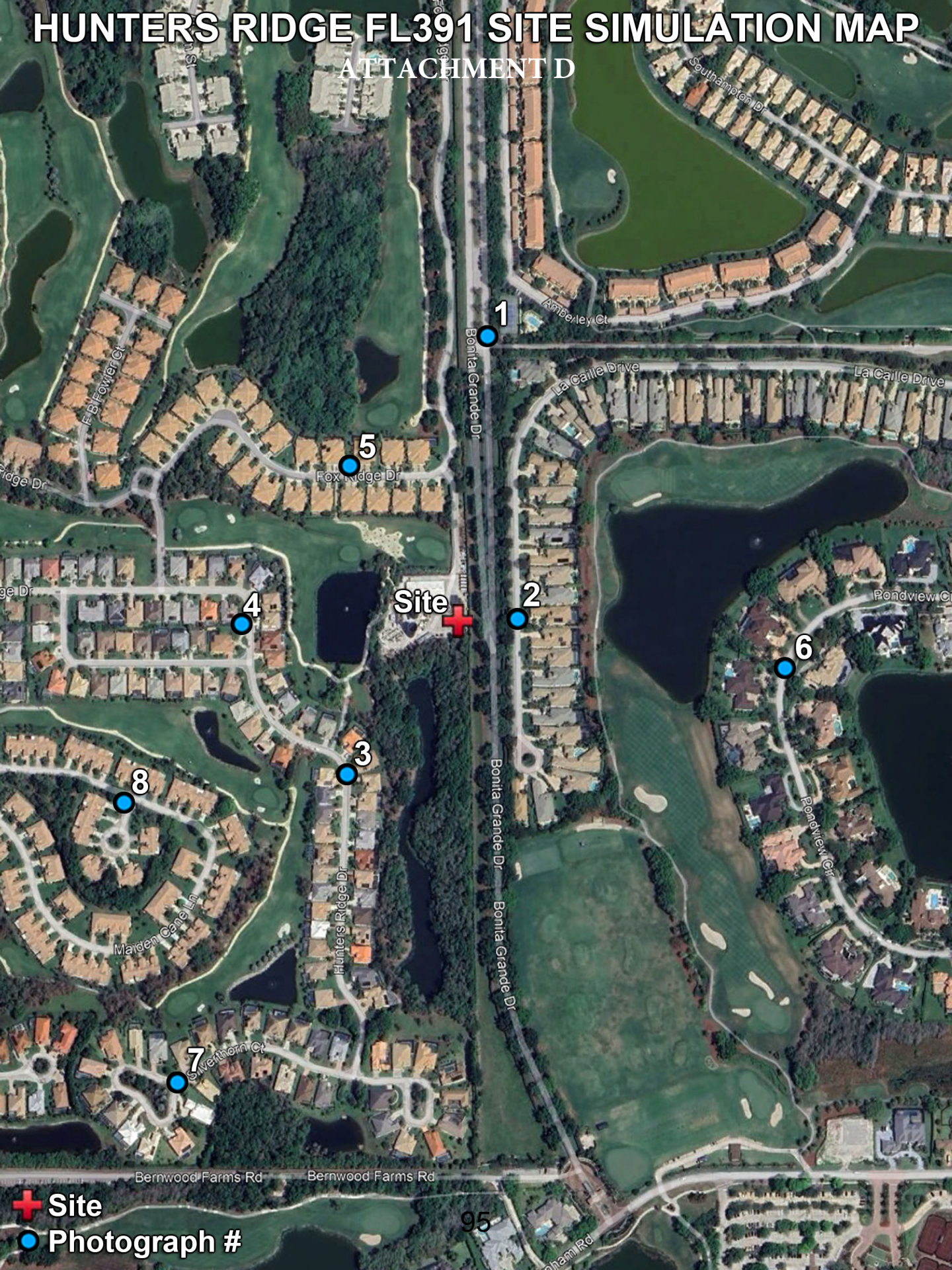

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

# Verizon Search Ring

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

# HUNTERS RIDGE FL391 SITE SIMULATION MAP

ATTACHMENT D



Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE
## NOT VISIBLE

View #1 from Bonita Grande Drive
approximately 925ft. north of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE SIMULATION

View #2 from La Caille Drive
approximately 185ft. east of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

# 149ft. MONOPINE SIMULATION

View #3 from Hunters Ridge Drive
approximately 620ft. southwest of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE SIMULATION

View #4 from Hunters Ridge Drive
approximately 700ft. west of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

# 149ft. MONOPINE SIMULATION

View #5 from Fox Ridge Drive
approximately 630ft. northwest of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE
## NOT VISIBLE

View #6 from Pondview Circle
approx. 1,060ft. east-southeast of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE NOT VISIBLE

View #7 from Silverthornr Court
approx. 1,740ft. southwest of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

# 149ft. MONOPINE SIMULATION

View #8 from Hunters Court
approx. 1,230ft. west-southwest of site

# ATTACHMENT E

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/1/2026
NAME: Randall + Ellen Stronk PHONE: 205-682-9872
ADDRESS: 12613 Glen Hollow Drive CITY/STATE/ZIP: Bonita Springs, FL 34135

**RECOMMENDATIONS AND POSTPONEMENTS:** The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

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mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

WE oppose any change in the zoning. IT SHOULD BE LOCATED AWAY FROM OUR HOUSES. THERE ARE ALTERNATE AREAS THAT WOULD BE MORE APPROPRIATE.

THANK YOU

DATE: 3/2/26
NAME: MR & MRS RICHARD BONIFER PHONE: 914-912-4683
ADDRESS: 12741 HUNTERS RIDGE DR CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-2-2026
NAME: MARK D FISHER PHONE: 219-508-4332
ADDRESS: 12667 BUTTONBUSH CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspring scd.org

Support ✓ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: Norman Talbert PHONE: 401-529-0424
ADDRESS: 12810 Silverthorn Ct CITY/STATE/ZIP: Bonita Springs, FL 34135

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Support _____ Oppose ✓

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

FOR FOLLOWING REASONS

1) TOO CLOSE TO OUR HOME - WE ARE THE CLOSEST UNIT TO POLE
2) NEGATIVE AFFECT ON ABILITY TO SELL PROPERTY AND REDUCED VALUE OF PROPERTY. WE PAID EXTRA FOR THIS LOCATION WHEN WE PURCHASED PROPERTY. POLE IS TOO HIGH - UNSIGHTLY!
3) POTENTIALLY A HEALTH HAZARD

DATE: MARCH 2, 2026
NAME: KEVIN KEANE PHONE: 203 558 7815
ADDRESS: 12752 FOX RIDGE DR. CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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City of Bonita Springs
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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

OBERT JOSEPH G TR
28803 HUNTERS CT
BONITA SPRINGS FL 34135

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/1/2026
NAME: JOSEPH OBERT PHONE: 239-450-1345
ADDRESS: 28803 HUNTERS CT CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

→ MDsafetech.org/cell-tower 5G "Cell towers" are absolutely not safe! - radiofrequency illness, cancer, changes in biochemistry among many others.

- Also Pub Med, A Balmori, Environ Res. 2022 Nov pubmed.ncbi.nlm.nih.gov/35843283 More + more scientific studies are being documented DAILY!

DATE: 2-26-26
NAME: Robert + Cynthia Shone PHONE: 412-480-7257
ADDRESS: 28622 La Caille Dr CITY/STATE/ZIP: Naples, FL 34119
Naples FL 34119 (Quail West)

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Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

_____

_____

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_____

DATE: 2-19-26
NAME: Kaylyn Sievert PHONE: 719-314-8575
ADDRESS: 12727 Fox Ridge Dr CITY/STATE/ZIP: Bonita Springs, FL 34135

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City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

SULLIVAN KATHLEEN TR
12723 MAIDEN CANE LN
BONITA SPRINGS FL 34135

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2/24/2026
NAME: Kathleen Sullivan PHONE: 860-662-3179
ADDRESS: 12723 Maiden Cane Ln CITY/STATE/ZIP: Bonita Springs 06355

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: FEB 26, 2026
NAME: William Wehman PHONE: 330-329-5962
ADDRESS: 12221 Hunters Ridge Dr CITY/STATE/ZIP: Bonita Springs 34135
Bonita Springs 34135

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## Cynthia Vargas

**From:** Carol Doak <qcarol@comcast.net>
**Sent:** Sunday, February 22, 2026 1:11 PM
**To:** Mike Sheffield
**Subject:** Public Hearing on March 17

Unfortunately I will not be able to attend the public hearing below. However, I am totally in favor of this cell tower and it is much needed in our area.
Placing and receiving calls is hit or miss. I would hate to think I would not be able to call for help and not be able to connect with services.
Thank you for your attention to this matter as it is very much needed.

Alan and Carol Doak
12941 Silverthorn Court
Bonita Springs, FL
Placing alls

## Cynthia Vargas

**From:** Michael Fiigon
**Sent:** Wednesday, February 25, 2026 4:48 PM
**To:** Cynthia Vargas
**Subject:** Fwd: Notice of Public Hearing.

For the file please
Sent from my iPhone

Begin forwarded message:

> **From:** Mike Sheffield
> **Date:** February 25, 2026 at 4:43:13 PM EST
> **To:** Michael Fiigon
> **Subject: FW: Notice of Public Hearing.**
>
> Mike - Public Comment Received today - Hunter's Ridge RPD amendment.
>
> **From:** Mike Sheffield
> **Sent:** Wednesday, February 25, 2026 4:38 PM
> **To:** 'Ida Carlson'
> **Subject:** RE: Notice of Public Hearing.
> Good afternoon,
> Your comment has been received and will be shared with members of the Planning & Zoning Board.
> Thank you,
>
> Mike Sheffield, CPM, CMC
> City Clerk
> 9101 Bonita Beach Road
> Bonita Springs, Florida 34135
> O: 239-949-6248
>
> **From:** Ida Carlson <pandi0624@yahoo.com>
> **Sent:** Wednesday, February 25, 2026 4:04 PM
> **To:** Mike Sheffield <michael.sheffield@cityofbonitasprings.org>
> **Subject:** Fw: Notice of Public Hearing.
> I support the addition of this tower in Hunters Ridge. We need the additional cell tower coverage. We have trouble with our phones during rush hour traffic going past our Hunters Ridge Community on I-75. With all of the traffic and drivers on their phones you can't receive calls or texts at peak times.
> My best,
> Ida Carlson
> 12921 Silverthorn Ct.
> Bonita Springs, FL34135

## Cynthia Vargas

**From:** Janice Morgando <jmorgando@outlook.com>
**Sent:** Monday, February 23, 2026 12:18 AM
**To:** Mike Sheffield
**Subject:** Comment for Case Number PD25-124697-BOS - Hunters Ridge Planned Development Amendment- 3/17 City Planning and Zoning Meeting

Dear Mr. Sheffield:

There will be a Planning and Zoning meeting on March 17, 2026 for the Hunters Ridge Planned Development Amendment for a monopoll cell tower and surrounding structure.

I will not be able to attend this meeting, however wanted to share my comments in favor of this project.

The area where the monopoll will service is in need of this new cell tower. The cell tower service is spotty for users in the area and this monopoll will help the residents in the surrounding area with less dropped calls.

The fact that the cell tower will be in the shape of a pine tree will also mask the stark nature of existing towers in the area and will blend more aesthetically to the golf course communities adjacent to the tower location.

This cell tower is very much needed for the Bonita Springs residents in this area.

Thank you for your consideration of this matter and I hope you and the planning commission will support the building of this needed structure.

Respectfully,

Janice T. Morgando, Resident
12751 Maiden Cane Lane
Bonita Springs, FL 34135

**Cynthia Vargas**

---

**From:** linda dworaczyk <lindadw10@hotmail.com>
**Sent:** Friday, February 20, 2026 2:46 PM
**To:** Mike Sheffield
**Subject:** Cell tower in Hunters Ridge

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

I cannot attend the meeting due to a conflict. This proposed tower is desparately needed. Lots of dropped calls due to lack of enough bandwidth. Please Hurry.

Linda Dworaczyk
28861 Marsh Elder Ct
Bonita Springs, FL 34135
585-766-1176

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

I AM VERY MUCH IN FAVOR OF AND SUPPORT THIS AMENDMENT TO HUNTERS RIDGE'S RPD. SUCH INSTALLATION OF THE WIRELESS FACILITY WILL IMPROVE COMMUNICATIONS FOR ALL RESIDENTS IN THE IMMEDIATE AREA.

DATE: 2/20/2026
NAME: RICHARD DECOSTE PHONE: 508-817-7464
ADDRESS: 28509 F B FOWLER CT CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support ✓ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

Improving cell phone service in the area is a good idea.

DATE: 2/20/2026
NAME: Rosdiane DeCoste PHONE: 508 817-5996
ADDRESS: 28509 FB Fowler CITY/STATE/ZIP: Bonita Springs, FL 34135

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I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
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# CITY OF BONITA SPRINGS
# COMMUNITY DEVELOPMENT DEPARTMENT
# NOTICE OF PUBLIC HEARING
# APPLICATION: PD25-124697-BOS

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| **Planning and Zoning Board:** | **City Council:** |
|---|---|
| March 17th, 2026 at 9:00am<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135 | April 1st, 2026 at 5:30am (Tentative)<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135<br><br>April 15th, 2026 at 9:00am (Tentative)<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135 |

CASE NUMBER: PD25-124697-BOS

CASE NAME: Hunter's Ridge Planned Development Amendment

REQUEST: An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.

LOCATION: The subject property is located at 12760 Fox Ridge Dr. Bonita Springs FL 34135. STRAPs: 06-48-26-B3-0010G.10CE.

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
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Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: Emile Mourad PHONE: (212)628-8316
ADDRESS: 12737 Hunters Ridge CITY/STATE/ZIP: Bonita Springs, FL 34135

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Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: Francie Mourad PHONE: (239)405-4000
ADDRESS: 12737 Hunters Ridge CITY/STATE/ZIP: Bonita Springs, FL 34135

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Support ✓ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-2-2026
NAME: Daniel Kopp PHONE: 630-542-4662
ADDRESS: 12668 Hunters Ridge Drive CITY/STATE/ZIP: Bonita Springs, FL 34135

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# CITY OF BONITA SPRINGS
# COMMUNITY DEVELOPMENT DEPARTMENT
# NOTICE OF PUBLIC HEARING
# APPLICATION: PD25-124697-BOS **CORRECTION**

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2/27/2026
NAME: KENNETH HAMILTON PHONE: 860-751-9523
ADDRESS: 12911 SILVERTHORN CT. CITY/STATE/ZIP: BONITA SPRINGS FL. 34135

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If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

**CITY OF BONITA SPRINGS**
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

# ATTACHMENT F

## PUBLIC HEARING REQUEST – PLANNED DEVELOPMENT (2023)

### ACTION REQUEST INFORMATION

A. Project Name: FL391 Hunter's Ridge

STRAP Number(s): 06-48-26-B3-0010G.10CE

B. Type of Request (please check one):

☐ DRI ☐ PD – Existing Development ☒ PD – Amendment ☐ Option 1 ☐ Option 2

### PART I
### APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Applicant's Name: Diamond Communications, LLC c/o Mattaniah S. Jahn, P.A.

Mailing Address: 935 Main Street, Suite C4

City: Safety Harbor State: FL Zip: 34695

Phone Number: 727-773-2221 Ext: _____ E-mail Address: mjahn@thelawmpowered.com

**NOTE:** The Applicant must sign the Applicant's Signature and Certification form [**See "PART V"**].

B. Applicant relationship to property: ☐ Owner ☐ Trustee ☐ Option holder ☒ Lessee ☐ Contract Purchaser

☐ Other (indicate): _____

*If applicant is NOT the owner or the person authorized by the Covenant of Unified Control, submit a **Notarized Authorization Form** from the owner or his authorized representative. Label as Exhibit I-B.*

** If the application is City-initiated, enter the date the action was initiated by the Council: _____ Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3". **[Sec. 4-193]***

C. Property Owner's Name: Hunters Ridge Community Assn

Mailing Address: 12500 Hunters Ridge Dr

City: Bonita Springs State: FL Zip: 34135

Phone Number: 727-773-2221 Ext: _____ E-mail Address: mjahn@thelawmpowered.com

D. Date property was acquired by present owner(s): 06/01/1990

E. Is the property subject to a sales contract or sales option? ___X___ NO _____ YES

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? _____NO ___X___YES. If yes, please complete and submit Exhibit I-F (attached).

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: MU/PD

2. Are you proposing any City of Bonita Springs amendments which could affect the subject property?

__X__ NO _____ Y ES If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-I") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?

__X__ NO _____ YES. If yes, specify the minimum elevation required for the first habitable floor).

_____ NGVD (MSL)

2. Are there any environmentally sensitive lands such as, but not limited to: wetlands, mangrove forests, creek & river shorelines, sand dunes, xeric scrub, mature pine forests, or other unique land forms as defined in the Bonita Plan Goal 15 and it's Objectives and Policies, Objective 4.1, Policies 7.1.1 d. 2, 7.2.3, Goal 14 and Policies 14.1.1 through 14.3.5 and applicable sections of the Land Development Code (LDC). Are there any listed species occupied habitat as defined in the Bonita Plan or LDC on the subject property, Bonita Plan Policy 7.1.1 d. 2, 7.4.1 through 7.10.3, Objective 7.12 and Policies 7. 12.1 through 7.12.3, and applicable sections of the LDC?

__X__ NO _____ YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2 attached hereto.

G. Present Use of Property: Is the property vacant? __X__ NO _____ YES

If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s)will be in compliance with all applicable requirements of the Land Development Regulations. **[Sec. 4-194(b)(3)]**

Briefly describe current use of the property: Golf Cource Maintenance Area

H. Property Dimensions

1. Width (average if irregular parcel): 40 Feet
2. Depth (average if irregular parcel): 60 Feet
3. Frontage on road or street: N/A Feet on _____ (Name of street)
4. Total land area: 2400 sq ft Acres or Square Feet

4. Building Height

149' Maximum height of buildings (in feet above grade)

____Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions?

__X__ NO _____ YES. If yes, please submit an explanation and label it Exhibit III-A-5.

B. Facilities

1. Fire District: Bonita Springs Fire Department Station 23

2. Water Supply

a. Estimated daily consumption of potable water:

Residential units: 0 gpd Mobile Home units: 0 gpd

Rec. Vehicle units: 0 gpd Commercial: _____ gpd

Industrial: 0 gpd

b. Source of potable water: N/A

c. Do you have a written agreement from the utility company to serve your project?

__X__ NO _____YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: N/A

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

Residential units: 0 gpd Mobile Home units: 0 gpd

Rec. Vehicles: 0 gpd Commercial: 0 gpd

Industrial: 0 gpd

b. Is any special effluent anticipated? __X__NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

c. Source of sanitary sewer service: N/A

d. Do you have a written agreement from the utility company to serve your project?

__X__ NO_____ YES. If yes, please submit a copy of the agreement.

e. Will a private on-site disposal facility be used? __X__ NO _____YES. If yes, please complete Exhibit III-B-3 (attached).

f. Are individual sewage disposal systems proposed? __X__ NO _____YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement?

_____ NO _____ YES __X__ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

**EXHIBIT II-F-2**
**ENVIRONMENTAL ISSUES**

A. **Topography**: Describe the range of surface elevations of the property:

See enclosed Survey

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Comprehensive Plan), flow ways, creek beds, sand dunes, other unique landforms [see the Comprehensive Plan for listed species occupied habitat (see Sec. 4-1337 et seq. of the Land Development Code).

See enclosed US Fish and Wildlife Service IBA.

C. Preservation/**Conservation of Natural Features**: Describe how the lands listed in B. above will be protected by the completed project:

N/A - Parent parcel is fully developed

6. BONUS UNITS (REQUESTED)

a. Low-moderate housing density: N/A units

b. TDR units: N/A units

c. **Sub-total (C.6.a plus C.6.b)** N/A units

7. **Total Permitted Units (C.5. plus C.6.c):** N/A **Units Total**

**NOTE:** may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05).

* Subject to staff review and correction.

**D. Moderate Density Mixed Use/Planned Development, Medium Density Multi-Family Residential, Medium Density Residential, Moderate Density Residential**

1. Standard density uplands units (A.3.a. times B.1) N/A units
2. Standard density freshwater wetlands units (A.3.b. times B.1) N/A units
3. Total standard density units (sum of D.1 & D.2) N/A units
4. Maximum upland density (A.3.a. times 8) N/A units
5. **Total permitted units** (line D.3 or D.4 - whichever is less): N/A **Units**

**E. Suburban Density Residential, Low Density Residential, Estate Residential**

1. Standard density uplands units (A.3.a. times B.1) N/A units
2. Standard density freshwater wetlands units (A.3.b times B.1) N/A units
3. Total standard density (sum of E.1 & E.2) N/A units
4. Maximum upland density (A.3.a. times 4) N/A units
5. **Total permitted units** (line E.3 or E.4 - whichever is less): N/A **Units Total**

**F. Conservation, Resource Protection, DRGR**

1. Total acres of "Open Land" N/A acres
2. Maximum density (F.1 times 0.2*) N/A units
3. Total permitted units: N/A units

**EXHIBIT III-B-3**
**SANITARY SEWER FACILITIES**

A. **Special Effluent**: If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

**PART V**
**APPLICANT'S SIGNATURE AND CERTIFICATION**

I, Mattaniah S. Jahn, certify that I am the owner or owner's authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

STATE OF: Florida COUNTY OF: Pinellas

Signature: Mattaniah S. Jahn

Signatory's Printed Name: Mattaniah S. Jahn

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 30th (day) of June, (month) 2025 (year), by Mattaniah Jahn (name of person making statement).

Signature of Notary Public - State of Florida: Judy A George

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

NOTARY PUBLIC STATE OF FLORIDA
JUDY A. GEORGE
MY COMMISSION # HH 244244
EXPIRES: May 22, 2026

# AGENT OF RECORD LETTER

I, Vincent Casiero, as Authorized Signor for Diamond Communications, LLC. ("Diamond") have the authority to execute this document. Diamond leases the property located in the City of Bonita Springs, Lee County, Florida; identified by Parcel # 06-48-26-B3-0010G.10CE and hereby designate and appoint the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esquire, 935 Main Street, Suite C4, Safety Harbor, Florida 34695, Phone 727-773-2221, Facsimile 727-773-2616, Email mjahn@thelawmpowered.com; vclark@thelawmpowered.com, as my Agent of Record for the purpose of any and all permitting, zoning, and/or land use applications, hearings, or processes in association with the development of a communication facility on the aforementioned property.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with any of the aforementioned processes. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity. My Agent of Record has the authority to execute documents relating to any of the above described processes on my behalf.

Signature
Vincent Casiero
Printed Name
Senior Vice-President
Title
February 11, 2025
Date

STATE OF NEW JERSEY
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 11th day of February, 2025, by Vincent Casiero, who is personally known to me and who did take an oath.

Notary Public

(SEAL)

Printed Name of Notary

James K. Pryor, Esq.
Attorney at Law of the State of New Jersey
Authorized to Administer Oaths, NJSA 41:2-1

**EXHIBIT I-B-1**

**AGENT OF RECORD LETTER**

I, Linda Dworaczyk, as Board President for Hunters Ridge Community Association, Inc. ("Hunter's Ridge"), have the authority to execute this document. Hunter's Ridge owns the property located in the City of Bonita Springs, Lee County, Florida; identified by Parcel # 06-48-26-B3-0010G.10CE and hereby designate and appoint the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esquire, 935 Main Street., Suite C4, Safety Harbor, Florida 34695, Phone 727-773-2221, Facsimile 727-773-2616, Email mjahn@thelawmpowered.com; vclark@thelawmpowered.com, as my Agent of Record for the purpose of any and all permitting, zoning, and/or land use applications, hearings, or processes in association with the development of a communication facility on the aforementioned property.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with any of the aforementioned processes. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity and such conditions shall be reviewed and approved by Hunters Ridge. My Agent of Record has the authority to execute documents relating to any of the above described processes on my behalf.

Signature

Linda Dworaczyk
Printed Name

HOA President Hunters Ridge Community Assoc.
Title

2/12/25
Date

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 12th day of February, 2025, by Linda Dworaczyk who is personally known to me or who has produced _____ as identification.

DONALD G. HUPRICH
Commission # HH 516457
Expires June 6, 2028

Donald G. Huprich
Notary Public

Donald G. Huprich
Printed Name of Notary

# Property Data

## STRAP: 06-48-26-B3-0010G.10CE Folio ID: 10355141

**Hurricanes Helene/Milton Tax Roll Value Letter** **Hurricane Ian Tax Roll Value Letter**

Generated on 1/9/2025 3:35 PM

### Owner Of Record - Sole Owner [Change Mailing Address]

HUNTERS RIDGE COMMUNITY
ASSN
12500 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

### Site Address

**Site Address maintained by E911 Program Addressing**

12760 FOX RIDGE DR
BONITA SPRINGS FL 34135

### Property Description

**Do not use for legal documents!**

PART OF TRACT G HUNTERS RIDGE PB 41 PGS 1-13 SEWAGE TREAT PLANT

View Recorded Plat at LeeClerk.org - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

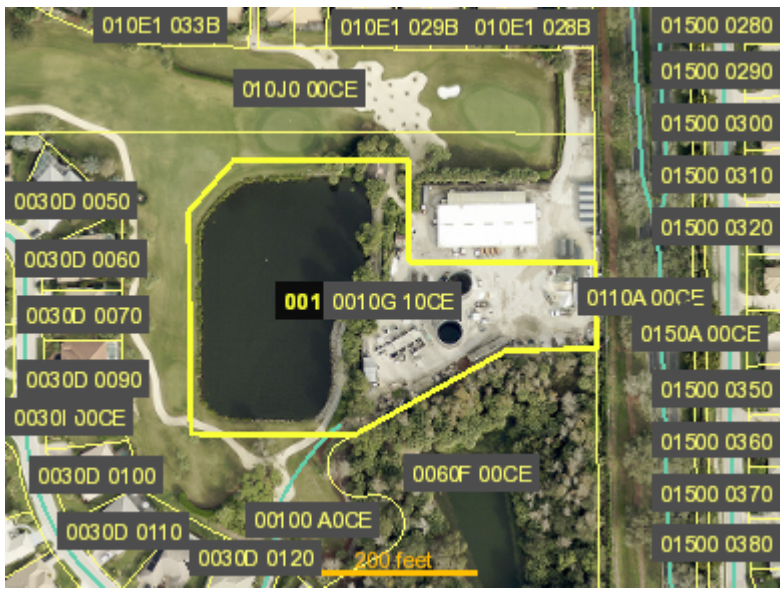
### Attributes and Location Details

| | |
|---|---|
| Total Bedrooms / Bathrooms | 0 |
| 1st Year Building on Tax Roll | N/A |
| Historic Designation | No |

| Township | Range | Section | Block | Lot |
|---|---|---|---|---|
| 48 | 26E | 06 | 0010G | 10CE |
| **Municipality** | **Latitude** | **Longitude** | | |
| City of Bonita Springs | 26.32177 | -81.73906 | | |

View Parcel on Google Maps

**[ Tax Map Viewer ]** **[ View Comparables ]**




**[ Pictometry Aerial Viewer ]**

**Image of Structure**

**Photo Date November of 2012** **View other photos**

Last Inspection Date: 05/23/2019

# Property Values / Exemptions / TRIM Notices

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**No existing exemptions found for this property.**

| TRIM Notices | Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|---|---|---|---|---|---|---|---|---|
| / Additional Info | 2024 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| / Additional Info | 2023 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| / Additional Info | 2022 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| / Additional Info | 2021 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| / Additional Info | 2020 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| / Additional Info | 2019 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| / Additional Info | 2018 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| / Additional Info | 2017 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2016 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2015 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2014 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2013 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2012 | 2012 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2011 | 2011 (Final Value) | 301,037 | 128 | 301,037 | 301,037 | 0 | 0 | 301,037 |
| 2010 | 2010 (Final Value) | 304,672 | 1,280 | 304,672 | 304,672 | 0 | 0 | 304,672 |
| | 2009 (Final Value) | 305,350 | 1,280 | 305,350 | 305,350 | 0 | 0 | 305,350 |
| | 2008 (Final Value) | 309,960 | 58,140 | 309,960 | 309,960 | 0 | 0 | 309,960 |
| | 2007 (Final Value) | 314,570 | 59,620 | 0 | 314,570 | 0 | 0 | 314,570 |
| | 2006 (Final Value) | 319,180 | 57,290 | 0 | 319,180 | 0 | 0 | 319,180 |
| | 2005 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2004 (Final Value) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2003 (Final Value) | 160,570 | 22,280 | 0 | 160,570 | 0 | 0 | 160,570 |
| | 2002 (Final Value) | 165,640 | 27,240 | 0 | 165,640 | 0 | 0 | 165,640 |
| | 2001 (Final Value) | 166,400 | 27,880 | 0 | 166,400 | 0 | 0 | 166,400 |
| | 2000 (Final Value) | 167,160 | 28,530 | 0 | 167,160 | 0 | 0 | 167,160 |
| | 1999 (Final Value) | 167,920 | 29,180 | 0 | 167,920 | 0 | 0 | 167,920 |
| | 1998 (Final Value) | 168,680 | 29,820 | 0 | 168,680 | 0 | 0 | 168,680 |
| | 1997 (Final Value) | 169,440 | 30,470 | 0 | 169,440 | 0 | 0 | 169,440 |
| | 1996 (Final Value) | 170,430 | 31,290 | 0 | 170,430 | 0 | 0 | 170,430 |
| | 1995 (Final Value) | 169,870 | 31,530 | 0 | 169,870 | 0 | 0 | 169,870 |
| | 1994 (Final Value) | 170,810 | 32,360 | 0 | 170,810 | 0 | 0 | 170,810 |
| | 1993 (Final Value) | 171,700 | 33,190 | 0 | 171,700 | 0 | 0 | 171,700 |
| | 1992 (Final Value) | 172,650 | 34,010 | 0 | 172,650 | 0 | 0 | 172,650 |

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

## Property Details (Current as of 1/8/2025)

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### Land

#### Land Tracts

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|---|---|---|---|
| 9600 | Borrow Pit, Waste Land, Sewer Disp., Solid Waste | 2.56 | Acres |

#### Land Features

| Description | Year Added | Units |
|---|---|---|
| SLAB - CONCRETE | 1988 | 144 |
| FENCE - CHAIN LINK - 8 FOOT | 1988 | 507 |
| PAVEMENT - CONCRETE | 1988 | 1,150 |
| WALL - DECORATIVE - C.B.S. | 1988 | 768 |
| BLACK TOP - IMPROVED | 1988 | 18,320 |

## Property Details (2024 Tax Roll)

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### Land

#### Land Tracts

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|---|---|---|---|
| 9600 | Borrow Pit, Waste Land, Sewer Disp., Solid Waste | 2.56 | Acres |

#### Land Features

| Description | Year Added | Units |
|---|---|---|
| SLAB - CONCRETE | 1988 | 144 |
| FENCE - CHAIN LINK - 8 FOOT | 1988 | 507 |
| PAVEMENT - CONCRETE | 1988 | 1,150 |
| WALL - DECORATIVE - C.B.S. | 1988 | 768 |
| BLACK TOP - IMPROVED | 1988 | 18,320 |

## Taxing Authorities

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**CITY OF BONITA SPRINGS / BONITA SPRINGS FIRE / 017**

| Name / Code | Category | Mailing Address |
|---|---|---|
| LEE CO GENERAL REVENUE / 044 | County | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE COUNTY LIBRARY DIST / 052 | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| BONITA SPRINGS FIRE DISTRICT / 009 | Independent District | BONITA SPRINGS FIRE<br>27701 BONITA GRANDE DR<br>BONITA SPRINGS FL 34135 |
| LEE CO HYACINTH CONTROL DIST / 051 | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971 |
| LEE CO MOSQUITO CONTROL DIST / 053 | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971 |
| WEST COAST INLAND NAVIGATION DIST / 098 | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408 |
| CITY OF BONITA SPRINGS / 157 | Municipal | CITY OF BONITA SPRINGS<br>9101 BONITA BEACH RD<br>BONITA SPRINGS FL 34135 |

| | | |
|---|---|---|
| PUBLIC SCHOOL - BY LOCAL BOARD / 012 | Public Schools | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013 | Public Schools | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| CITY OF BONITA SPRINGS STORMWATER / 387 | Special District | CITY OF BONITA SPRINGS<br>9101 BONITA BEACH RD<br>BONITA SPRINGS FL 34135 |
| FLORIDA GREEN FINANCE AUTHORITY / 358 | Special District | SPECIAL DISTRICT SERVICES INC<br>2501A BURNS RD<br>PALM BEACH GARDENS FL 33410 |
| GREEN CORRIDOR PACE / 363 | Special District | |
| SFWMD-DISTRICT-WIDE / 110 | Water District | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406 |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084 | Water District | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406 |
| SFWMD-OKEECHOBEE BASIN / 308 | Water District | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406 |

## Sales / Transactions

Generated on 1/9/2025 3:35 PM

| Sale Price | Date | Clerk File Number | Type | Notes | Vacant/ Improved |
|---|---|---|---|---|---|
| 100.00 | 07/26/2012 | 2012000172078 | 11 | | V |
| 500,000.00 | 06/01/1990 | 2161/1234 | 01 | | I |

View Recorded Plat at LeeClerk.org

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

## Building / Construction Permit Data

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| Permit Number | Permit Type | Date |
|---|---|---|

**IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.**

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

# Parcel Numbering History

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| Prior STRAP | Prior Folio ID | Renumber Reason | Renumber Date |
|---|---|---|---|
| 06-48-26-01-00000.A000 | N/A | Split (From another Parcel) | N/A |
| 06-48-26-01-0000G.0010 | N/A | Reserved for Renumber ONLY | 05/06/2000 |
| 06-48-26-B3-0010G.0010 | N/A | Delete Parcel-add back to roll under new STRAP(same value) | 05/10/2004 |
| 06-48-26-B3-0010G.01CE | N/A | Delete Parcel-add back to roll under new STRAP(same value) | 05/31/2006 |
| 06-48-26-B3-0010G.0100 | N/A | Delete Parcel-add back to roll under new STRAP(same value) | 09/05/2012 |

# Solid Waste (Garbage) Roll Data

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| Solid Waste District | Roll Type | Category | Unit / Area | Tax Amount |
|---|---|---|---|---|
| 001 - Service Area 1 | C - Commercial Category | C | 0 | 0.00 |

**Collection Days**

| Garbage | Recycling | Horticulture |
|---|---|---|
| Monday | Monday | Monday |

# Flood and Storm Information

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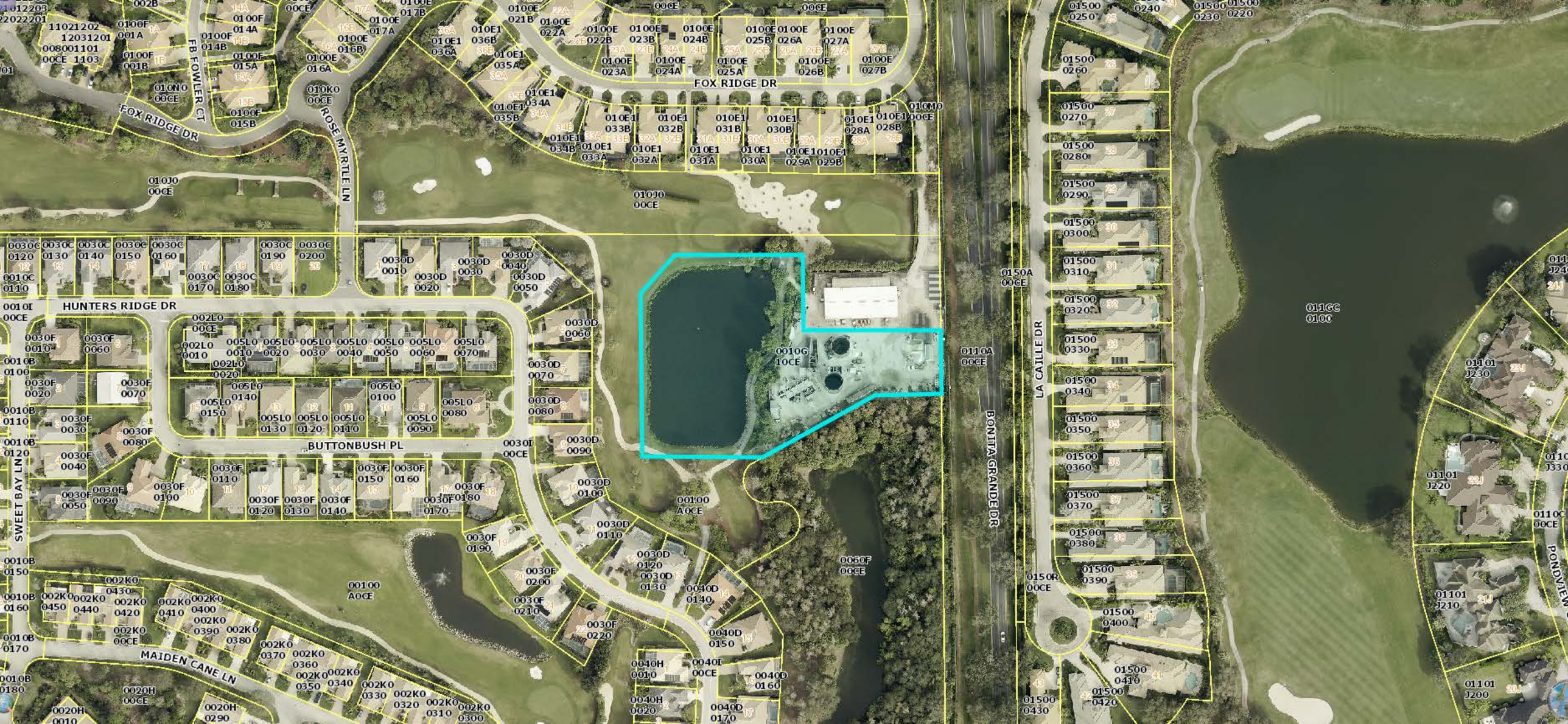
Flood Insurance Find my flood zone

| Community | Panel | Version | Date | Evacuation Zone |
|---|---|---|---|---|
| 071C | 0678 | F | 8/28/2008 | C |

Generated on 1/9/2025 3:35 PM


FOX RIDGE DR
FB FOWLER CT
ROSE MYRTLE LN
HUNTERS RIDGE DR
BUTTONBUSH PL
SWEET BAY LN
MAIDEN CANE LN
BONITA GRANDE DR
LA CAILLE DR
PONDVIEW

INSTR # 2012000172078, Doc Type D, Pages 5, Recorded 08/06/2012 at 04:15 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $44.00 Deputy Clerk SPINNACE

Prepared by and return to:
Thomas B. Hart, Esq.
Knott Ebelini Hart
1625 Hendry Street, Suite 301
Fort Myers, FL 33901
239-334-2722
Parcel I.D. No. 06-48-26-B3-0010G.0100

# Quit Claim Deed

This Quit Claim Deed made this 26th day of July, 2012 between HUNTERS RIDGE UTILITY CO. OF LEE COUNTY, INC., a Florida corporation, referred to as Grantor, whose post office address is 12500 Hunters Ridge Drive, Bonita Springs, Florida 34135 and HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., a Florida corporation,referred to as Grantee, whose post office address is 12500 Hunters Ridge Drive, Bonita Springs, Florida 34135, Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in Lee County, Florida to-wit:

Legal Description attached hereto as Exhibits "A" and "B"

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature of 1st Witness

Harold E. King
Printed Name

Donald G. Huprich
Signature 2nd Witness

Donald G. Huprich
Printed Name

Hunters Ridge Utility Co. of Lee County, a Florida corporation

By: Fred W. Forbes, its President

STATE OF FLORIDA )
) SS
COUNTY OF LEE )

The foregoing instrument was acknowledged before me on this 26th day of July, 2012, by Fred W. Forbes, as President of Hunters Ridge Utility Co. of Lee County, who is personally known to me or has produced _____ as identification.

Gloria M. Wolner
Notary Public
Gloria M. Wolner
Printed Name of Notary

GLORIA M. WOLNER
Commission # EE 145460
Expires December 2, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT A

PROPERTY DESCRIPTION OF
HUNTERS RIDGE SEWAGE TREATMENT PLANT

A PORTION OF TRACT "G" OF HUNTERS RIDGE, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 41 AT PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 00°39'06" E. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 173.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S. 00°39'06" E. FOR A DISTANCE OF 106.27 FEET TO THE NORTHEAST CORNER OF TRACT "F" IN SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 89°20'54" W. ALONG THE NORTH LINE OF SAID TRACT "F" FOR A DISTANCE OF 170.83 FEET; THENCE RUN S. 51°01'48" W. FOR A DISTANCE OF 212.01 FEET; THENCE RUN N. 89°49'42" W. FOR A DISTANCE OF 148.28 FEET; THENCE RUN N. 00°39'06" W. FOR A DISTANCE OF 271.91 FEET; THENCE RUN N. 41°24'24" E. FOR A DISTANCE OF 84.81 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 212.68 FEET; THENCE RUN S. 00°39'06" E. FOR A DISTANCE OF 121.72 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 238.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH Non-Exclusive Access and Utility Easements on, under and across the following described two parcels:

1. EXISTING ACCESS AND UTILITY EASEMENT

That certain Existing Access and Utility Easement adjacent to and abutting the easterly line of Lot 13, Block D of Hunters Ridge as shown on Plat recorded in Plat Book 44, Pages 48 through 52, and as shown on Plat recorded in Plat Book 41, Pages 1 through 13, of the Public Records of Collier County, Florida.

2. ACCESS AND UTILITY EASEMENT

A PORTION OF TRACT "G" OF HUNTERS RIDGE, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 41 AT PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 00°39'06" E. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF TRACT "F" IN SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 89°20'54" W. ALONG THE NORTH LINE OF SAID TRACT "F" FOR A DISTANCE OF 119.78 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S. 61°01'48" W. FOR A DISTANCE OF 238.85 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 31.43 FEET, THROUGH A CENTRAL ANGLE OF 25°55'48", SUBTENDED BY A CHORD OF 14.10 FEET AT A BEARING OF S. 48°03'54" W., FOR A DISTANCE OF 14.22 FEET TO THE END OF SAID CURVE; THENCE RUN S. 35°06'00" W. FOR A DISTANCE OF 68.64 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 33°04'08", SUBTENDED BY A CHORD OF 22.77 FEET AT A BEARING OF S. 18°33'56" W., FOR A DISTANCE OF 23.09 FEET TO THE END OF SAID CURVE; THENCE RUN S. 02°01'52" W. FOR A DISTANCE OF 50.84 FEET TO THE NORTHEASTERLY CORNER OF AN EXISTING ACCESS AND UTILITY EASEMENT; THENCE RUN N. 83°58'00" W. FOR A DISTANCE OF 37.84 FEET; THENCE RUN N. 12°09'32" E. FOR A DISTANCE OF 60.02 FEET; THENCE RUN N. 35°06'00" E. FOR A DISTANCE OF 91.78 FEET; THENCE RUN N. 61°01'48" E. FOR A DISTANCE OF 212.01 FEET; THENCE RUN N. 89°20'54" E. FOR A DISTANCE OF 51.07 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH Non-Exclusive Utility Easement, Force Main Easement and Pump Station Easement as follows:

UTILITY EASEMENT

A PORTION OF LOT 13, BLOCK "D" OF HUNTERS RIDGE, A REPLAT OF A PORTION OF TRACT "F", HUNTERS RIDGE SUBDIVISION (RECORDED IN PLAT BOOK 41, PAGES 1 THROUGH 13) LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 44 AT PAGES 48 THROUGH 52 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE RUN S. 21°54'13" W., ALONG THE EASTERLY LINE OF SAID LOT 13, FOR A DISTANCE OF 112.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13 AND THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS S. 21°54'29" W. A DISTANCE OF 117.50 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 117.50 FEET, THROUGH A CENTRAL ANGLE OF 02°53'34", SUBTENDED BY A CHORD OF 5.93 FEET AT A BEARING OF N. 69°32'16" W., FOR A DISTANCE OF 5.93 FEET; THENCE RUN N. 15°57'41" E. FOR A DISTANCE OF 114.10 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 13; THENCE RUN S. 63°56'00" E. ALONG THE NORTHERLY LINE OF SAID LOT 13 FOR A DISTANCE OF 17.79 FEET TO THE POINT OF BEGINNING.

FORCE MAIN EASEMENT

A PORTION OF TRACT "G" OF HUNTERS RIDGE, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 41 AT PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 00°39'06" E. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 173.73 FEET; THENCE RUN N. 89°49'42" W. FOR A DISTANCE OF 236.29 FEET; THENCE RUN N. 00°39'06" W. FOR A DISTANCE OF 122.72 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N. 89°49'42" W. FOR A DISTANCE OF 212.68 FEET; THENCE RUN S. 77°13'49" W. FOR A DISTANCE OF 23.24 FEET; THENCE RUN S. 59°42'50" W. FOR A DISTANCE OF 84.51 FEET; THENCE RUN N. 30°17'10" W. FOR A DISTANCE OF 15.00 FEET; THENCE RUN N. 59°42'50" E. FOR A DISTANCE OF 78.06 FEET; THENCE RUN N. 77°13'49" E. FOR A DISTANCE OF 80.46 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 189.31 FEET; THENCE RUN S. 00°39'06" E. FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

PUMP STATION EASEMENT

A PORTION OF TRACT "G" OF HUNTERS RIDGE, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 41 AT PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 6, BLOCK "D" OF HUNTERS RIDGE A REPLAT OF A PORTION OF TRACT "F" OF HUNTERS RIDGE SUBDIVISION (RECORDED IN PLAT BOOK 41, PAGES 1 THROUGH 13) AS RECORDED IN PLAT BOOK 44 AT PAGES 48 THROUGH 52 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N. 47°45'50" W. ALONG THE EASTERLY LINE OF LOT 5, BLOCK "D" OF SAID HUNTERS RIDGE REPLAT OF TRACT "F" FOR A DISTANCE OF 10.93 FEET TO THE NORTHEASTERLY CORNER OF AN EXISTING UTILITY EASEMENT; THENCE RUN N. 70°48'21" E. FOR A DISTANCE OF 38.50 FEET; THENCE RUN S. 30°17'10" E. FOR A DISTANCE OF 20.00 FEET; THENCE RUN S. 59°42'50" W. FOR A DISTANCE OF 44.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE RUN N. 00°10'18" E. ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 19.70 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

All Easements, dedications and other rights and privileges of Hunters Ridge Utility on the lands described in the community of Hunters Ridge in Lee County, Florida including those described in the following:

1. **Hunter's Ridge**, as recorded in Plat Book 41, page 1, of the Public Records of Lee County, Florida.

2. **Hunter's Ridge**, as recorded in Plat Book 44, page 37, of the Public Records of Lee County, Florida.

3. **Hunter's Ridge**, as recorded in Plat Book 44, page 48, of the Public Records of Lee County, Florida.

4. **Hunter's Ridge, Phase 5**, as recorded in Plat Book 52, page 56, of the Public Records of Lee County, Florida.

5. **Hunter's Ridge, Phase 5 B**, as recorded in Plat Book 55, page 80, of the Public Records of Lee County, Florida.

6. **Hunter's Ridge North, Unit 1**, as recorded in Plat Book 58, page 9, of the Public Records of Lee County, Florida.

7. **Hunter's Ridge North, Unit 2**, as recorded in Plat Book 61, page 44, of the Public Records of Lee County, Florida.

8. **Hunter's Ridge North, Unit 3**, as recorded in Plat Book 64, page 46, of the Public Records of Lee County, Florida.

9. **Hunter's Ridge North, Unit 4**, as recorded in Plat Book 66, page 77, of the Public Records of Lee County, Florida.

10. **Hunter's Ridge North, Unit 5**, as recorded in Plat Book 75, page 1, of the Public Records of Lee County, Florida.

11. All rights in favor of Hunters Ridge Utility Company of Lee County, Inc., described in that certain Quit Claim Deed, dated March 11, 2007, recorded at Instrument Number 2007000091145 of the Public Records of Lee County, Florida.

Prepared By:
Legal Department
Diamond Tower V LLC
120 Mountain Ave.
Springfield, New Jersey 07081

Site Name: Hunters Ridge FL391

**Memorandum of Option and Ground Lease Agreement**

This memorandum evidences that a lease ("Lease") was made and entered into by written Option and Ground Lease Agreement dated December 20, 2024, between Hunters Ridge Community Association, Inc., a Florida corporation ("Lessor") and DIAMOND TOWERS V LLC, a Delaware limited liability company ("Lessee"), the terms and conditions of which are incorporated herein by reference.

Such Lease provides, in part, that Lessor leases to Lessee a 40 ft. x 60 ft. parcel ("Site") on the parent tract described in Exhibit "A" attached hereto and located at 12760 Fox Ridge Drive, Bonita Springs, FL 34135, Parcel ID: 06-48-26-B3-0010G.10CE. The Site is described in Exhibit "B" attached hereto. The Lessor also grants easements ("Easements") for unrestricted rights of ingress and egress to and from the Site and to electric and telephone facilities, which are described in Exhibit "C" attached hereto. The term of the Lease and the Easements are for five (5) years commencing on December 20, 2024 which term is subject to seven (7) additional five (5) year extension periods by the Lessee.

Lessor has further granted to Lessee, during the term and any renewal terms of the Lease, the rental stream offer on the Site during the time, for the price, and on the terms and conditions contained in the Lease. The rental stream offer must be exercised on or before the date specified in the Lease.

This Memorandum of Option and Ground Lease Agreement is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Option and Ground Lease Agreement and the provisions of the Lease, the provisions of the Lease shall control.

{Signature page to follow}

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first above written.

**LESSOR:**

Hunters Ridge Community Association, Inc., a Florida corporation

By: Linda M. Dworaczyk
Name: Linda M. Dworaczyk
Title: HOA Board President
Date: 12-6-24

STATE OF FL )
) ss:
COUNTY OF Lee )

BE IT REMEMBERED, that on this 6 day of December, 2024 before me, the subscriber, a person authorized to take oaths in the State of Florida, personally appeared Linda Dworczyk who, being duly sworn on his oath, deposed and made proof to my satisfaction that he is the person(s) named in the within instrument; and I, having first made known to him the contents thereof, he did acknowledge that he signed, sealed and delivered the same as his voluntary act and deed for the purposes therein contained.

MARSHA LYNN NOTARY PUBLIC MY COMMISSION EXPIRES 10-26-2025 STATE OF FLORIDA COMMISSION NUMBER HH 507637

Notary Public: Marsha Lynn
My Commission Expires: 10-26-25

**LESSEE:**

DIAMOND TOWERS V LLC, a Delaware limited liability company

Name: Michael G. Brett
Title: COO

STATE OF NEW JERSEY )
) ss:
COUNTY OF UNION )

BE IT REMEMBERED, that on this 20th day of December, 2024 before me, the subscriber, a person authorized to take oaths in the State of New Jersey, personally appeared Michael G. Brett who, being duly sworn on his oath, deposed and made proof to my satisfaction that he is the person(s) named in the within instrument; and I, having first made known to him the contents thereof, he did acknowledge that he signed, sealed and delivered the same as his voluntary act and deed for the purposes therein contained.

Notary Public: Rubelquis Doleo
My Commission Expires: 9/12/29

RUBELQUIS DOLEO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50225784
MY COMMISSION EXPIRES SEPTEMBER 12, 2029

**EXHIBIT "A" TO MEMORANDUM**

Legal Description of parent parcel

*Note: to be replaced by As-Built Survey

**EXHIBIT "B" TO MEMORANDUM**

Legal Description of Site

*Note: to be replaced by As-Built Survey

**EXHIBIT "C" TO MEMORANDUM**

Access and Utilities Easements

*Note: to be replaced by As-Built Survey

# City of Bonita Springs
## INTENT TO ALLOW COLOCATION 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 the Senior Vice President for Diamond Communications LLC and have the authority to sign this affidavit.

3. It is the intent of Diamond Communications LLC, to construct a Wireless Communication Facility on parcel # 06-48-26-B3-0010G.10CE, in the City of Bonita Springs, Lee County, Florida.

4. The proposed Wireless Communication Facility will be designed to collocate up to 4 sets of antennas on it.

5. It is the intent of Diamond Communications LLC and its successors to allow colocation of wireless communication antennas at reasonable market rates or to allow a replacement tower to be erected within the lease area provided that the replacement is physically and contractually feasible and that the cost of modifying or replacing the Wireless Communication Facility to accommodate the collocated wireless antennas and equipment is borne by the collocating company.

AFFIANT FURTHER SAYETH NAUGHT

Vincent Casiero
Diamond Communications LLC

STATE OF NEW JERSEY
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 12th day of February 2025, by Vincent Casiero who is personally known to me and who did take an oath.

Notary Public

(SEAL)

Printed Name of Notary

James K. Pryor, Esq.
Attorney at Law of the State of New Jersey
Authorized to Administer Oaths, NJSA 41:2-1

Client#: 1892958 140DIAMOCOM

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

| PRODUCER | CONTACT NAME: Carrie Rojas | |
|---|---|---|
| McGriff, a MMA LLC Company<br>5850 Waterloo Road, Suite 240<br>Columbia, MD 21045<br>410 480-4400 | PHONE (A/C, No, Ext): 410 480-4400 | FAX (A/C, No): |
| | E-MAIL ADDRESS: Certificate@Mcgriff.com | |

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Massachusetts Bay Ins. Co. | 22306 |
| INSURER B : Hanover Insurance Company | 22292 |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED
Diamond Communications Holdings LLC
120 Mountain Ave
Springfield, NJ 07081

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY | | | ZDQH498929 | 02/18/2025 | 02/18/2026 | EACH OCCURRENCE | $1,000,000 |
| | CLAIMS-MADE X OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $1,000,000 |
| | | | | | | | MED EXP (Any one person) | $10,000 |
| | | | | | | | PERSONAL & ADV INJURY | $1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $3,000,000 |
| | POLICY PRO-JECT X LOC | | | | | | PRODUCTS - COMP/OP AGG | $3,000,000 |
| | OTHER: | | | | | | | $ |
| A | AUTOMOBILE LIABILITY | | | ADQH452908 | 02/18/2025 | 02/18/2026 | COMBINED SINGLE LIMIT (Ea accident) | $1,000,000 |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY X SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| B | X UMBRELLA LIAB X OCCUR | | | UHQH498943 | 02/18/2025 | 02/18/2026 | EACH OCCURRENCE | $10,000,000 |
| | EXCESS LIAB CLAIMS-MADE | | | | | | AGGREGATE | $10,000,000 |
| | DED X RETENTION $0 | | | | | | | $ |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N | | | WHQH454692 (AOS) | 02/18/2025 | 02/18/2026 | X PER STATUTE OTH-ER | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N | N / A | | | | | E.L. EACH ACCIDENT | $1,000,000 |
| B | (Mandatory in NH) | | | WHQ H468308 (NJ) | 02/18/2025 | 02/18/2026 | E.L. DISEASE - EA EMPLOYEE | $1,000,000 |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - POLICY LIMIT | $1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**RE: Site ID #FL391, Hunters Ridge, 12760 Fox Ridge Drive, Bonita Springs, FL 34135. If required by written contract, City of Bonita Springs, Florida is named Additional Insured on the General Liability and Automobile Liability, subject to policy provisions. Umbrella Liability is Follow Form.**

**CERTIFICATE HOLDER**

City of Bonita Springs, Florida
9101 Bonita Beach Road
Bonita Springs, FL 34135

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsha K. Stevens

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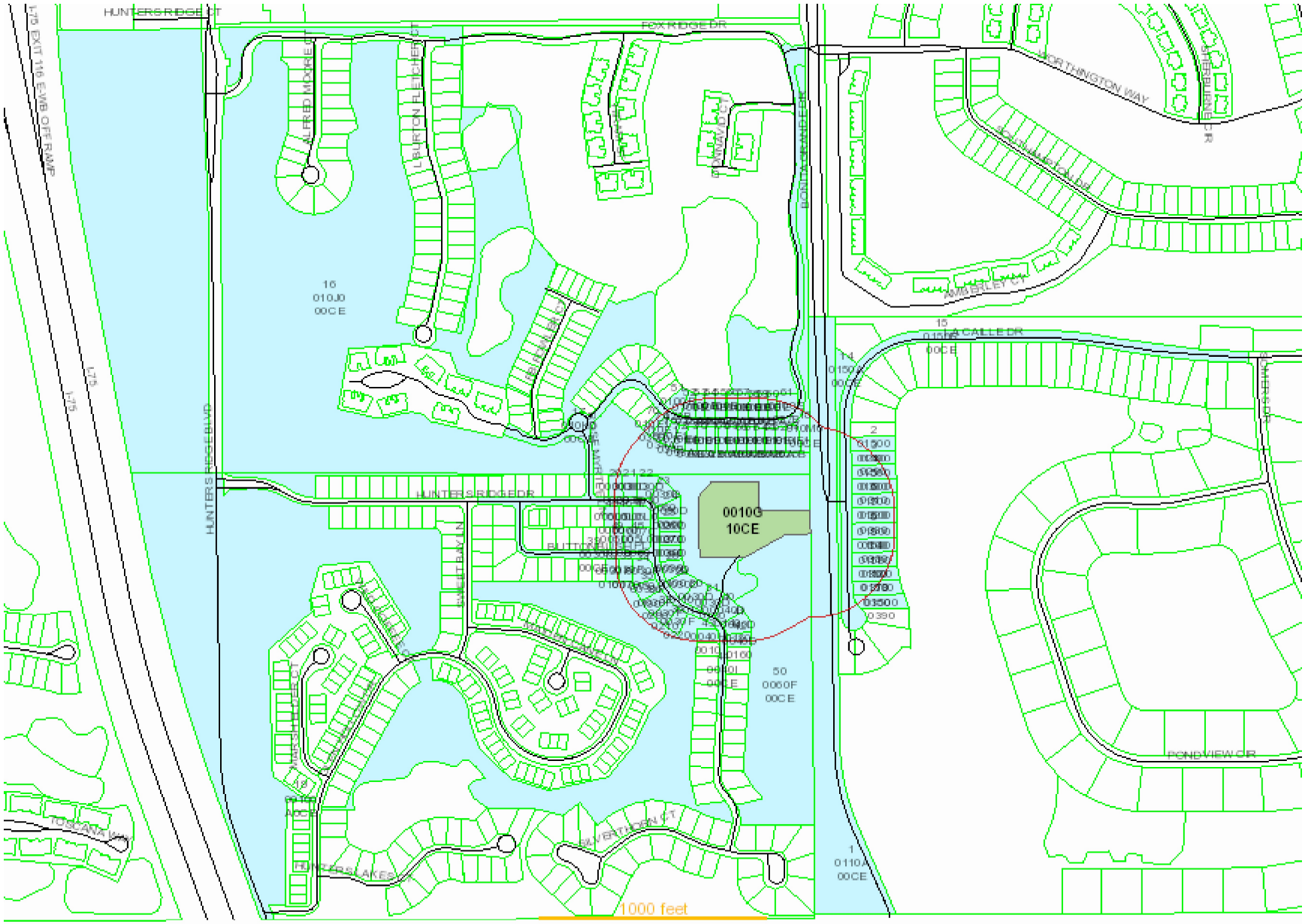
HUNTERS RIDGE CT
I-75 EXIT 116 E/WB OFF RAMP
I-75
FOX RIDGE DR
ALFRED MOORE CT
LURTON FLETCHER CT
BONITA GRANDE DR
WORTHINGTON WAY
ROBERT ENGLISH DR
AUBERLEY CT
LA CALLE DR
HUNTERS RIDGE DR
HUNTERS RIDGE BLVD
HEWITT LN
BUTTONWOOD LN
MARSHFIELD CT
WATERSLAKE CT
ELEVATION LN
TOMIAMI WAY
POND VIEW CIR
16
010J0
00CE
0010G
10CE
50
0060F
00CE
1
0110A
00CE
1000 feet

QUAIL WEST FOUNDATION INC
5950 BURNHAM RD
NAPLES FL 34119

SHONE ROBERT W &
28622 LA CAILLE DR
NAPLES FL 34119

KHANNA RAMESH TR
28618 LA CAILLE DR
NAPLES FL 34119

KING WILLIAM C &
28614 LA CAILLE DR
NAPLES FL 34119

CHAMP ROBERT D
28610 LA CAILLE DR
NAPLES FL 34119

GOODMAN STEVEN P TR
123 PHEASANT LN
CHAGRIN FALLS OH 44022

NICHOLAS R GENTILE TRUST +
28602 LA CAILLE DR
NAPLES FL 34119

ROWE BRADLEY ALAN TR
28598 LA CAILLE DR
NAPLES FL 34119

HOLMES ROBERT A TR
28594 LA CAILLE DR
NAPLES FL 34119

MARTIN JOSEPH R TR
28590 LA CAILLE DR
NAPLES FL 34119

VUKETS KAREN TR
12 MADISON AVE
TORONTO ON M5R 2S1
CANADA

NOLE ANGELO V & DIANA L
11 ROCKDALE MEADOWS
PITTSFORD NY 14534

BARR GAIL J TR
28578 LA CAILLE DR
NAPLES FL 34119

LA CAILLE AT QUAIL WEST NEIGHB
9530 MARKETPLACE RD #301
FORT MYERS FL 33912

QUAIL WEST FOUNDATION INC
5950 BURNHAM RD
NAPLES FL 34119

HUNTERS RIDGE COMMUNITY ASSN I
12500 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

HUNTERS RIDGE COMMUNITY ASSN I
12500 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

HUNTERS RIDGE COMMUNITY ASSN I
12500 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

HUNTER RIDGE COMM ASSN INC
12500 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

HECK GERALD R & ANN F
12687 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

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WEBBER D BRADFORD TR
12691 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

MARK T WILSON TRUST +
12699 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

CARLOCK DEBRA A
12707 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

CARTER COLLEEN M TR
6174 TIMBERSTONE WAY
CLARKSTON MI 48346

BREEN GERARD & LYNDE MERRIE
12729 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

BONIFER RICHARD P &
12741 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

KILPATRICK DEREK & WILMA
12690 BUTTONBUSH PL
BONITA SPRINGS FL 34135

BOOKER WALTER K
12724 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

LABONTE SCOTT K & ROSEMARY
12732 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

HUNTERS RIDGE COMM ASSN INC
12500 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

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ARBUCKLE CARSON L & IVA J L/E
12695 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

GRAHAM JOSEPH M & KAREN A
30 LANCASTER LN
BOSTON MA 02110

LOGSDON MELVIN L TR
7002 PRESTON DR
SPRINGFIELD IL 62711

WEHMAN WILLIAM B & GUYLA J
12721 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

HUBER THREE LLC
10770 EL MONTE ST
OVERLAND PARK KS 66211

ROTH PAUL J & JUDITH K
12686 BUTTONBUSH PL
BONITA SPRINGS FL 34135

MAINELLA FRANCES P &
12694 BUTTONBUSH PL
BONITA SPRINGS FL 34135

BURCH VALERIE
473 BISHOPBILLE EXT
ARKPORT NY 14807

VANNOTTI EUGENE H &
12736 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

SENSAKOVIC WILLIAM & JOY K
12745 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

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PAUL J PETERS TRUST +
12751 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

LEEN DESMOND ARTHUR
12754 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

SUSMAN CRINA C
12684 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

CIRINCIONE SHARON O
12692 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

KELLY ROBERT S & LORI N
12687 BUTTONBUSH PL
BONITA SPRINGS FL 34135

SZWAST JAMES TR
12705 FOX RIDGE DR
BONITA SPRINGS FL 34135

BARKOW JEAN A +
12719 FOXRIDGE DR
BONITA SPRINGS FL 34135

GRECO KAREN &
12727 FOX RIDGE DR
BONITA SPRINGS FL 34135

DEMARIA JOHN G &
4505 S YOSEMITE ST #123
DENVER CO 80237

HOLLY JOSEPH G & LORRAINE A
12743 FOX RIDGE DR
BONITA SPRINGS FL 34135

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BOUCHER JUDITH D TR
MICHAEL BOICE
28 BLUEBERRY CIR
ELLINGTON CT 06029

HUNTERS RIDGE COMMUNITY ASSN
12500 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

CORNPROPST JOHN DAVID &
12688 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

WALLS KEVIN JAY &
12691 BUTTONBUSH PL
BONITA SPRINGS FL 34135

HUNTERS RIDGE COMMUNITY ASSOCI
12500 HUNTERS RIDGE DR
BONITA SPRINGS FL 34135

JACKSON LARAE S & MATTHEW L
12715 FOX RIDGE DR
BONITA SPRINGS FL 34135

COONEY JOHN T TR
12723 FOX RIDGE DR
BONITA SPRINGS FL 34135

GOES KENNETH R & SHARON A
12731 FOX RIDGE DR
BONITA SPRINGS FL 34135

TETZLAFF PAUL DOUGLAS &
18 STORNOWAY CRESCENT
SEAFORTH ON N0K 1G0
CANADA

CURTIS MARY CALNAN TR
12747 FOX RIDGE DR
BONITA SPRINGS FL 34135

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SIBINOVIC SIENNA A +
4971 KNOLLCREST CT
COMMERCE TOWNSHIP MI 48382

VYAIN MARK S & VIRGINIA A
12756 FOX RIDGE DR
BONITA SPRINGS FL 34135

WIELAND SUSAN M TR
5541 WHISPERING BROOK CT
HAMILTON OH 45011

WEBB MARY SUE +
13927 ABERDEEN LANE
GREGORY MI 48137

SINN PAULA K
12732 FOX RIDGE DR
BONITA SPRINGS FL 34135

IOANNIDES GERRY
5497 WINDWOOD DR
DUBLIN OH 43017

FITZGERALD JOSEPH M TR
12718 FOX RIDGE DR
BONITA SPRINGS FL 34135

BOLLA WILLIAM O &
5242 STATE HWY 30
BEDIAS TX 77831

PageBreak

KEANE KEVIN M & DONNA M TR
12752 FOX RIDGE DR
BONITA SPRINGS FL 34135

BIRR NORMAN J & KAREN L
12744 FOX RIDGE DR
BONITA SPRINGS FL 34135

TULLIN WARREN S &
12736 FOX RIDGE DR
BONITA SPRINGS FL 34135

FINNEGAN JAMES
1 NORTH DR
NIANTIC CT 06357

PERESON ROBERT A TR
12720 FOX RIDGE DR
BONITA SPRINGS FL 34135

CONLIN DANIEL J & LAURA E
12714 FOX RIDGE DR
BONITA SPRINGS FL 34135

MCCULLOUGH JAMES &
12706 FOX RIDGE DR
BONITA SPRINGS FL 34135

HEASLIP COLLEEN J TR
12702 FOX RIDGE DR
BONITA SPRINGS FL 34135

**EXHIBIT I-B-4**
**COVENANT OF UNIFIED CONTROL**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 12760 Fox Ridge Drive, Bonita Springs, FL 34135 (street address) and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for planned development zoning. We hereby designate Mattaniah S. Jahn, P.A. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

STATE OF: Florida COUNTY OF: Lee

Owner's Signature: Linda Dworaczyk

Owner's Printed Name: Linda Dworaczyk

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence ☐ or online notarization, this 24 (day) of March, (month) 2025 (year), by Linda Dworaczyk (name of person making statement).

Signature of Notary Public - State of Florida: Donald G. Huprich

Name of Notary Typed, Printed, or Stamped: Donald G. Huprich

Personally Known ☑ OR Produced Identification ☐

Type of Identification Produced: _____

DONALD G. HUPRICH
Commission # HH 516457
Expires June 6, 2028

**EXHIBIT I-F**
**DISCLOSURE OF INTEREST FORM FOR:**

**STRAP NO.** 06-48-26-B3-0010G.10CE **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

| Name and Address | Percentage of Ownership |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

| Name, Address, and Office | Percentage of Stock |
|---|---|
| Hunters Ridge Community Association, Inc. | 100 |
| 12500 Hunters Ridge Drive, Bonita Springs, FL 34135 | |
| Linda Dworaczyk, President | |
| Nancy Sido, Vice President | |
| Pat McManus, Treasurer | |
| Melody Harwood, Secretary | |

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

| Name and Address | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

| Name and Address | Percentage of Ownership |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |
| | |

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

| Name, Address, & Office (if applicable) | Percentage of Stock |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

STATE OF: Florida COUNTY OF: LEE

Signature: _____

Signatory's Printed Name: Linda Dworaczyk

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence ☐ or online notarization, this 24 (day) of March, (month) 2025 (year), by Linda Dworaczyk (name of person making statement).

Signature of Notary Public - State of Florida: Donald G. Huprich

Name of Notary Typed, Printed, or Stamped: Donald G. Huprich

Personally Known ☑ OR Produced Identification ☐

Type of Identification Produced: _____

DONALD G. HUPRICH
Commission # HH 516457
Expires June 6, 2026

# LIMITED TITLE REPORT

Report No: 01-25007574-01S

**This report covers the public records from:**
06/03/1985 **through** 02/18/2025

**Prepared For:**
DIAMOND COMMUNICATIONS LLC

**Client File No:** HUNTERS RIDGE FL391

**Property Info:** 12760 FOX RIDGE DR , BONITA SPRINGS, FL 34135

**Fee Simple Interest in the land described in this Report is owned, at the effective date by:**

HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION

**VESTING DEEDS:**

| | | | |
|---|---|---|---|
| **Type of Instrument** | QUIT CLAIM DEED | | |
| **Grantee:** | HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION | | |
| **Grantor:** | HUNTERS RIDGE UTILITY CO. OF LEE COUNTY, INC., A FLORIDA CORPORATION | | |
| **Book:** | | **Page:** | |
| **Dated:** | 07/26/2012 | **Recorded:** | 08/06/2012 |
| **Doc #:** | 2012000172078 | | |
| **Comments:** | N/A | | |

| | | | |
|---|---|---|---|
| **Type of Instrument** | WARRANTY DEED | | |
| **Grantee:** | HUNTERS RIDGE UTILITY CO. OF LEE COUNTY, A FLORIDA CORPORATION | | |
| **Grantor:** | BEAU KASTLE DEVELOPERS, INC., | | |
| **Book:** | 2161 | **Page:** | 1234 |
| **Dated:** | 06/14/1990 | **Recorded:** | 07/10/1990 |
| **Doc #:** | | | |
| **Comments:** | N/A | | |

| | | | |
|---|---|---|---|
| **Type of Instrument** | WARRANTY DEED | | |
| **Grantee:** | BEAU KASTLE DEVELOPERS, INC. | | |
| **Grantor:** | RONALD BEAUDRY | | |
| **Book:** | 1947 | **Page:** | 2 |
| **Dated:** | 10/08/1987 | **Recorded:** | 10/09/1987 |
| **Doc #:** | | | |
| **Comments:** | N/A | | |

| | | | |
|---|---|---|---|
| **Type of Instrument** | WARRANTY DEED | | |
| **Grantee:** | RONALD BEAUDRY | | |
| **Grantor:** | RICHARD I. TEMPLETON, INDIVIDUALLY AND AS TRUSTEE | | |
| **Book:** | 1787 | **Page:** | 263 |
| **Dated:** | 05/31/1985 | **Recorded:** | 06/03/1985 |
| **Doc #:** | | | |
| **Comments:** | N/A | | |

**TAX INFORMATION:**

**Tax ID Number:** 06-48-26-B3-0010G.10CE

**Tax Year:** 2024-ANNUAL
**Amount:** NO TAXES ASSESSED

**TAX AUTHORITY INFORMATION:**

LEE COUNTY
2480 THOMPSON STREET
FORT MYERS, FL, 33901

**LEGAL DESCRIPTION:**

SEE ATTACHED EXHIBIT A

**MORTGAGE/DEED OF TRUST AND JUDGMENT/LIEN INFORMATION**

NONE FOUND

**OTHER ITEMS OF RECORD**

(1) PLAT OF HUNTERS RIDGE, AS RECORDED ON 06/14/1986 IN PLAT BOOK 41, PAGE 1 OF LEE COUNTY RECORDS.

(2) MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 07/10/1988 AS BOOK 2003, PAGE 4209 OF LEE COUNTY RECORDS.

NOTE: ASSIGNMENT AND ACCEPTANCE OF RIGHTS AND DUTIES AS THE SUCCESSOR DECLARANT UNDER THE MASTER DECLARATION OF COENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 05/31/1991, AS BOOK 2224, PAGE 3605 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF TITLE, RECORDED 07/31/1991, AS BOOK 2237, PAGE 1589 OF LEE COUNTY RECORDS.

NOTE: FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/05/1991, AS BOOK 2262, PAGE 2992 OF LEE COUNTY RECORDS.

NOTE: THIRD AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 04/07/1998, AS BOOK 2943, PAGE 2284 OF LEE COUNTY RECORDS.

NOTE: SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/14/2001, AS BOOK 3540, PAGE 2998 OF LEE COUNTY RECORDS.

NOTE: AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/08/2006, AS INSTRUMENT NO. 2006000458313 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT, RECORDED 05/07/2013, AS INSTRUMENT NO. 2013000105872 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT, RECORDED 02/06/2014, AS INSTRUMENT NO. 2014000025814 OF LEE COUNTY RECORDS.

NOTE: NOTICE OF PRESERVATION OF USE RESTRICTIONS FOR HUNDERS RIDGE, RECORDED 04/26/2018, AS INSTRUMENT NO. 2018000100253 OF LEE COUNTY RECORDS.

(3) BY-LAWS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION, RECORDED 07/18/1988 AS BOOK 203, PAGE 4245 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT TO BYLAWS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., RECORDED 02/21/2007, AS INSTRUMENT NO. 2007000058310 OF LEE COUNTY RECORDS.

(4) A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF BEAU KASTLE DEVELOPERS, INC., A FLORIDA CORPORATION, RECORDED 08/10/1990, AS BOOK 2168, PAGE 297 OF LEE COUNTY RECORDS.

(5) GRANT OF EASEMENT IN FAVOR OF COMCAST OF COLORADO/FLORIDA/MICHIGAN/NEW MEXICO/PENNSYLVANIA/WASHINGTON, LLC, RECORDED 02/22/2016, AS INSTRUMENT NO. 2016000036132 OF LEE COUNTY RECORDS.

**EXHIBIT "A"**

SITUATED IN THE COUNTY OF LEE AND THE STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "G' OF HUNTERS RIDGE, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 41 AT PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 00°39'06" E. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 173.73 FEET TO THE POINT OF BEGINNING, OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE CONTINUE S. 00°39'06" E. FOR A DISTANCE OF 106.27 FEET TO THE NORTHEAST CORNER OF TRACT "F" IN SAID HUNTERS RIDGE SUBDIVISION: THENCE RUN S. 89°20'54" W. ALONG THE NORTH LINE OF SAID TRACT "F" FOR A DISTANCE OF 170.83 FEET; THENCE RUN S. 61°01'48" w. FOR A DISTANCE OF 212.01 FEET: THENCE RUN N. 89°49'42" W. FOR A DISTANCE OF 148.28 FEET; THENCE RUN N. 00°39'06" W. FOR A DISTANCE OF 271.91 FEET; THENCE RUN N. 41°24'24" E. FOR A DISTANCE OF 84.81 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 212.68 FEET; THENCE RUN S. 00°39'06" E. FOR A DISTANCE OF 123.72 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 236.29 FEET TO THE POINT OF BEGINNING.

TAX ID NO: 06-48-26-B3-0010G.10CE

DERIVATION CLAUSE

BEING  PORTION OF THE SAME PROPERTY CONVEYED TO HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, GRANTEE,
FROM HUNTERS RIDGE UTILITY CO. OF LEE COUNTY, INC., A FLORIDA CORPORATION, GRANTOR
RECORDED 08/06/2012, AS INSTRUMENT NO: 2012000172078 OF LEE COUNTY RECORDS.

legal wd - This link will expire on 08/26/2025

supporting docs - This link will expire on 08/26/2025

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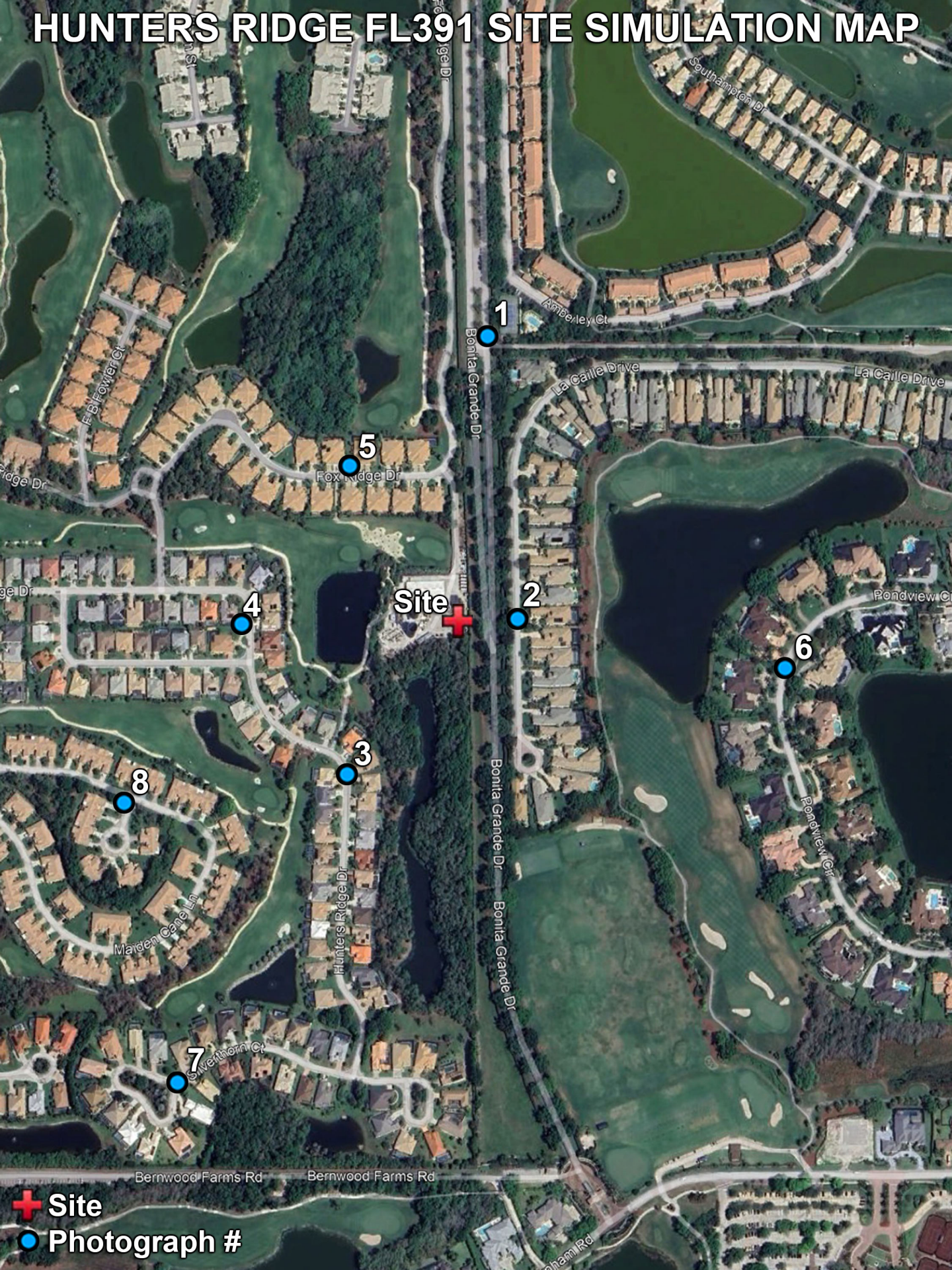
**RECORDING SERVICES**: Recording services, if provided to you, include a review of any instrument offered for recording to determine whether such instrument will be accepted by the land records offices. This review is not an opinion of the legal sufficiency of the instrument or the priority of the lien created by it.


HUNTERS RIDGE FL391 SITE SIMULATION MAP
Southampton Dr
Amberley Ct
Bonita Grande Dr
La Caille Drive
La Caille Drive
E Bluewater Ct
Fox Ridge Dr
Site
Pondview Ct
Pondview Ct
Bonita Grande Dr
Bonita Grande Dr
Hunters Ridge Dr
Maiden Cane Ln
Silverthorn Ct
Bernwood Farms Rd
Bernwood Farms Rd
1
2
3
4
5
6
7
8
Site
Photograph #

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE
## NOT VISIBLE

View #1 from Bonita Grande Drive
approximately 925ft. north of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

# 149ft. MONOPINE SIMULATION

View #2 from La Caille Drive
approximately 185ft. east of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

# 149ft. MONOPINE SIMULATION

View #3 from Hunters Ridge Drive
approximately 620ft. southwest of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE SIMULATION

View #4 from Hunters Ridge Drive
approximately 700ft. west of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

# 149ft. MONOPINE SIMULATION

View #5 from Fox Ridge Drive
approximately 630ft. northwest of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE
## NOT VISIBLE

View #6 from Pondview Circle
approx. 1,060ft. east-southeast of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE NOT VISIBLE

View #7 from Silverthornr Court
approx. 1,740ft. southwest of site

Diamond
Communications LLC

# HUNTERS RIDGE FL391

12760 Fox Ridge Dr, Bonita Springs, FL 34135

## 149ft. MONOPINE SIMULATION

View #8 from Hunters Court
approx. 1,230ft. west-southwest of site

```
                ************************************************
                *            Federal Airways & Airspace        *
                *         Summary Report: New Construction     *
                *                Antenna Structure             *
                ************************************************

                Airspace User: Sarah Schaaf

                File: HUNTERS_RIDGE

                Location:  Bonita Springs, FL

                Latitude:  26°-19'-18.03"         Longitude: 81°-44'-18.17"

                SITE ELEVATION AMSL......15 ft.
                STRUCTURE HEIGHT.........149 ft.
                OVERALL HEIGHT AMSL......164 ft.

NOTICE CRITERIA
  FAR 77.9(a): NNR (DNE 200 ft AGL)
  FAR 77.9(b): NNR (DNE Notice Slope)
  FAR 77.9(c): NNR (Not a Traverse Way)
  FAR 77.9:    NNR FAR 77.9 IFR Notice for APF
  FAR 77.9:    NNR FAR 77.9 IFR Notice for RSW
  FAR 77.9(d): NNR (Off Airport Construction)

  NR  = Notice Required
  NNR = Notice Not Required
  PNR = Possible Notice Required (depends upon actual IFR procedure)
        For new construction review Air Navigation Facilities at bottom
        of this report.

  Notice to the FAA is not required at the analyzed location and height for
  slope, height or Straight-In procedures. Please review the 'Air Navigation'
  section for notice requirements for offset IFR procedures and EMI.


OBSTRUCTION STANDARDS
  FAR 77.17(a)(1): DNE 499 ft AGL
  FAR 77.17(a)(2): DNE - Airport Surface
  FAR 77.19(a):    DNE - Horizontal Surface
  FAR 77.19(b):    DNE - Conical Surface
  FAR 77.19(c):    DNE - Primary Surface
  FAR 77.19(d):    DNE - Approach Surface
  FAR 77.19(e):    DNE - Approach Transitional Surface
  FAR 77.19(e):    DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: APF: NAPLES MUNI
Type: A   RD: 60523.32   RE: 7.6
  FAR 77.17(a)(1):          DNE
```

```
      FAR 77.17(a)(2):          DNE - Greater Than 5.99 NM.
      VFR Horizontal Surface:   DNE
      VFR Conical Surface:      DNE
      VFR Primary Surface:      DNE
      VFR Approach Surface:     DNE
      VFR Transitional Surface: DNE

    VFR TRAFFIC PATTERN AIRSPACE FOR: RSW: SOUTHWEST FLORIDA INTL
    Type: A   RD: 71828.15   RE: 26.5
      FAR 77.17(a)(1):          DNE
      FAR 77.17(a)(2):          DNE - Greater Than 5.99 NM.
      VFR Horizontal Surface:   DNE
      VFR Conical Surface:      DNE
      VFR Primary Surface:      DNE
      VFR Approach Surface:     DNE
      VFR Transitional Surface: DNE

    TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)
      FAR 77.17(a)(3) Departure Surface Criteria (40:1)
      DNE Departure Surface

    MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
      FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
      The Maximum Height Permitted is 1100 ft AMSL

    PRIVATE LANDING FACILITIES
      FACIL                                    BEARING    RANGE  DELTA ARP FAA
      IDENT TYP NAME                           To FACIL   IN NM  ELEVATION IFR
      ----- --- ------------------------------ --------   -----  --------- ---
      FA98  HEL NORTH COLLIER HOSPITAL           222.97    3.91     +156.6
      No Impact to Private Landing Facility
      Structure is beyond notice limit by  18758 feet.

    AIR NAVIGATION ELECTRONIC FACILITIES
      FAC              ST                DIST  DELTA                          GRND
APCH
      IDNT    TYPE     AT  FREQ  VECTOR  (ft)  ELEVA ST LOCATION             ANGLE
BEAR
      ---- ----------  -- ------ ------ ------ ----- -- ----------------- -------
----
      CYY  VOR/DME     R   108.6 192.01  62526  +155 FL CYPRESS                .14

      RSW  VORTAC      R   114.1 350.83  76654  +139 FL LEE COUNTY             .10

      RSW  RADAR ASR   I   2825. 353.1   81371   +39 FL SOUTHWEST FLORIDA      .03

      Alert. Object Does Not Require Notice to the FAA based upon EMI.
      Maximum Not To Exceed Notice Height is: 585 ft AMSL
```

C-BAND 3.7-3.98 GHz COORDINATION ZONE
No Identified 5G conflict.

CFR Title 47, §1.30000-§1.30004
AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.
Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 25.3.712

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04-22-2025
10:24:51

## Vicki Clark

**From:** Vicki Clark
**Sent:** Friday, June 27, 2025 2:18 PM
**To:** Mike Haslam
**Cc:** Mattaniah Jahn; Cindy-Jean Le Blanc; Jamee Bjerk; Jamee Bjerk
**Subject:** Diamond - FL391 Hunters Ridge - New 149' AGL Monopine Camouflage Wireless Facility at 12760 Fox Ridge Drive, Bonita Springs, FL 34135

**Categories:** Smokeball

Good afternoon, Mike.

We are working on a 149' AGL Monopine Camouflage style communication tower project that will be located at 12760 Fox Ridge Drive, Bonita Springs, FL 34135, Strap: 06-48-26-B3-0010G.10CE ("Monopine"). The Monopine will be 154' at the top of the lightning rod. I have attached a copy of the Site Plan Set. I have also attached a copy of the FAA Airspace Study. Can you please verify for us that this structure will have no effect on your operations?

The Site Plan Set is too large to email so I have created a share folder here for you to pull them down.

Mosquito Control

Thank you for your time on this.


***Vicki L. Clark***
***Project Manager / Planner / Finance Manager***

LAW OFFICE OF
Mattaniah S. Jahn, P.A.
Pragmatic Solutions for Land Use Projects
Zoning - Permitting - Environmental - Appellate

**Law Office of Mattaniah S. Jahn, PA**
935 Main Street, Suite C4
Safety Harbor, FL 34695
T: 727.773.2221
F: 727.773.2616
E: vclark@thelawmpowered.com



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LAW OFFICE OF
Mattaniah S. Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

**SENT VIA ELECTRONIC MAIL ONLY**

June 30, 2025

Ian Sikonia, AICP
Lee County Port Authority
Planning and Environmental Compliance Department
11000 Terminal Access Road, Suite 8671
Fort Myers, Florida 33913-8213
iosikonia@flylcpa.com

**RE: Diamond Communications, LLC – FL391 Hunter's Ridge**
**STRAP 06-48-26-B3-0010G.10CE**
**Tall Structures Application**

Dear Mr. Sikonia:

On behalf of this firm's client, Diamond Communications, LLC, please find the enclosed Tall Structures Application to allow a 149' AGL Monopine Camouflaged Wireless Facility and support facility on STRAP 06-48-26-B3-0010G.10CE along with supporting documentation:

- Tall Structures Application
- Agent of Record's (AOR's)
  - Diamond Communications to Mattaniah S. Jahn, P.A.
  - Landlord to Mattaniah S. Jahn, P.A.
- Memorandum of Ground Lease
- FAA Airspace Study
- Site Plan Set – 1 Digitally Signed & Sealed PDF

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

Sincerely,

Vicki L. Clark
Project Manager/Planner
443-608-4667
VLC/msj
Enclosures

March 25, 2025

Karey Vawter
Diamond Communications
210 Mountain Ave., Unit 619
Springfield, NJ 07081

RE: Proposed 145' Monopine for Hunters Ridge, FL

Dear Karey,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 159 mph with no ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas" to support equipment for up to three (3) wireless carriers.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopine will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopine shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopine, the monopine will buckle at the location of the highest combined stress ratio within the monopine shaft. This is likely to result in the portion of the monopine above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopine designed and manufactured by Sabre Towers & Poles*. This would effectively result in fall radius equal to 20' at ground level.

Sincerely,

ROBERT E. BEACOM
LICENSE
No. 73225
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

3/25/25

Robert E. Beacom, P.E., S.E.
Engineering Manager

# United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960

## U.S. Fish and Wildlife Service Clearance to Proceed with Communication Tower Projects in Florida

**November 6, 2020**

This Clearance to Proceed with Communication Tower Projects (Key) letter revises and replaces all prior versions of communication tower clearance letters within the State of Florida. This Key is only for use within the State of Florida.

The U.S. Fish and Wildlife Service (Service) is the lead Federal Agency charged with the protection and conservation of Federal Trust Resources, including threatened and endangered species and migratory birds, in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 *et seq*.), the Bald and Golden Eagle Protection Act, (16 U.S.C. 668-668d) (Eagle Act), and the Migratory Bird Treaty Act (40 Stat. 755; 16 U.S.C. 701 *et seq*.).

Section 7 of the Act requires that each Federal agency, in consultation with the Service, ensure their actions are not likely to jeopardize the existence of any Federally listed threatened or endangered species or result in the adverse modification of critical habitat designated for these species. The Key was developed for consultation with the Federal Communications Commission (FCC) or other Federal agencies for new tower construction, co-location of antennas on existing communication towers or other structures, and the repair, maintenance or relicensing of existing structures. When proposed projects have the potential to effect bald and golden eagles, or other migratory birds, additional consultation with the Migratory Bird office may be necessary, please visit: https://www.fws.gov/birds/management/managed-species/bald-and-golden-eagle-information.php and https://www.fws.gov/birds/index.php.

Pursuant to section 7 of the Act, the lead action agency must review the best available data and exercise their responsibility to support determinations with clear and substantial information. The questions in the determination Key are intended to assist the lead action agency in evaluating whether the proposed action will result in adverse effects to a species protected under the Act. The responses to each of the questions in the determination Key should be considered within the context of the proposed action and site-specific information. If the lead action agency is aware of a nuance in a project that makes it different from the Key, then the lead action agency always has the option not to use the Key and make a determination based on their best professional judgement. In all cases, the lead action agency should document the reasoning behind their determination. Please request technical assistance from the Service for the proposed action if you would like additional guidance in evaluating whether the species is likely to be present and how the proposed action is likely to affect the species.

The purpose of this Key is to assist the FCC, the non-federal designee of the FCC, or other Federal agencies in making appropriate effects determinations for communication tower projects under section 7 of the Act within the State of Florida. The Key is intended to streamline consultation with the Service when the proposed action can be walked through the Key and the appropriate conclusion is the proposed action will have no effect on listed species. For towers where the Service believes that further evaluation of the proposed tower is necessary, the Key recommends contacting the local field office and requesting consultation. The Service intends to develop this Key further in the future to provide concurrence for some proposed towers where the proposed project may affect, but is not likely to adversely affect listed species. Therefore, the Service highly recommends continuing to check this site for improvements and additional streamlining opportunities for similar actions. Currently, this Key is not applicable to proposed actions that occur within the consultation area for the Florida bonneted bat (*Eumops floridanus*).

No Effect Determinations:

The following provides supporting rationale for no effect determinations.

In order to avoid adverse effects to listed avian species from lighting on proposed communication towers and support a no effect determination for any tower in this Key, the applicant must implement the most current Federal Aviation Administration's obstruction marking and lighting circular (https://www.fws.gov/birds/management/project-assessment-tools-and-guidance/guidance-documents/communication-towers.php). The link to this guidance as well as additional information and guidance from the Service and FCC on how to minimize and avoid impact to birds are posted our national a web site: https://www.fws.gov/birds/management/project-assessment-tools-and-guidance/guidance-documents/communication-towers.php

Proposed projects that are co-located on an existing communication tower and do not increase the height of the tower more than 10 feet (3.05 meters) and do not include any ground disturbance, are considered to be consistent with the current structure and no adverse effects are expected for the addition of the new feature.

The Key screens the remaining proposed tower projects that were new or co-located and will increase the height of the tower by more than 10 feet (3.05 meters) with a sensitive features layer to ensure the proposed action would be consistent with a no effect determination. This layer excludes towers proposed in Bay County, conservation lands, within 2,500 feet (762 meters) of a wood stork (*Mycteria americana*) colony, within 1 mile (1.6 meters) of the coastal shoreline (for piping plovers [*Charadrius melodus*] and red knots [*Calidris canutus rufa*]), pine rockland habitat, and scrub habitat. Proposed projects that fall outside these areas are considered further for potential affects to listed species.

The next screen that is applied to support a conclusion that the proposed project would have no effect to listed species is whether the proposed action would include any ground disturbance. To

support a conclusion of no effect, when a proposed tower includes ground disturbance it must occur outside any designated critical habitat, as well as outside the consultation area for the blue-tailed mole skink (*Eumeces egregius lividus*), eastern indigo snake (*Drymarchon corais couperi*), and sand skink (*Neoseps reynoldsi*). Furthermore, the proposed tower must occur in a currently developed site (*i.e.*, previously disturbed, urbanized, developed).

Conclusion:
For any project that meets the aforementioned screening criteria, use of the Key will provide documentation that they proposed project does not warrant additional consultation under the Act. For any proposed tower that does not meet the aforementioned screening criteria, the Service recommends further consultation. As described above, we anticipate that these activities have the potential to adversely affect a species protected under the Act and further evaluation is warranted. The consultation may conclude informally or formally. For these proposed projects, the Service strongly encourages applicants to implement *Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning, dated April 2018,* guidance letter from the Division of Migratory Bird Management, to avoid and minimize potential adverse effects to migratory birds and birds protected under the Act.

If later modifications are made to the project so that it no longer meets the criteria described above, if additional information involving potential effects to listed species becomes available, or if a new species is listed, reinitiation of consultation may be necessary.

If you have any questions, please contact us at 772-562-3909. Thank you for your effort and cooperation in protecting federally listed threated and endangered species and other wildlife resources in Florida.

Sincerely yours,
LAWRENCE WILLIAMS
Digitally signed by LAWRENCE WILLIAMS
Date: 2020.11.06 13:04:38 -05'00'
Larry Williams
State Supervisor, Florida Ecological Services

Florida Fish and Wildlife Conservation Commission

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*Managing fish and wildlife resources for their long-term well-being and the benefit of people.*

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800 955-8770 (V)

MyFWC.com

December 30, 2024

Lyndsey Miller
Trileaf
1051 Winderley Place, Suite 201
Maitland, FL 32751
l.miller@trileaf.com

Dear Ms. Miller:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your request, on behalf of Trileaf Corporation, for review regarding standard, macro telecommunication tower project sites. The combined height of the monopoles or self-support lattice structures plus telecommunications equipment for these sites is normally between 50 and 300 feet. Installation may also include clearing for 100-foot by 100-foot lease areas and access easements adjacent to the towers. Each site will be reviewed for the following prior to construction activities: the presence of federal or state-listed species; the presence of suitable habitat for federal or state-listed species; presence of critical habitat for federal species either onsite or nearby (within 1 mile), wildlife refuges (within 5 miles), or fish hatcheries; and each site will be surveyed as appropriate prior to development.

For the purpose of the required Federal Communications Commission National Environmental Policy Act screenings for these installations, FWC staff have no comments, recommendations, or objections related to state-listed species and their habitat or other state fish and wildlife resources to offer for the time period of two years from the date of this letter. The liability to not impact or cause "take" of listed species, migratory wildlife, and other regulated species of wildlife is the responsibility of the applicant or developer associated with each site. Please refer to the Florida Administrative Code, 68A-27, for definitions of "take" and a list of species. If listed species are observed onsite in the future or if project design details change, FWC staff are available to provide decision support information or other technical assistance.

The U.S. Fish and Wildlife Service has project planning resources for telecommunication towers available at the following websites: https://www.fws.gov/story/avoidance-and-minimization-measures-communication-towers and https://www.fws.gov/story/incidental-take-beneficial-practices-communication-towers-how.

Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com. Thank you for contacting the FWC.

Sincerely,

Josh Cucinella
Land Use Planning Program Administrator
Office of Conservation Planning Services

jc/pg

# Informal Biological Assessment

**Diamond Towers V, LLC**
**Project Name: Hunters Ridge / FL391 - Trileaf #759276**
**Latitude: 26° 19' 18.03" N, Longitude: 81° 44' 18.17" W**

Trileaf performed an Informal Biological Assessment for the subject site. The purpose is to document whether the proposed undertaking will affect listed or proposed threatened or endangered species, designated critical habitats, wetlands, and migratory birds. A project description, site photographs and topographical site location maps are included in this report.

**Proposed Project Description:**
The Site is located at 12760 Fox Ridge Drive, Bonita Springs, Lee County, Florida 34135, and consists of the construction of a 145-foot Monopine (Monopole) Communications Tower with an overall height of 149 feet. The tower and associated equipment will be located within a 60-foot by 40-foot (2,400-square-foot) lease area. The project includes a 20-foot-wide, approximately 1-mile-long access/utility easement that will extend along an existing gravel drive then along Fox Ridge Drive to Hunters Ridge Boulevard. An additional 20-foot-wide utility easement will extend approximately 0.1 miles generally southwest away from the lease area to Hunters Ride Drive. Additionally, a 10-foot-wide landscape buffer is proposed along the western and northern side of the compound area. The proposed tower site is approximately 14.1 feet above mean sea level

**Site and Surrounding Habitat:**
The lease aera is currently located in a gravel-covered area containing materials and equipment associated with the maintenance and landscaping of the adjacent golf course. The access/utility easement will utilize an existing gravel road and then along Fox Ridge Drive. The utility easement will utilize pass through the existing golf course then along a paved access easement. During the area reconnaissance, no trees along the access road, and generally throughout the area were identified to be removed.

The surrounding habitat within a 0.5 mile radius of the proposed site consists predominantly of residential development interspersed with golf courses. To the north is residential development interspersed with golf courses. To the east is residential development interspersed with golf courses. To the south is residential development interspersed with golf courses. To the west a gravel-covered area containing materials and equipment associated with the maintenance and landscaping of the adjacent golf course, followed by residential development interspersed with golf courses. The current habitat is not mapped as critical habitat, nor does it qualify as sufficient habitat for Federal listed species.

**Wetlands:**
Trileaf has reviewed the topographic map, soil composition, as well as the National Wetlands Inventory Map to determine if the proposed lease area and easements would have an impact on any wetlands or require significant amounts of fill or grading. Trileaf determined that the site is not located in a recognized national wetland area.

Trileaf performed a field visit and identified surface water bodies. Using local maps in combination with an area reconnaissance the following water bodies have been identified in the table below:

Hunters Ridge
Trileaf# 759726

| Water Body Type | Water Body Name | Direction from Tower | Distance from Tower |
|---|---|---|---|
| Freshwater Forested/Shrub Wetland | Unnamed | S | 63 feet |
| Freshwater Pond | Unnamed | S-SW | 157 feet |
| Freshwater Pond | Unnamed | W | 251 feet |
| Freshwater Pond | Unnamed | E | 477 feet |
| Freshwater Pond | Unnamed | S-SW | 727 feet |
| Freshwater Forested/Shrub Wetland | Unnamed | NW | 762 feet |
| Freshwater Pond | Unnamed | SW | 762 feet |
| Freshwater Pond | Unnamed | N-NW | 775 feet |
| Freshwater Forested/Shrub Wetland | Unnamed | SW | 963 feet |
| Freshwater Pond | Unnamed | NW | 0.21 miles |
| Freshwater Pond | Unnamed | SW | 0.22 miles |
| Freshwater Pond | Unnamed | NE | 0.23 miles |
| Freshwater Pond | Unnamed | E | 0.25 miles |
| Freshwater Pond | Unnamed | NW | 0.27 miles |
| Freshwater Pond | Unnamed | N | 0.28 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | NW | 0.29 miles |
| Freshwater Pond | Unnamed | NE | 0.29 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | S-SW | 0.30 miles |
| Freshwater Pond | Unnamed | NW | 0.30 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | W | 0.31 miles |
| Freshwater Pond | Unnamed | W | 0.31 miles |
| Canal | Unnamed | E-SE | 0.32 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | SE | 0.32 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | SW | 0.32 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | SW | 0.33 miles |
| Freshwater Emergent Wetland | Unnamed | SE | 0.33 miles |
| Freshwater Pond | Unnamed | W-NW | 0.33 miles |
| Freshwater Pond | Unnamed | SW | 0.34 miles |
| Freshwater Pond | Unnamed | N | 0.38 miles |
| Freshwater Pond | Unnamed | S-SW | 0.38 miles |
| Freshwater Pond | Unnamed | SW | 0.38 miles |
| Freshwater Pond | Unnamed | S-SE | 0.39 miles |
| Stream | Unnamed | N-NE | 0.40 miles |
| Freshwater Pond | Unnamed | NE | 0.40 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | SW | 0.40 miles |
| Freshwater Pond | Unnamed | N-NW | 0.41 miles |

| | | | |
|---|---|---|---|
| Freshwater Forested/Shrub Wetland | Unnamed | W | 0.41 miles |
| Canal | Unnamed | N | 0.42 miles |
| Freshwater Pond | Unnamed | NE | 0.42 miles |
| Canal | Unnamed | E-SE | 0.42 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | W-SW | 0.43 miles |
| Freshwater Pond | Unnamed | N-NE | 0.44 miles |
| Freshwater Emergent Wetland | Unnamed | N-NW | 0.44 miles |
| Freshwater Pond | Unnamed | N-NW | 0.44 miles |
| Freshwater Pond | Unnamed | NW | 0.45 miles |
| Freshwater Pond | Unnamed | N-NE | 0.46 miles |
| Freshwater Pond | Unnamed | W | 0.46 miles |
| Freshwater Pond | Unnamed | S-SE | 0.46 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | SW | 0.47 miles |
| Freshwater Pond | Unnamed | W-SW | 0.47 miles |
| Freshwater Pond | Unnamed | NE | 0.48 miles |
| Freshwater Forested/Shrub Wetland | Unnamed | SE | 0.48 miles |

**Migratory Birds:**
The proposed Site and design process for this project could not conform to all the USFWS recommendations to decrease potential effects on migratory birds. Therefore, it has mitigating factors such as tower placement within minimally sensitive areas, avoiding placement near large water bodies, limiting tower height to 149 feet, and eliminating the need for guy wires or FAA obstruction lighting. While the proposed Site is located near the Atlantic flyway, our site investigation has determined that the project area is not located in an NWI mapped wetland, waterway, wildlife refuge, national wilderness area, native grassland or forest area, ridge-line, mountain top, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found. Based upon the efforts undertaken during this IBA as well as the current data made available, we have concluded that this project will not have a significant effect on migratory birds; however, the presence of migratory birds cannot be ruled out.

**Soils:**
According to the U.S. Soil Conservation Service Soil Survey of Lee County, Florida, the access/utility easement is underlain by Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes; Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes; Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes; Malabar fine sand, ponded-Urban land complex, 0 to 1 percent slopes which also underlays the lease area and the 20-foot-wide utility easement; and Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes.

Brynwood soils consist of poorly drained soils that are formed from sandy marine deposits over limestone and are found in flatwoods on marine terraces. The depth to the most restrictive feature is 2 to 20 inches to lithic bedrock. The depth to the water table is about 3 to 18 inches. A typical profile of Brynwood soil consists of three (3) distinct layers of fine sand extending from 0 to 12 inches, and a layer of bedrock extending from 12 to 22 inches, subsurface. Brynwood soils have no frequency of flooding or ponding.

Anclote soils consist of very poorly drained soils that are formed from sandy marine deposits and are found in depressions on marine terraces. The depth to the most restrictive feature is more than 80 inches. The depth to the water table is about 0 to 6 inches. A typical profile of Anclote soil consists of a surface layer of four (4) distinct layers of sand extending from 0 to 80 inches, subsurface. Anclote soils have no frequency of flooding but experience frequent ponding

Isles soils consist of very poorly drained soils that are formed from loamy marine deposits over limestone and are found in depressions on marine terraces. The depth to the most restrictive feature is 22 to 60 inches to lithic bedrock. The depth to the water table is about 0 inches. A typical profile of Isles soil consists of two (2) distinct layers of fine sand extending from 0 to 21 inches, a layer of fine sandy loam extending from 21 to 47 inches, and bedrock extending from 47 to 57 inches, subsurface. Isles have no frequency of flooding but experience frequent ponding

Malabar soils consist of very poorly drained soils that are formed from sandy and loamy marine deposits and are found in depressions on marine terraces. The depth to the most restrictive feature is more than 80 inches. The depth to the water table is about 0 inches. A typical profile of Malabar soil consists of three (3) distinct layers of fine sand extending from 0 to 42 inches, a layer of fine sandy loam extending from 42 to 59 inches, and a layer of loamy fine sane extending from 59 to 80 inches, subsurface. Malabar soils have no frequency of flooding but experience frequent ponding.

Pompano soils consist of very poorly drained soils that are formed from sandy marine deposits and are found in depressions on marine terraces. The depth to the most restrictive feature is more than 80 inches. The depth to the water table is about 0 inches. A typical profile of Pompano soil consists of two (2) distinct layers of fine sand extending from 0 to 80 inches. Pompano soils have no frequency of flooding but experience frequent ponding.

The soils encountered in areas classified as urban lands have been highly modified by developments where soil profiles vary greatly. The areas are typically covered by paved surfaces, buildings, utilities, and other structures. Some undisturbed soils may exist in playgrounds, parks, and landscaped areas.

Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes; Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes; Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes; Malabar fine sand, ponded-Urban land complex, 0 to 1 percent slopes; and Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes, are considered a partially hydric soil; however, no hydrophytic vegetation or surface water was observed. Additionally, the proposed lease area and utility easement is located in land that has already been heavily disturbed and altered through the development and maintenance of the golf course, and the access/utility easement will utilize an existing gravel-covered access drive and will extend along Fox Ridge Drive (paved). Therefore, it is unlikely that any wetlands would occur in the project footprint.

**Threatened or Endangered Species:**
Trileaf has researched the listed or proposed threatened or endangered species and designated critical habitat for the project area. This includes any such species that have been reported to exist within the action area where the project is located. The list of federally threatened or endangered

species was acquired through the U.S. Fish and Wildlife Service's Information, Planning, and Consultation system (IPaC). The state list of threatened or endangered species was acquired from Florida Natural Areas Inventory and is broken down by county. The lease area is not located within an aquatic environment; therefore, any obligate aquatic species should not be directly impacted by this project and are not included in the table below. In addition, due to the agricultural disturbances at the Site, no native plant species are present and are therefore not included. A list of remaining species and site observations are summarized in the following table:

| Species / Resource Name | Federal / State Status | Habitat Description | Recommendation of Effect | Notes / Documentation |
|---|---|---|---|---|
| Florida Bonneted Bat (*Eumops floridanus*) | Federal-Endangered | Forage in semitropical forests with tropical hardwood, pineland, and mangrove | No effect | Habitat assessment indicated no potential habitat present |
| Florida Panther (*Puma concolor coryi*) | Federal-Endangered | Cypress forests, thicket swamps, freshwater marshes, hardwood hammocks, saw palmetto woodlands, and pine flatwoods | No effect | Habitat assessment indicated no potential habitat present |
| Puma (*Puma concolor*) | Federal-Threatened (Similarity of Appearance) | Mountainous or remote undisturbed areas. May occupy wide variety of habitats: swamps, riparian woodlands, broken country with good cover of brush or woodland | No effect | Habitat assessment indicated no potential habitat present |
| Tricolored Bat (*Perimyotis subflavus*) | Federal-Proposed Endangered | Foliage or in high tree cavities and crevices preferring edge habitats near areas of mixed agricultural use | No effect | Habitat assessment indicated no potential habitat present |

Hunters Ridge
Trileaf# 759726

| Species / Resource Name | Federal / State Status | Habitat Description | Recommendation of Effect | Notes / Documentation |
|---|---|---|---|---|
| Crested Caracara (audubon's) (*Caracara plancus audubonii*) | Federal-Threatened | Open country, including dry prairie and pasture lands with cabbage palm, cabbage palm/live oak hammocks, and shallow ponds and sloughs | No effect | Habitat assessment indicated no potential habitat present |
| Eastern Black Rail (*Laterallus jamaicensis ssp. jamaicensis*) | Federal-Threatened | High coastal marshes (upper portions of salt and estuarine marshes that are irregularly flooded by tides) and wet coastal marshes | No effect | Habitat assessment indicated no potential habitat present |
| Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*) | Federal-Endangered | Freshwater marshes, shallow vegetated edges of lakes where apple snails are present | No effect | Habitat assessment indicated no potential habitat present |
| Red-cockaded Woodpecker (*Picoides borealis*) | Federal-Thratened | Open, mature pine woodlands with a diversity of grasses, forbs, and shrubs; in central FL: longleaf pine flatwoods | No effect | Habitat assessment indicated no potential habitat present |
| Wood Stork (*Mycteria americana*) | Federal-Threatened | Cypress strands and domes, mixed hardwood swamps, sloughs, and mangroves | No effect | Habitat assessment indicated no potential habitat present |

Hunters Ridge
Trileaf# 759726

| Species / Resource Name | Federal / State Status | Habitat Description | Recommendation of Effect | Notes / Documentation |
|---|---|---|---|---|
| Eastern Indigo Snake (*Drymarchon couperi*) | Federal-Threatened | High pine, tropical hardwood hammock, scrubby high pine, mesic temperate hammock, pine rockland, dry prairie, seepage swamp, flowing water swamp and mangrove | No effect | Habitat assessment indicated no potential habitat present |
| Monarch Butterfly (*Danaus plexippus*) | Federal-Proposed Threatened | Milkweeds growing most abundantly in disturbed habitats such as agricultural landscapes and along roadsides | No effect | Habitat assessment indicated no potential habitat present |
| Gopher Tortoise *(Gopherus polyphemus)* | State-Threatened | Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry pine flatwoods; commonly uses disturbed habitats such as pastures, old fields, and sandy road shoulders | No effect | Habitat assessment indicated potential habitat present; however, no individuals or burrows were observed in the vicinity of the project footprint |
| Florida Burrowing Owl (*Athene cunicularia floridana*) | State-Threatened | High, sparsely vegetated, sandy ground; dry prairie and sandhill; extensively uses ruderal areas such as pastures, airports, ball fields, parks, school grounds, campuses, road rights-of-way, and vacant spaces in residential areas | No effect | Habitat assessment indicated potential habitat present; however, no individuals or burrows were observed in the vicinity of the project footprint |

Hunters Ridge
Trileaf# 759726

| Species / Resource Name | Federal / State Status | Habitat Description | Recommendation of Effect | Notes / Documentation |
|---|---|---|---|---|
| Little Blue Heron (*Egretta caerulea*) | State-Threatened | Fresh, salt, and brackish water environments including swamps, estuaries, ponds, lakes, and rivers | No effect | Habitat assessment indicated no potential habitat present |
| Reddish Egret (*Egretta rufescens*) | State-Threatened | Nests on coastal mangrove islands, or in Brazilian pepper on manmade dredge spoil islands near suitable foraging habitat in shallow water; Broad, open, marine tidal flats and shorelines with little vegetation are ideal feeding areas | No effect | Habitat assessment indicated no potential habitat present |
| Tricolored Heron (*Egretta tricolor*) | State-Threatened | Prefers coastal environments. Feeds in a variety of permanently and seasonally flooded wetlands, mangrove swamps, tidal creeks, ditches, and edges of ponds and lakes | No effect | Habitat assessment indicated no potential habitat present |
| Southeastern American Kestrel (*Falco sparverius paulus*) | State-Threatened | Open pine habitats, woodland edges, prairies, and pastures; nest in sandhill or flatwoods habitats | No effect | Habitat assessment indicated no potential habitat present |

Hunters Ridge
Trileaf# 759726

| Species / Resource Name | Federal / State Status | Habitat Description | Recommendation of Effect | Notes / Documentation |
|---|---|---|---|---|
| American Oystercatcher (*Haematopus palliates*) | State-Threatened | Large areas of beach, sandbar, mud flat, and shellfish beds for foraging; sparsely vegetated, sandy areas for nesting, also will use beach wrack and marsh grass | No effect | Habitat assessment indicated no potential habitat present |
| Roseate Spoonbill (*Platalea ajaja*) | State-Threatened | Nests in coastal mangrove islands or in Brazilian pepper on man-made dredge spoil islands; forage in shallow water including marine tidal flats/ponds, coastal marshes, mangrove-dominated inlets/ pools, fresh-water sloughs/ marshes | No effect | Habitat assessment indicated no potential habitat present |
| Black Skimmer (*Rynchops niger*) | State-Threatened | Beaches, bays, estuaries, sandbars, tidal creeks (foraging), also inland waters of large lakes, phosphate pits, and flooded agricultural fields. Nests primarily on sandy beaches, small coastal islands, and dredge spoil islands, also on gravel rooftops | No effect | Habitat assessment indicated no potential habitat present |

| Species / Resource Name | Federal / State Status | Habitat Description | Recommendation of Effect | Notes / Documentation |
|---|---|---|---|---|
| Least Tern (*Sternula antillarum*) | State-Threatened | Beaches, lagoons, bays, estuaries; Increasingly use artificial nesting sites, including gravel rooftops, dredge spoil islands, construction sites, causeways, and mining lands. Nesting areas substrate of well-drained sand or gravel and usually little vegetation | No effect | Habitat assessment indicated no potential habitat present |
| Sanibel Island Marsh Rice Rat (*Oryzomys palustris sanibeli*) | State-Threatened | Freshwater marshes, coastal swales, coastal hammock, and mangrove swamp | No effect | Habitat assessment indicated no potential habitat present |
| Mangrove/ Big Cypress Fox Squirrel (*Sciurus niger avicennia*) | State-Threatened | A variety of forested habitats with open to moderately dense understory and shrub cover. A mosaic of pine flatwoods, cypress swamps, and hardwood hammocks is ideal to provide year-round food and cover | No effect | Habitat assessment indicated no potential habitat present |

Potential habitat was found for the state-listed Gopher Tortoise *(Gopherus polyphe*mus) and Florida Burrowing Owl *(Athene cunicularia floridana*). However, according to the Florida Fish and Wildlife Conservation Commission (FWC), clearance letter dated December 30, 2024, this site falls within the review criteria for proposed telecommunications projects. As no individuals, burrows, or nests were observed, Trileaf has concluded there will be no effect on these species or their habitat.

**Conclusions:**
Based on the efforts undertaken during our IBA, project specifications and the current data made available, we have concluded that there is no potential for the proposed project to have a significant

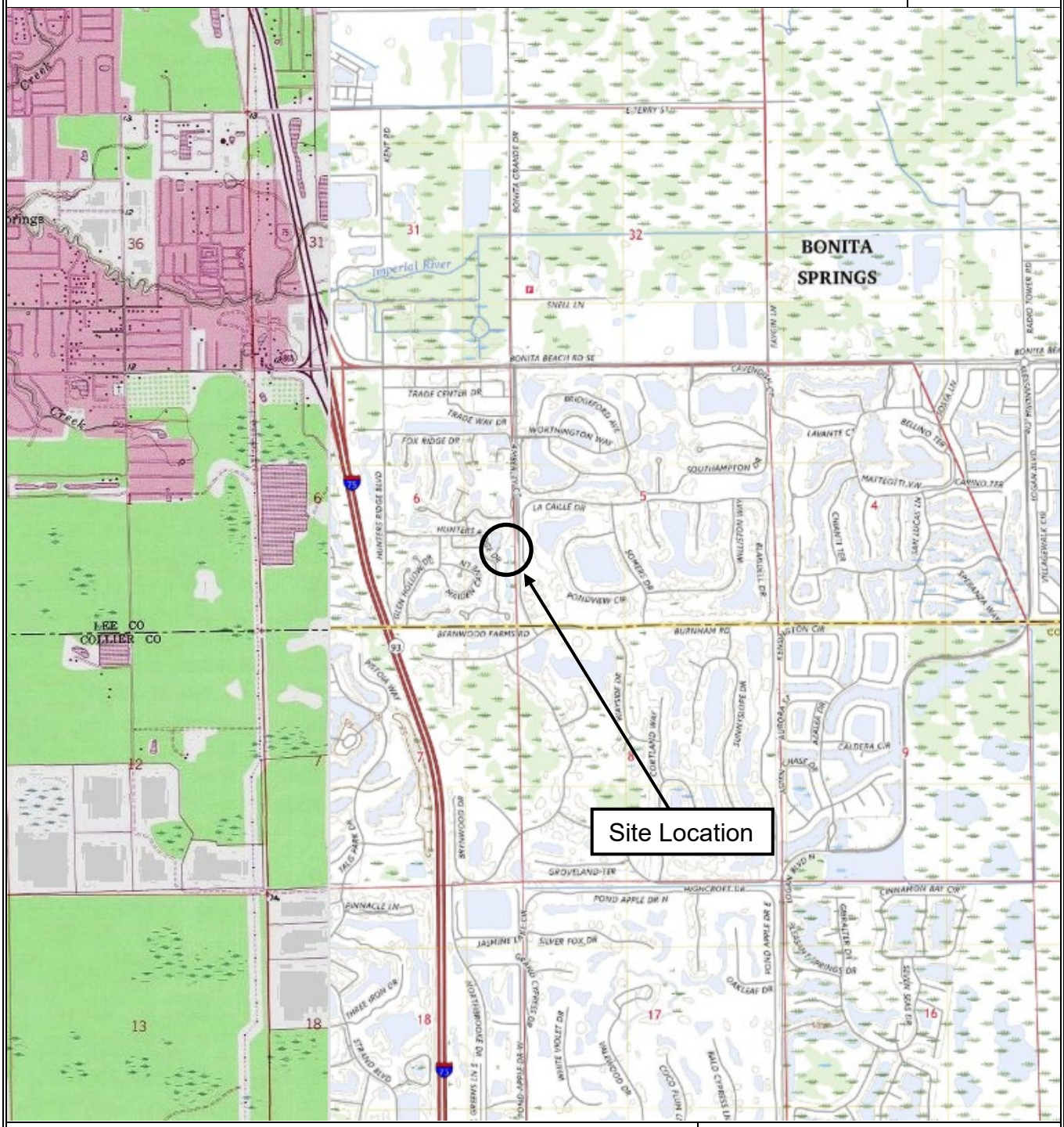
effect on listed or proposed, threatened and endangered species, their designated critical habitat, or migratory birds.

*It should be noted that this informal biological assessment was conducted in accordance with the Scope of Work and does not constitute a Section 7 Biological Assessment under the Endangered Species Act (50 CFR Part 402.01).*

Benjamin Allen
Natural Resource Specialist

**Corkscrew SW Quadrangle, Florida (2024)**
Contour Interval = 5 Feet
Scale 1 Inch = ~2,000 Feet
Latitude: 26° 19’ 18.03” N, Longitude: 81° 44’ 18.17” W
Township: 48S Range: 26E Section: 6

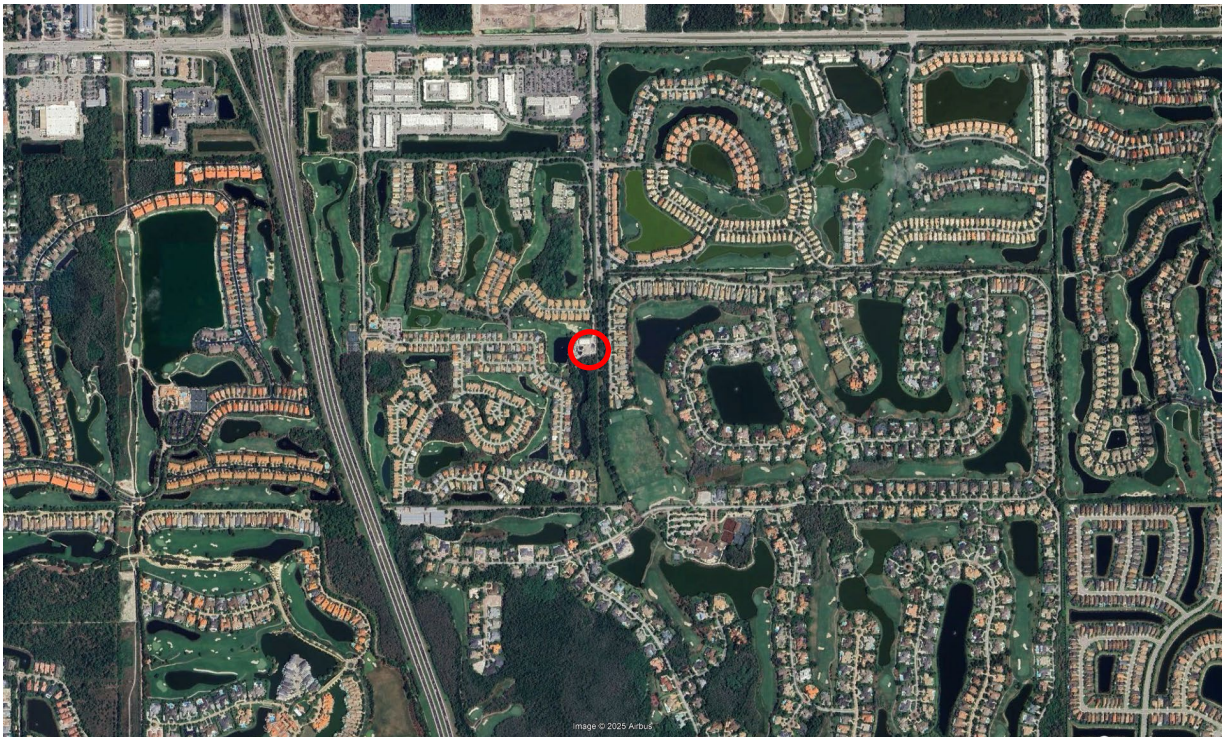
**North**



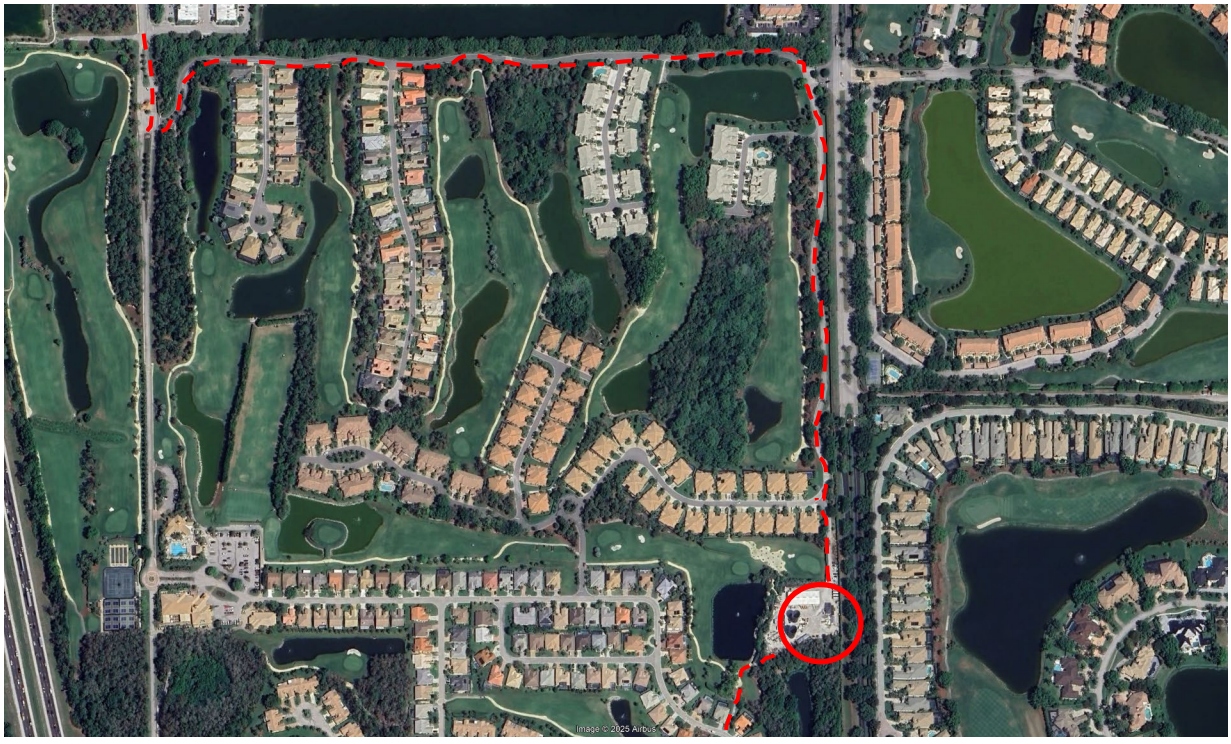

## Site Vicinity Map

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

TRILEAF
environmental architecture engineering




Site Location & Surrounding Properties




Site Location ----- Easement

## Aerial Photographs (2024)

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

TRILEAF
environmental architecture engineering

**Site Photograph 1 –** Looking north at the Site

**Site Photograph 2 –** Looking south at the Site

## Site Photographs

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

Photographed:

March 13, 2025

**Site Photograph 3 –** Looking east at the Site

**Site Photograph 4 –** Looking west at the Site

## Site Photographs

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

Photographed:

March 13, 2025

**Site Photograph 5 –** Looking north away from the Site

**Site Photograph 6 –** Looking south away from the Site

## Site Photographs

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

Photographed:
March 13, 2025

**Site Photograph 7 –** Looking east away from the Site

**Site Photograph 8 –** Looking west away from the Site

## Site Photographs

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

Photographed:
March 13, 2025

**Site Photograph 9 –** Looking north along the access/utility easement

**Site Photograph 10 –** Looking south along the access/utility easement

## Site Photographs

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

Photographed:

March 13, 2025

**Site Photograph 11 –** Looking north along the 20-foot-wide utility easement

**Site Photograph 12 –** Looking north along the 20-foot-wide utility easement

## Site Photographs

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

Photographed:

April 22, 2025

**Site Photograph 13 –** Looking northeast along the 20-foot-wide utility easement

**Site Photograph 14 –** Looking southwest along the 20-foot-wide utility easement

## Site Photographs

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

Photographed:

April 22, 2025

**Site Photograph 15 –** Looking southwest along the 20-foot-wide utility easement

**Site Photograph 16 –** Looking south along the 20-foot-wide utility easement

## Site Photographs

**Diamond Towers V, LLC – Hunters Ridge**
12760 Fox Ridge Drive
Bonita Springs, Florida 34135

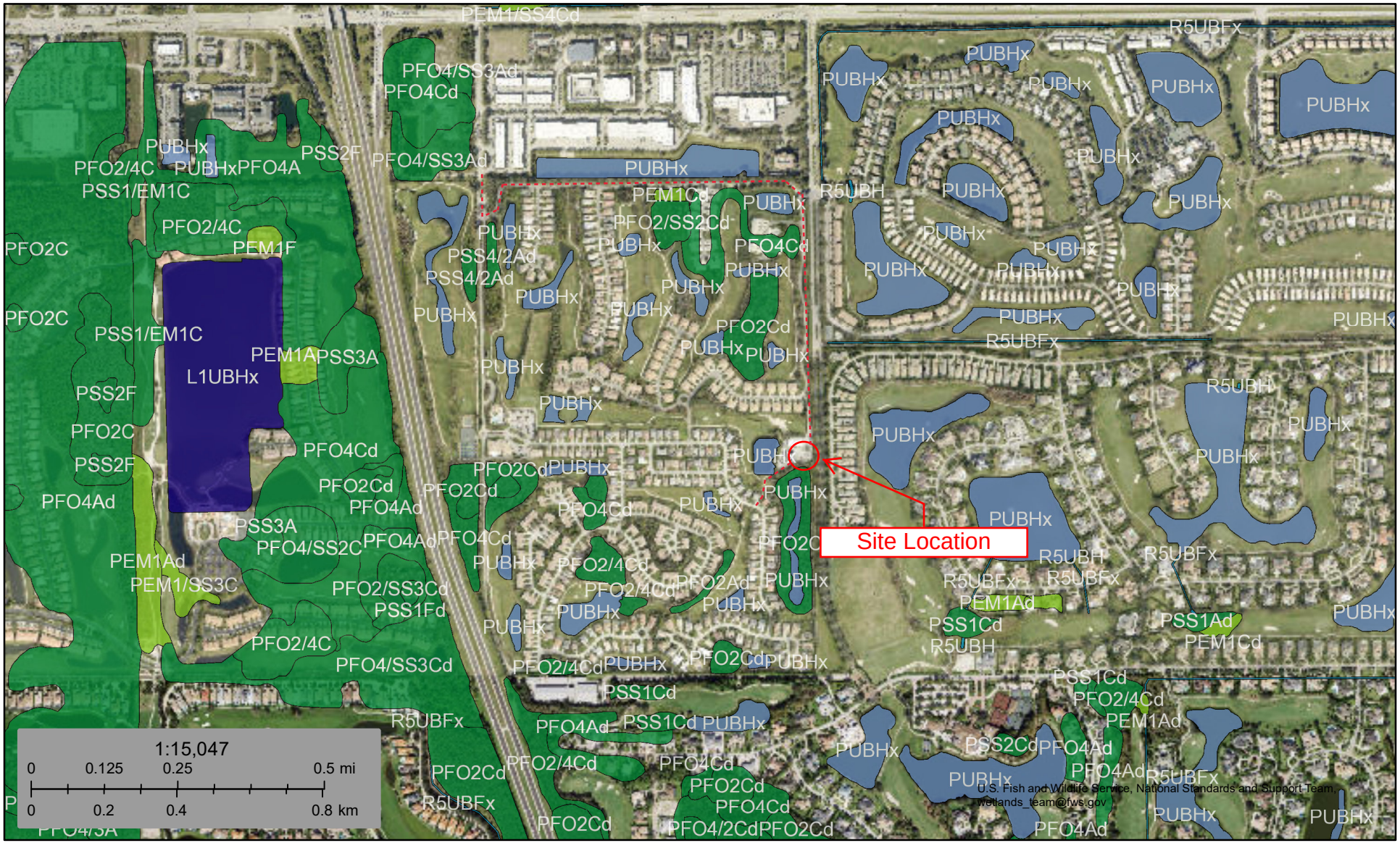
Photographed:

April 22, 2025

U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Hunters Ridge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PFO4/SS3Ad
PFO4Cd
PUBHx
PSS2F
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PFO2/4C
PUBHx
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PEM1Cd
PFO2/SS2Cd
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PSS3A
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PSS2F
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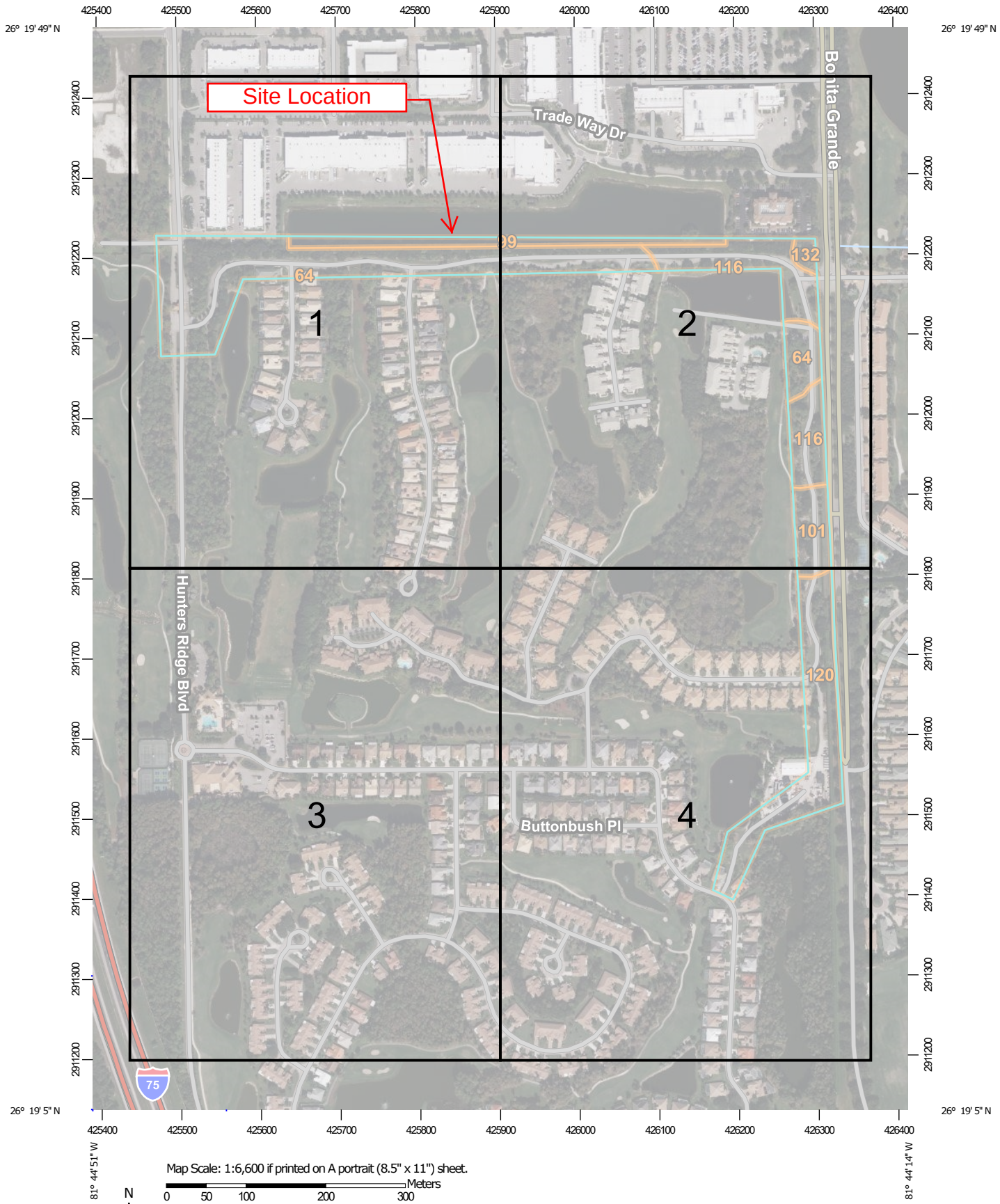
PFO4Cd
PSS2F
PFO2Cd
PFO2Cd
PFO4Ad
PFO4Ad
PSS3A
PFO4/SS2C
PFO4Ad
PFO4Cd
PEM1Ad
PEM1/SS3C
PFO2/SS3Cd
PSS1Fd
PFO2/4C
PFO4/SS3Cd
R5UBFx
PFO2Cd
PFO2/4Cd
R5UBFx
PFO4/3A
PFO2/4Cd
PFO4Ad
PSS1Cd
PFO2Cd
PFO4Cd
PFO4/2Cd
PFO2Cd
R5UBFx
R5UBH
PUBHx
R5UBFx
PUBHx
PUBHx
PUBH

Soil Map—Lee County, Florida
(Hunters Ridge)
Index Sheet




Map Scale: 1:6,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

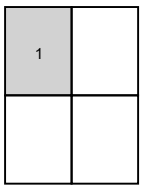
Map Scale: 1:3,000 if printed on A portrait (8.5" x 11") sheet.

N

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Map Sheet Location

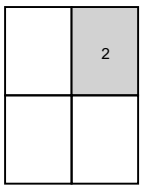
Map Scale: 1:3,000 if printed on A portrait (8.5" x 11") sheet.

N

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Map Sheet Location

Soil Map—Lee County, Florida
(Hunters Ridge)
Map sheet 3 of 4

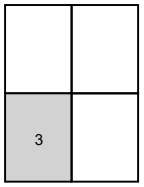
Map Scale: 1:3,000 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Map Sheet Location

Soil Map—Lee County, Florida
(Hunters Ridge)
Map sheet 4 of 4

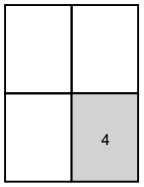
Map Scale: 1:3,000 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Map Sheet Location

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 22, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 64 | Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes | 9.2 | 45.1% |
| 99 | Water | 1.5 | 7.5% |
| 101 | Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes | 1.2 | 5.8% |
| 116 | Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes | 3.6 | 17.7% |
| 120 | Malabar fine sand, ponded-Urban land complex, 0 to 1 percent slopes | 4.6 | 22.6% |
| 132 | Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes | 0.3 | 1.3% |
| **Totals for Area of Interest** | | **20.4** | **100.0%** |

# Lee County, Florida

## 64—Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes

### Map Unit Setting

*National map unit symbol:* 2zlfd
*Elevation:* 0 to 80 feet
*Mean annual precipitation:* 42 to 70 inches
*Mean annual air temperature:* 70 to 79 degrees F
*Frost-free period:* 360 to 365 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Brynwood and similar soils:* 45 percent
*Urban land:* 33 percent
*Minor components:* 22 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Brynwood

#### Setting

*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Sandy marine deposits over limestone

#### Typical profile

*A - 0 to 2 inches:* fine sand
*Eg - 2 to 7 inches:* fine sand
*Bw - 7 to 12 inches:* fine sand
*2R - 12 to 22 inches:* bedrock

#### Properties and qualities

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* 2 to 20 inches to lithic bedrock
*Drainage class:* Poorly drained
*Runoff class:* Very high
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 5.95 in/hr)
*Depth to water table:* About 3 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Very low (about 0.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 4w
*Hydrologic Soil Group:* B/D
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* Yes

### Description of Urban Land

#### Setting

*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Riser, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* No parent material

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks
*Forage suitability group:* Forage suitability group not assigned (G155XB999FL)
*Other vegetative classification:* Forage suitability group not assigned (G155XB999FL)
*Hydric soil rating:* Unranked

### Minor Components

#### Cypress lake

*Percent of map unit:* 5 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
*Other vegetative classification:* South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
*Hydric soil rating:* Yes

#### Dania

*Percent of map unit:* 3 percent
*Landform:* Marshes on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Ecological site:* R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Organic soils in depressions and on flood plains (G156AC645FL), Freshwater Marshes and Ponds (R156AY010FL)
*Hydric soil rating:* Yes

#### Basinger

*Percent of map unit:* 3 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
*Hydric soil rating:* Yes

**Jenada**

*Percent of map unit:* 3 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear
*Across-slope shape:* Concave
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks
*Other vegetative classification:* Forage suitability group not assigned (G156AC999FL)
*Hydric soil rating:* Yes

**Pompano**

*Percent of map unit:* 2 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear
*Across-slope shape:* Concave, linear
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Wabasso**

*Percent of map unit:* 2 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* No

**Brynwood**

*Percent of map unit:* 2 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* No

**Clewiston**

*Percent of map unit:* 2 percent
*Landform:* Flats on marine terraces, depressions on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
*Hydric soil rating:* Yes

## 99—Water

**Map Unit Composition**

*Water:* 100 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Water**

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Forage suitability group:* Forage suitability group not assigned (G155XB999FL)
*Other vegetative classification:* Forage suitability group not assigned (G155XB999FL)
*Hydric soil rating:* Unranked

## 101—Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2x9cn
*Elevation:* 0 to 130 feet
*Mean annual precipitation:* 46 to 58 inches
*Mean annual air temperature:* 68 to 77 degrees F
*Frost-free period:* 350 to 365 days
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Anclote and similar soils:* 44 percent
*Urban land:* 39 percent
*Minor components:* 17 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Anclote**

**Setting**

*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave, linear
*Across-slope shape:* Concave, linear
*Parent material:* Sandy marine deposits

**Typical profile**

*A1 - 0 to 8 inches:* sand
*A2 - 8 to 22 inches:* sand
*Cg1 - 22 to 40 inches:* sand
*Cg2 - 40 to 80 inches:* sand

**Properties and qualities**

*Slope:* 0 to 1 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Very poorly drained
*Runoff class:* Negligible
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (6.00 to 20.00 in/hr)
*Depth to water table:* About 0 to 6 inches
*Frequency of flooding:* None
*Frequency of ponding:* Frequent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Very low (about 2.4 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 7w
*Hydrologic Soil Group:* A/D
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Forage suitability group:* Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Hydric soil rating:* Yes

**Description of Urban Land**

**Setting**

*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Riser, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* No parent material

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Forage suitability group:* Forage suitability group not assigned (G155XB999FL)
*Other vegetative classification:* Forage suitability group not assigned (G155XB999FL)
*Hydric soil rating:* Unranked

**Minor Components**

**Floridana**

*Percent of map unit:* 5 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave, linear
*Across-slope shape:* Concave, linear
*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
*Hydric soil rating:* Yes

**Terra ceia**

*Percent of map unit:* 4 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Convex, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
*Hydric soil rating:* Yes

**Tomoka**

*Percent of map unit:* 3 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Dip, talf
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Ecological site:* R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
*Hydric soil rating:* Yes

**Riviera**

*Percent of map unit:* 3 percent
*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Linear
*Across-slope shape:* Concave, linear
*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Anclote**

*Percent of map unit:* 2 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Hydric soil rating:* No

## 116—Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes

### Map Unit Setting

*National map unit symbol:* 2x9cw
*Elevation:* 0 to 10 feet
*Mean annual precipitation:* 45 to 55 inches
*Mean annual air temperature:* 70 to 77 degrees F
*Frost-free period:* 360 to 365 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Isles and similar soils:* 43 percent
*Urban land:* 35 percent
*Minor components:* 22 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Isles

#### Setting

*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear
*Across-slope shape:* Linear, concave
*Parent material:* Loamy marine deposits over limestone

#### Typical profile

*A - 0 to 5 inches:* fine sand
*E - 5 to 21 inches:* fine sand
*Btg - 21 to 47 inches:* fine sandy loam
*2R - 47 to 57 inches:* bedrock

#### Properties and qualities

*Slope:* 0 to 1 percent
*Depth to restrictive feature:* 22 to 60 inches to lithic bedrock
*Drainage class:* Very poorly drained
*Runoff class:* Negligible
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
*Depth to water table:* About 0 inches
*Frequency of flooding:* None
*Frequency of ponding:* Frequent
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 12.0
*Available water supply, 0 to 60 inches:* Low (about 5.3 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 8w
*Hydrologic Soil Group:* B/D

*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
*Forage suitability group:* Forage suitability group not assigned (G155XB999FL)
*Other vegetative classification:* Forage suitability group not assigned (G155XB999FL), Salt Marsh (R155XY009FL)
*Hydric soil rating:* Yes

**Description of Urban Land**

**Setting**
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Riser, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* No parent material

**Interpretive groups**
*Land capability classification (irrigated):* None specified
*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
*Forage suitability group:* Forage suitability group not assigned (G155XB999FL)
*Other vegetative classification:* Forage suitability group not assigned (G155XB999FL)
*Hydric soil rating:* Unranked

**Minor Components**

**Pineda**
*Percent of map unit:* 5 percent
*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Linear
*Across-slope shape:* Concave, linear
*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Felda**
*Percent of map unit:* 5 percent
*Landform:* Flats on marine terraces, depressions on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
*Hydric soil rating:* Yes

**Malabar**
*Percent of map unit:* 5 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear, concave

*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

**Pompano**

*Percent of map unit:* 5 percent
*Landform:* Drainageways on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Isles**

*Percent of map unit:* 2 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Forage suitability group not assigned (G155XB999FL), Salt Marsh (R155XY009FL)
*Hydric soil rating:* No

## 120—Malabar fine sand, ponded-Urban land complex, 0 to 1 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2x9cg
*Elevation:* 10 to 90 feet
*Mean annual precipitation:* 45 to 54 inches
*Mean annual air temperature:* 70 to 77 degrees F
*Frost-free period:* 355 to 365 days
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Malabar and similar soils:* 48 percent
*Urban land:* 40 percent
*Minor components:* 12 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Malabar

#### Setting

*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Parent material:* Sandy and loamy marine deposits

#### Typical profile

*A - 0 to 5 inches:* fine sand
*E - 5 to 17 inches:* fine sand
*Bw - 17 to 42 inches:* fine sand
*Btg - 42 to 59 inches:* fine sandy loam
*Cg - 59 to 80 inches:* loamy fine sand

#### Properties and qualities

*Slope:* 0 to 1 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Very poorly drained
*Runoff class:* Negligible
*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)
*Depth to water table:* About 0 inches
*Frequency of flooding:* None
*Frequency of ponding:* Frequent
*Calcium carbonate, maximum content:* 1 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Low (about 5.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 4w
*Hydrologic Soil Group:* A/D
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

### Description of Urban Land

#### Setting

*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Riser, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* No parent material

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps

*Forage suitability group:* Forage suitability group not assigned (G155XB999FL)
*Other vegetative classification:* Forage suitability group not assigned (G155XB999FL)
*Hydric soil rating:* Unranked

**Minor Components**

**Valkaria**
*Percent of map unit:* 3 percent
*Landform:* Drainageways on flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear, concave
*Ecological site:* F155XY120FL - Sandy Flatwoods and Hammocks
*Other vegetative classification:* Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
*Hydric soil rating:* Yes

**Pineda**
*Percent of map unit:* 3 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

**Felda**
*Percent of map unit:* 3 percent
*Landform:* Flats on marine terraces, depressions on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

**Malabar**
*Percent of map unit:* 2 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* No

**Delray**
*Percent of map unit:* 1 percent

*Landform:* Drainageways on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave, convex
*Across-slope shape:* Concave, linear
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
*Hydric soil rating:* Yes

## 132—Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes

### Map Unit Setting

*National map unit symbol:* 2x9f6
*Elevation:* 10 to 90 feet
*Mean annual precipitation:* 44 to 64 inches
*Mean annual air temperature:* 70 to 77 degrees F
*Frost-free period:* 355 to 365 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Pompano and similar soils:* 48 percent
*Urban land:* 40 percent
*Minor components:* 12 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Pompano

#### Setting

*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Parent material:* Sandy marine deposits

#### Typical profile

*A - 0 to 12 inches:* fine sand
*C - 12 to 80 inches:* fine sand

#### Properties and qualities

*Slope:* 0 to 1 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Very poorly drained
*Runoff class:* Negligible
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)
*Depth to water table:* About 0 inches
*Frequency of flooding:* None
*Frequency of ponding:* Frequent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Low (about 4.8 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 7w
*Hydrologic Soil Group:* A/D
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Forage suitability group:* Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Hydric soil rating:* Yes

## Description of Urban Land

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Hydric soil rating:* Unranked

## Minor Components

### Basinger

*Percent of map unit:* 3 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
*Hydric soil rating:* Yes

### Myakka

*Percent of map unit:* 2 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave, linear
*Across-slope shape:* Concave, linear
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Hydric soil rating:* Yes

### Malabar

*Percent of map unit:* 2 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

**Pompano**

*Percent of map unit:* 2 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Hydric soil rating:* No

**Anclote**

*Percent of map unit:* 1 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Convex, concave
*Across-slope shape:* Linear, concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Hydric soil rating:* Yes

**Placid**

*Percent of map unit:* 1 percent
*Landform:* Drainageways on marine terraces, depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Ecological site:* R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
*Hydric soil rating:* Yes

**Adamsville**

*Percent of map unit:* 1 percent
*Landform:* Rises on marine terraces, knolls on marine terraces
*Landform position (three-dimensional):* Tread, rise
*Down-slope shape:* Convex
*Across-slope shape:* Linear
*Ecological site:* F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Upland Hardwood Hammock (R155XY008FL)
*Hydric soil rating:* No

# EagleWatch Map - Hunters Ridge

5/2/2025, 4:16:11 PM

Bald Eagle Nest Locations

- Audubon
- unmonitored

1:72,224

0 0.5 1 2 mi

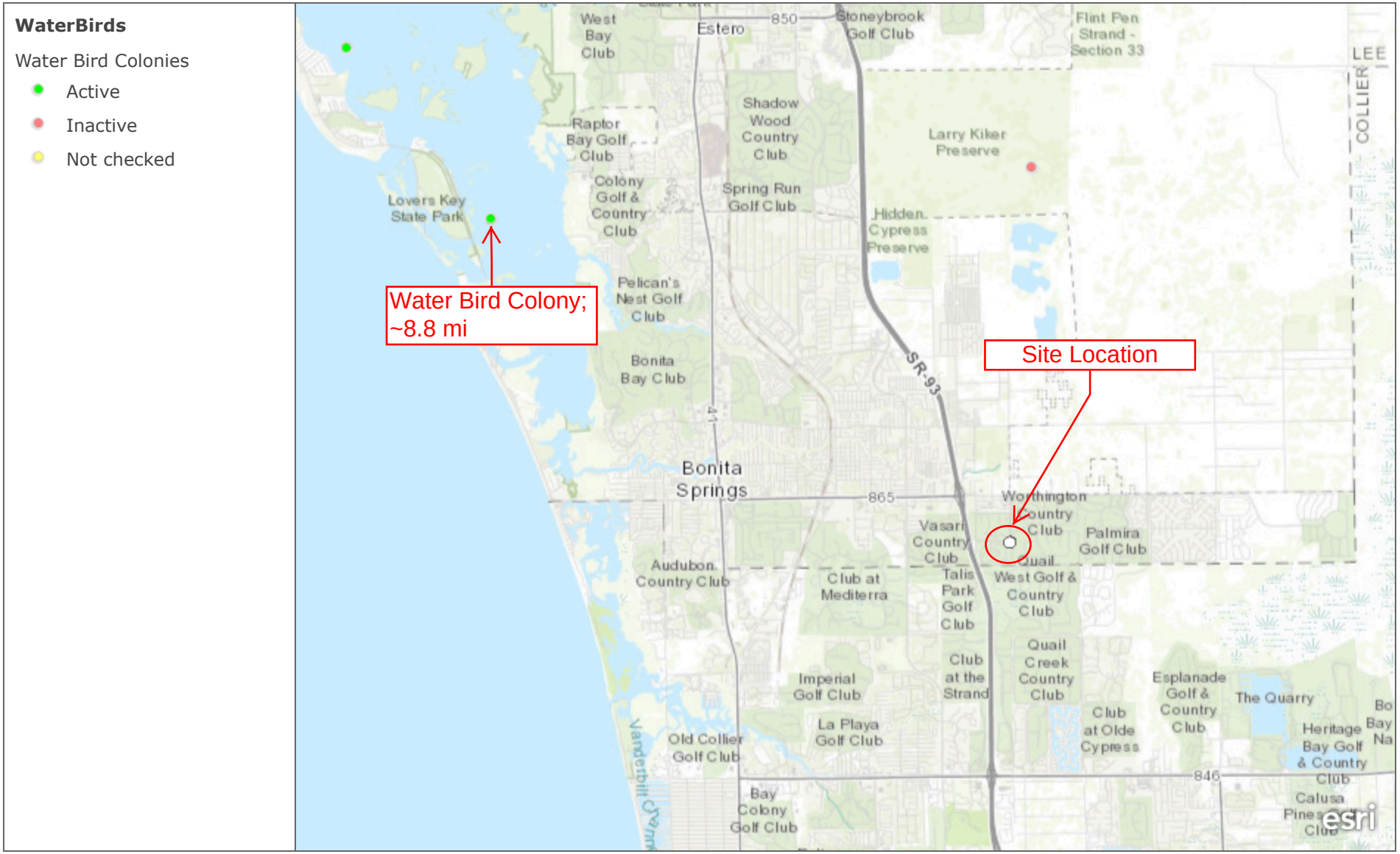
0 0.75 1.5 3 km

Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

Google | University of South Florida, County of Lee, FL, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

# Florida's Water Bird Colony Locator Web Map




Florida's Water Bird Colony Locator Web Map

University of South Florida, County of Collier, County of Lee, FL, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | FWC - FWRI

# United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
Phone: (352) 448-9151 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov
https://www.fws.gov/office/florida-ecological-services

In Reply Refer To: 04/30/2025 15:14:40 UTC
Project Code: 2025-0076554
Project Name: Hunters Ridge

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

**Migratory Birds**: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

# OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Florida Ecological Services Field Office**
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
(352) 448-9151

# PROJECT SUMMARY

Project Code: 2025-0076554
Project Name: Hunters Ridge
Project Type: Communication Tower New Construction
Project Description: Out client proposes to construct a 145-foot Monopine (Monopole) Communications Tower within a 40-foot by 60-foot lease area.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@26.325345,-81.73857220660227,14z

Counties: Lee County, Florida

# ENDANGERED SPECIES ACT SPECIES

There is a total of 15 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## MAMMALS

| NAME | STATUS |
|---|---|
| Florida Bonneted Bat *Eumops floridanus*<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/8630 | Endangered |
| Florida Panther *Puma (=Felis) concolor coryi*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/1763<br>General project design guidelines:<br>https://ipac.ecosphere.fws.gov/project/Q5U5GZSK5FBZBLCKMODJITJKPI/documents/generated/7123.pdf | Endangered |
| Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)*<br>Population: FL<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/6049 | Similarity of Appearance (Threatened) |
| Tricolored Bat *Perimyotis subflavus*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/10515 | Proposed Endangered |

## BIRDS

| NAME | STATUS |
|---|---|
| Crested Caracara (audubon""s) [fl Dps] *Caracara plancus audubonii*<br>Population: FL DPS<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/8250 | Threatened |
| Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/10477 | Threatened |
| Everglade Snail Kite *Rostrhamus sociabilis plumbeus*<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/7713 | Endangered |
| Red-cockaded Woodpecker *Dryobates borealis*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/7614 | Threatened |
| Wood Stork *Mycteria americana*<br>Population: AL, FL, GA, MS, NC, SC<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/8477<br>General project design guidelines:<br>https://ipac.ecosphere.fws.gov/project/Q5U5GZSK5FBZBLCKMODJITJKPI/documents/generated/6954.pdf | Threatened |

## REPTILES

| NAME | STATUS |
|---|---|
| American Alligator *Alligator mississippiensis*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/776 | Similarity of Appearance (Threatened) |
| Eastern Indigo Snake *Drymarchon couperi*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/646 | Threatened |

## FISHES

| NAME | STATUS |
|---|---|
| Gulf Sturgeon *Acipenser oxyrinchus (=oxyrhynchus) desotoi*<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/651 | Threatened |

## INSECTS

| NAME | STATUS |
|---|---|
| Monarch Butterfly *Danaus plexippus*<br>There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/9743 | Proposed Threatened |

## FLOWERING PLANTS

| NAME | STATUS |
|---|---|
| Aboriginal Prickly-apple *Harrisia (=Cereus) aboriginum (=gracilis)*<br>Population:<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/2833 | Endangered |
| Beautiful Pawpaw *Deeringothamnus pulchellus*<br>Population:<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/4069 | Endangered |

# CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

# USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

# BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

**Measures for Proactively Minimizing Eagle Impacts**
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

**Ensure Your Eagle List is Accurate and Complete**
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information

on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

| NAME | BREEDING SEASON |
|---|---|
| Bald Eagle *Haliaeetus leucocephalus*<br>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.<br>https://ecos.fws.gov/ecp/species/1626 | Breeds Sep 1 to Jul 31 |

# PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

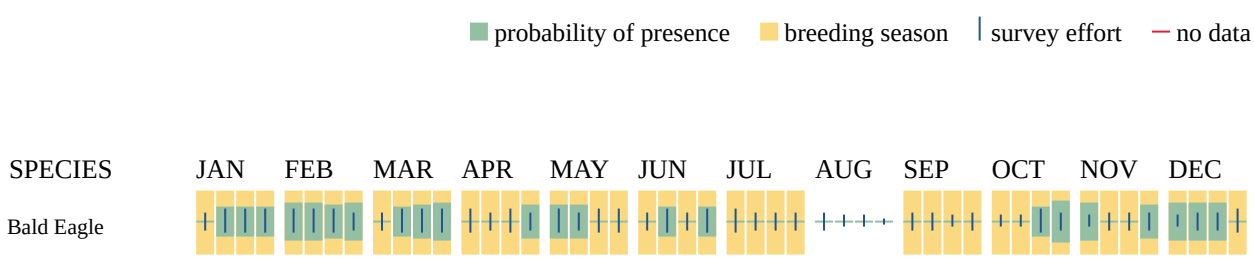
**Probability of Presence** (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

**Breeding Season** (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

**Survey Effort** (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

**No Data** (–)
A week is marked as having no data if there were no survey events for that week.



Non-BCC
Vulnerable

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

# MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

| NAME | BREEDING SEASON |
|---|---|
| American Kestrel *Falco sparverius paulus*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/9587 | Breeds Apr 1 to Aug 31 |
| Bald Eagle *Haliaeetus leucocephalus*<br>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.<br>https://ecos.fws.gov/ecp/species/1626 | Breeds Sep 1 to Jul 31 |

| NAME | BREEDING SEASON |
|---|---|
| Black Skimmer *Rynchops niger*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/5234 | Breeds May 20 to Sep 15 |
| Chimney Swift *Chaetura pelagica*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9406 | Breeds Mar 15 to Aug 25 |
| Great Blue Heron *Ardea herodias occidentalis*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/10590 | Breeds Jan 1 to Dec 31 |
| Gull-billed Tern *Gelochelidon nilotica*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9501 | Breeds May 1 to Jul 31 |
| Least Tern *Sternula antillarum antillarum*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/11919 | Breeds Apr 25 to Sep 5 |
| Lesser Yellowlegs *Tringa flavipes*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9679 | Breeds elsewhere |
| Magnificent Frigatebird *Fregata magnificens*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/9588 | Breeds Oct 1 to Apr 30 |
| Mangrove Cuckoo *Coccyzus minor*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/9581 | Breeds Apr 20 to Aug 20 |
| Painted Bunting *Passerina ciris*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/9511 | Breeds Apr 25 to Aug 15 |
| Pectoral Sandpiper *Calidris melanotos*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9561 | Breeds elsewhere |

| NAME | BREEDING SEASON |
|---|---|
| Prairie Warbler *Setophaga discolor*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9513 | Breeds May 1 to Jul 31 |
| Red-headed Woodpecker *Melanerpes erythrocephalus*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9398 | Breeds May 10 to Sep 10 |
| Reddish Egret *Egretta rufescens*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/7617 | Breeds Mar 1 to Sep 15 |
| Ruddy Turnstone *Arenaria interpres morinella*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/10633 | Breeds elsewhere |
| Short-billed Dowitcher *Limnodromus griseus*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9480 | Breeds elsewhere |
| Swallow-tailed Kite *Elanoides forficatus*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/8938 | Breeds Mar 10 to Jun 30 |
| Willet *Tringa semipalmata*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/10669 | Breeds Apr 20 to Aug 5 |
| Wilson's Plover *Charadrius wilsonia*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9722 | Breeds Apr 1 to Aug 20 |
| Worthington's Marsh Wren *Cistothorus palustris griseus*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/9560 | Breeds Apr 10 to Aug 31 |

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental

Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

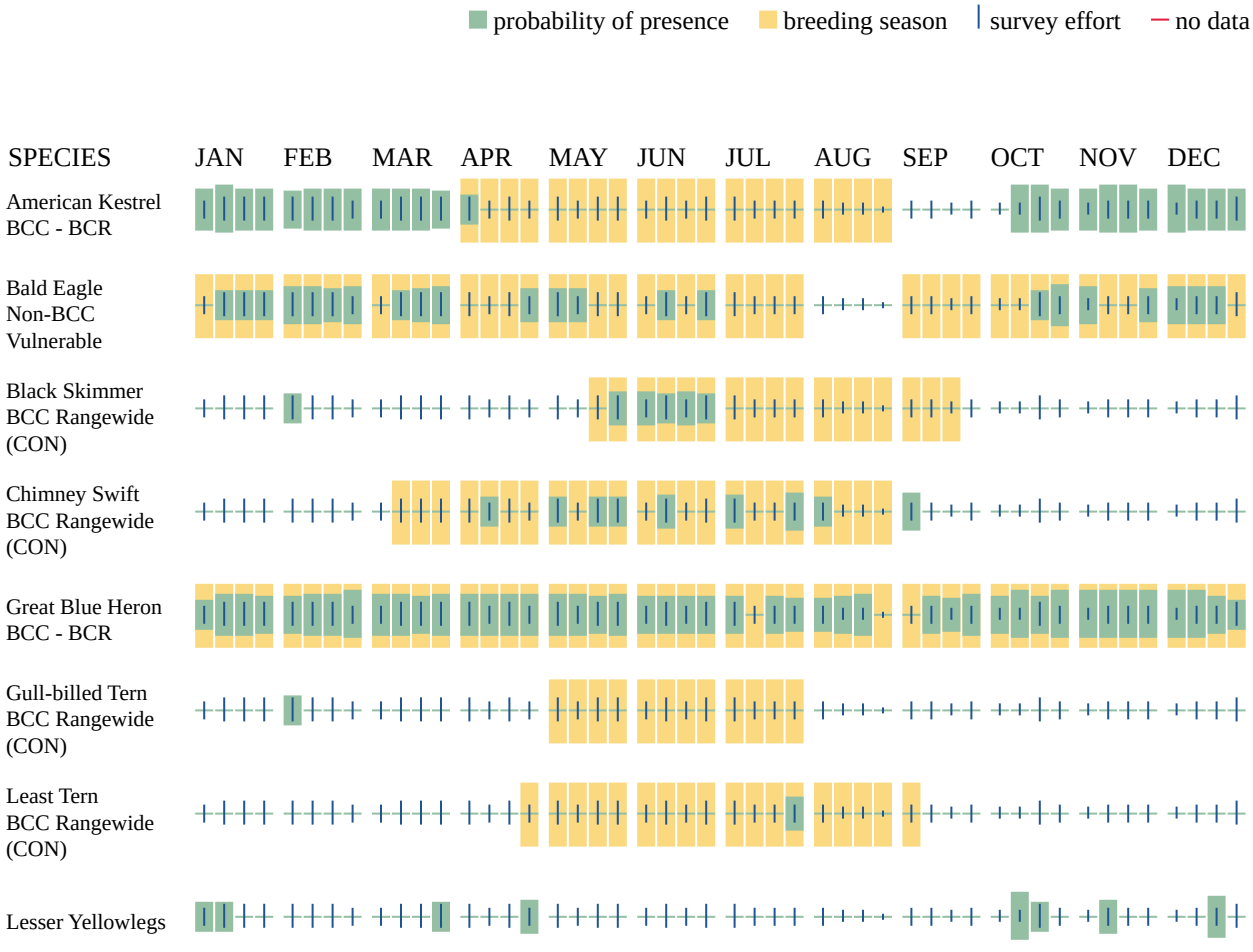
**Probability of Presence** (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

**Breeding Season** (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

**Survey Effort** (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

**No Data** (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds

- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

# WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER FORESTED/SHRUB WETLAND

- PSS4/2Ad
- PFO4Cd

FRESHWATER EMERGENT WETLAND

- PEM1Cd

FRESHWATER POND

- PUBHx

## IPAC USER CONTACT INFORMATION

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Name: Benjamin Allen
Address: 1775 The Exchange SE
Address Line 2: Suite 525
City: Atlanta
State: GA
Zip: 30339
Email b.allen@trileaf.com
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## LEAD AGENCY CONTACT INFORMATION

Lead Agency: Federal Communications Commission

Please use the tabs below to navigate the results. Example: clicking on "Plants" will show the plants results. More information about the data can be found in "Metadata" tab.

Plants & Lichens Invertebrates Vertebrates Natural Communities Metadata

## Vertebrates

| Group | Scientific Name | Common Name | Global Rank | State Rank | Federal Status | State Status | Tracked? |
|---|---|---|---|---|---|---|---|
| Fishes | *Acipenser oxyrinchus desotoi* | Gulf Sturgeon | G2G3 | S2? | T | FT | Y |
| Fishes | *Pristis pectinata* | Smalltooth Sawfish | G1G3 | S1S2 | E | FE | Y |
| Amphibians | *Lithobates capito* | Gopher Frog | G2G3 | S3 | UR | N | Y |
| Reptiles | *Alligator mississippiensis* | American Alligator | G5 | S4 | SAT | FT(S/A) | Y |
| Reptiles | *Caretta caretta* | Loggerhead Sea Turtle | G2G4 | S3 | T | FT | Y |
| Reptiles | *Chelonia mydas* | Green Sea Turtle | G3 | S2S3 | T | FT | Y |
| Reptiles | *Crocodylus acutus* | American Crocodile | G2 | S2 | T | FT | Y |
| Reptiles | *Crotalus adamanteus* | Eastern Diamondback Rattlesnake | G3 | S3 | UR | N | Y |
| Reptiles | *Dermochelys coriacea* | Leatherback Sea Turtle | G2 | S2 | E | FE | Y |
| Reptiles | *Drymarchon couperi* | Eastern Indigo Snake | G3 | S2? | T | FT | Y |
| Reptiles | *Eretmochelys imbricata* | Hawksbill Sea Turtle | G3 | S1 | E | FE | Y |
| Reptiles | *Gopherus polyphemus* | Gopher Tortoise | G3 | S3 | | ST | Y |
| Reptiles | *Lampropeltis floridana* | Florida Kingsnake | G2 | S2 | | N | Y |
| Reptiles | *Lepidochelys kempii* | Kemp's Ridley Sea Turtle | G1 | S1 | E | FE | Y |
| Birds | *Anarhynchus nivosus* | Snowy Plover | G3 | S1 | | ST | Y |
| Birds | *Antigone canadensis pratensis* | Florida Sandhill Crane | G5T2 | S2 | | ST | Y |
| Birds | *Aphelocoma coerulescens* | Florida Scrub-Jay | G2 | S2 | T | FT | Y |
| Birds | *Aramus guarauna* | Limpkin | G5 | S3 | | N | Y |
| Birds | *Athene cunicularia floridana* | Florida Burrowing Owl | G4T3 | S3 | | ST | Y |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Birds | *Buteo brachyurus* | Short-tailed Hawk | G4G5 | S1 | | N | Y |
| Birds | *Caracara plancus* | Crested Caracara | G5 | S2 | T | FT | Y |
| Birds | *Charadrius melodus* | Piping Plover | G3 | S2 | T | FT | Y |
| Birds | *Dryobates borealis* | Red-cockaded Woodpecker | G3 | S2 | T | FT | Y |
| Birds | *Dryobates villosus* | Hairy Woodpecker | G5 | S3 | | N | Y |
| Birds | *Egretta caerulea* | Little Blue Heron | G5 | S4 | | ST | Y |
| Birds | *Egretta rufescens* | Reddish Egret | G4 | S2 | | ST | Y |
| Birds | *Egretta thula* | Snowy Egret | G5 | S3 | | N | Y |
| Birds | *Egretta tricolor* | Tricolored Heron | G5 | S4 | | ST | Y |
| Birds | *Elanoides forficatus* | Swallow-tailed Kite | G5 | S2 | | N | Y |
| Birds | *Eudocimus albus* | White Ibis | G5 | S4 | | N | Y |
| Birds | *Falco peregrinus* | Peregrine Falcon | G4 | S2 | | N | Y |
| Birds | *Falco sparverius paulus* | Southeastern American Kestrel | G5T4 | S3 | | ST | Y |
| Birds | *Fregata magnificens* | Magnificent Frigatebird | G5 | S1 | | N | Y |
| Birds | *Haematopus palliatus* | American Oystercatcher | G5 | S2 | | ST | Y |
| Birds | *Haliaeetus leucocephalus* | Bald Eagle | G5 | S3 | | N | Y |
| Birds | *Mycteria americana* | Wood Stork | G4 | S2 | T, PDL | FT | Y |
| Birds | *Nyctanassa violacea* | Yellow-crowned Night Heron | G5 | S3 | | N | Y |
| Birds | *Nycticorax nycticorax* | Black-crowned Night Heron | G5 | S3 | | N | Y |
| Birds | *Pandion haliaetus* | Osprey | G5 | S3S4 | | N | Y |
| Birds | *Peucaea aestivalis* | Bachman's Sparrow | G3 | S3 | | N | Y |
| Birds | *Platalea ajaja* | Roseate Spoonbill | G5 | S2 | | ST | Y |
| Birds | *Rostrhamus sociabilis* | Snail Kite | G4G5 | S2 | E | FE | Y |
| Birds | *Rynchops niger* | Black Skimmer | G5 | S3 | | ST | Y |
| Birds | *Setophaga discolor paludicola* | Florida Prairie Warbler | G5T3 | S3 | | N | Y |
| Birds | *Sternula antillarum* | Least Tern | G4 | S3 | | ST | Y |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Birds | *Thalasseus maximus* | Royal Tern | G5 | S3 | | N | Y |
| Birds | *Vireo altiloquus* | Black-whiskered Vireo | G5 | S3 | | N | Y |
| Mammals | *Eumops floridanus* | Florida bonneted bat | G1 | S1 | E | FE | Y |
| Mammals | *Oryzomys palustris sanibeli* | Sanibel Island Marsh Rice Rat | G5T1T2Q | S1S2 | UR | ST | Y |
| Mammals | *Puma concolor coryi* | Florida Panther | G5T1 | S1 | E | FE | Y |
| Mammals | *Sciurus niger avicennia* | Big Cypress Fox Squirrel | G5T2 | S2 | | ST | Y |
| Mammals | *Sciurus niger niger* | Southeastern Fox Squirrel | G5T5 | S3 | | N | Y |
| Mammals | *Sigmodon hispidus insulicola* | Insular Cotton Rat | G5T1T2 | S1S2 | UR | N | Y |
| Mammals | *Trichechus manatus* | West Indian Manatee | G2G3 | S2 | T | FT | Y |
| Mammals | *Ursus americanus floridanus* | Florida Black Bear | G5T4 | S4 | | N | Y |

# United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
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Email Address: fw4flesregs@fws.gov

In Reply Refer To: 05/02/2025 20:29:20 UTC
Project code: 2025-0076554
Project Name: Hunters Ridge

Federal Nexus: yes
Federal Action Agency (if applicable): Federal Communications Commission

**Subject:** Record of project representative's no effect determination for 'Hunters Ridge'

Dear Benjamin Allen:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on May 02, 2025, for 'Hunters Ridge' (here forward, Project). This project has been assigned Project Code 2025-0076554 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

**Ensuring Accurate Determinations When Using IPaC**

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

**Determination for the Northern Long-Eared Bat and/or Tricolored Bat**

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

| Species | Listing Status | Determination |
|---|---|---|

| | | |
|---|---|---|
| Tricolored Bat (*Perimyotis subflavus*) | Proposed Endangered | No effect |

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

**Other Species and Critical Habitat that May be Present in the Action Area**

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Aboriginal Prickly-apple *Harrisia (=Cereus) aboriginum (=gracilis)* Endangered
- American Alligator *Alligator mississippiensis* Similarity of Appearance (Threatened)
- Beautiful Pawpaw *Deeringothamnus pulchellus* Endangered
- Crested Caracara (audubon""s) [fl Dps] *Caracara plancus audubonii* Threatened
- Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* Threatened
- Eastern Indigo Snake *Drymarchon couperi* Threatened
- Everglade Snail Kite *Rostrhamus sociabilis plumbeus* Endangered
- Florida Bonneted Bat *Eumops floridanus* Endangered
- Florida Panther *Puma (=Felis) concolor coryi* Endangered
- Gulf Sturgeon *Acipenser oxyrinchus (=oxyrhynchus) desotoi* Threatened
- Monarch Butterfly *Danaus plexippus* Proposed Threatened

- Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Similarity of Appearance (Threatened)
- Red-cockaded Woodpecker *Dryobates borealis* Threatened
- Wood Stork *Mycteria americana* Threatened

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

**Next Steps**

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the Florida Ecological Services Field Office and reference Project Code 2025-0076554 associated with this Project.

**Action Description**
You provided to IPaC the following name and description for the subject Action.

**1. Name**

Hunters Ridge

**2. Description**

The following description was provided for the project 'Hunters Ridge':

> Out client proposes to construct a 145-foot Monopine (Monopole) Communications Tower within a 40-foot by 60-foot lease area.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@26.325345,-81.73857220660227,14z

# DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

## QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   **Note:** Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   *No*

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   **Automatically answered**
   *Yes*

3. Your project overlaps with Zone 2 of the area where northern long-eared bats and tricolored bats may be present and roosting in trees year-round.

   Do you understand that your project may impact bats at any time during the year?

   *Yes*

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   **Note:** For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   *No*

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   *Yes*

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

   *No*

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

   **Note:** This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

   *Yes*

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

   *Yes*

9. Have you contacted the appropriate agency to determine if your action is near any known occupied culverts?

   **Note:** A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat and tricolored bat hibernacula is available here. Location information for northern long-eared bat and tricolored bat hibernacula is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

   *Yes*

10. Is any portion of the action area within a 0.25-mile radius of any known bat occupied culvert? If unsure, contact your local Ecological Services Field Office.

    *No*

11. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

    *No*

12. Will the action cause effects to a bridge?

    **Note:** Covered bridges should be considered as bridges in this question.

    *No*

13. Will the action result in effects to a culvert or tunnel at any time of year?

    *No*

14. Are trees present within 1000 feet of the action area?

    **Note:** If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    *Yes*

15. Does the action include the intentional exclusion of bats from a building or structure?

    **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    *No*

16. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    *No*

17. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    *No*

18. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    *No*

19. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    *No*

20. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    **Note:** For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    *No*

21. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    *No*

22. Will the action include drilling or blasting?

    *No*

23. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

    *No*

24. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

    *No*

25. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    *No*

26. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    *No*

27. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    *No*

28. Will the proposed action result in the use of prescribed fire?

    **Note:** If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    *No*

29. Does the action area intersect the tricolored bat species list area?

    **Automatically answered**
    *Yes*

30. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

    **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    **Automatically answered**
    *No*

31. Does the action area intersect a known tricolored bat summer buffer (3-mile buffer around tricolored bat captures or detections; 1.5-mile buffer around known roost trees)?

    *No*

32. Your project overlaps with an area where tricolored bats may be present and roosting in trees year-round.

    Has a presence/probable absence survey for the tricolored bat following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area? If unsure, answer "No."

    *No*

33. Your project overlaps with an area where tricolored bats may be present and roosting in trees year-round.

    Is suitable tricolored bat habitat present within 1000 feet of project activities? Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer "Yes." Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    *Yes*

34. Do you have any documents that you want to include with this submission?
*No*

# PROJECT QUESTIONNAIRE

# IPAC USER CONTACT INFORMATION

Agency: Trileaf Corporation
Name: Benjamin Allen
Address: 1775 The Exchange SE
Address Line 2: Suite 525
City: Atlanta
State: GA
Zip: 30339
Email b.allen@trileaf.com
Phone: 6786538673

# LEAD AGENCY CONTACT INFORMATION

Lead Agency: Federal Communications Commission

TRILEAF

Professional Resume

# BENJAMIN ALLEN

SENIOR PROJECT SCIENTIST II

## Education

Biological Sciences, B. S.
Minor in Mathematics
University of Alabama in Huntsville / Huntsville, AL

## Areas of Expertise

Mr. Allen has experience performing National Environmental Policy Act (NEPA) reviews for wireless telecommunications projects.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
Information Section 7 Consultation
National Wetland Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
NEPA Environmental Assessments
Migratory Bird Evaluations
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Native American Consultation
Land Use History

Dear Aya Abunada,

The Orange County Sheriff's Office received a public information request from you on 05/13/2022. Your request mentioned:

Please provide us with the statistics on the percentage of 911 calls made on land line vs. Wireless phones in Orange County in 2021.

Please find the response received from Communications:

**According to the 2021 report provided to us by the Orange County 911 Office, the categories you describe breakdown as follows:**

**Land line 124,028**

**Wireless 1,024,672**

**If you need further information, please contact Orange County 911 Office.**

**Thank you.**

If you have any questions or need additional information, please feel free to respond to this message or contact us at 407-254-7280.

Sincerely,

Orange County Sheriff's Office

Records Section

# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 18, 2025

** Delivered via email*

Melody Hardwood *
Hunters Ridge Community Association, Inc
Richard Huber *
Diamond Communications, LLC
See Attached for Addresses

**Subject: Exemption for Hunters Ridge-FL391 Telecom Tower**
**Application No. 250522-53203**
**Exemption No. 36-114279-P**
**Lee County**

Dear Mr. Hardwood:

The South Florida Water Management District (District) reviewed the information submitted for the proposed telecommunications tower project and has determined that the proposed project is exempt from the requirement to obtain an Environmental Resource Permit, pursuant to [62-330.051(14)(g) Florida Statutes].

The scope of the project includes a telecommunications tower, gravel pad, and parking/turnaround areas. No wetland and/or other surface water impacts are proposed. Refer to Exhibit No. 1.0 for the project's location. Details of the proposed activities are shown on the plans attached as Exhibit No. 2.0.

State water quality certification is waived pursuant to Subsection 62-330.062(c)2, FAC.

Activities that qualify for this exemption must be conducted and operated using appropriate best management practices and in a manner which does not cause or contribute to a water quality violation. Pursuant to Chapters 62-302 or 62-4, Florida Administrative Code.

This letter does not relieve you from the responsibility of obtaining other permits (federal, state, or local) which may be required for the project.

The determination that this project qualifies as an exempt activity may be revoked if the installation is substantially modified, if the basis of the exemption is determined to be materially incorrect, or if the installation results in a violation to state water quality standards. Any changes made in the construction plans or location of the project may necessitate a permit from the District. Therefore, you are advised to contact the District before beginning any work in wetlands which is not specifically described in the submittal.

The notice of determination that the project qualifies as an exempt activity constitutes final agency action by the District unless a petition for administrative hearing is filed. Upon timely filing of a petition, this Notice will not be effective until further Order of the District. If you have any questions concerning this matter, please contact Elizabeth Blessing, Environmental Reviewer at (239) 338-2929 Ext. 7743 or eblessin@sfwmd.gov, and Carmen Quan, P.E., Senior Engineer at (239) 338-2929 x7714 or cquan@sfwmd.gov.

Sincerely,

Rich Batewell, III, P.E.
Section Administrator

c: Justin Napolitano, Kimley-Horn and Associates, Inc *
Richard Huber, Diamond Communications, LLC *
Cameron Cecil, Kimley-horn and Associates, Inc *

Addresses:

Melody Hardwood
Hunters Ridge Community Association, Inc
12500 Hunters Ridge Drive
Bonita Springs, FL 34135

Richard Huber
Diamond Communications, LLC
120 Mountain Avenue
Springfield, NJ 07081

## Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's RegPermitting website (www.sfwmd.gov/regpermitting) and searching under this application number 250522-53203.

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Plans

# NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

## RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

## FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

**INITIATION OF ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

**MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

**RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

Sabre Industries™
INNOVATION DELIVERED

# Structural Design Report

145' Monopine
Site: Hunters Ridge, FL
Site Number: FL391

Prepared for: DIAMOND COMMUNICATIONS LLC
by: Sabre Industries ™

Job Number: 563498

**July 3, 2025**


**Monopole Profile**..... 1

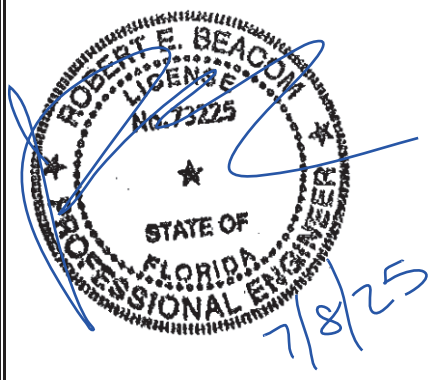
**Foundation Design Summary (Option 1)**..... 2

**Foundation Design Summary (Option 2)**..... 3

**Pole Calculations**..... 4-23

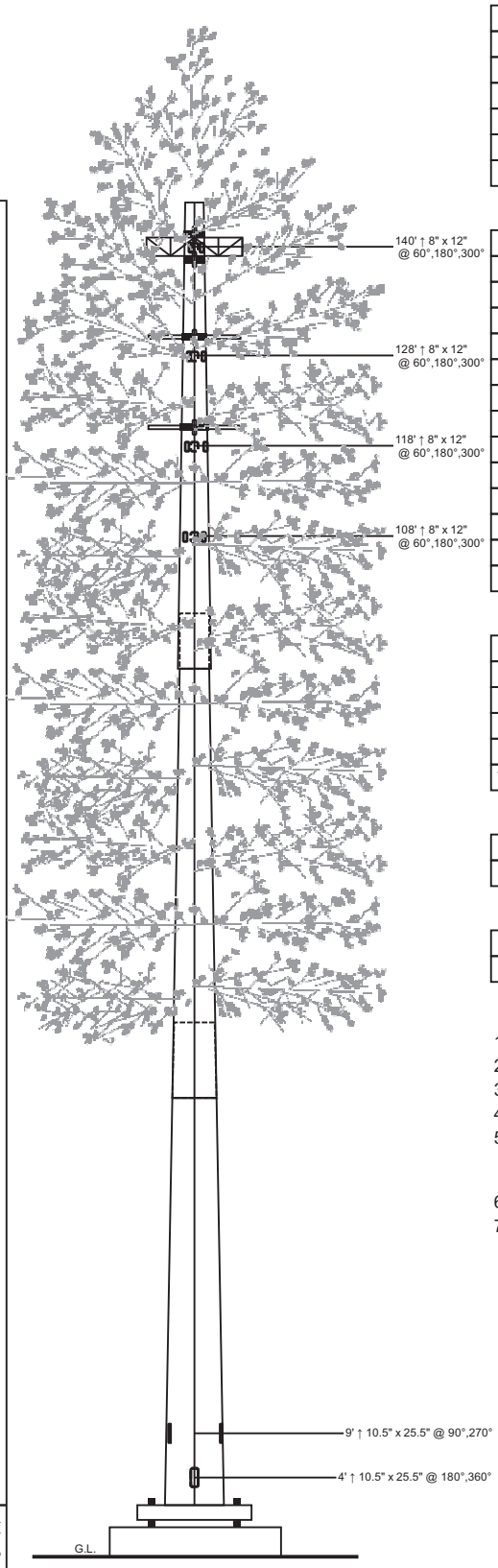
**Foundation Calculations**..... 24-35

**Branch EPA's & Weights**..... 36


This item has been digitally signed and sealed by Robert Beacom on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Length (ft) | 53'-3" | 53'-6" | | | | | | | | 51'-6" |
| Number Of Sides | 18 | | | | | | | | | |
| Thickness (in) | 3/4" | 9/16" | | | | | | | | 3/8" |
| Lap Splice (ft) | | 8' - 3" | | | | | | | 6' - 0" | |
| Top Diameter (in) | 55.64" | 39.05" | | | | | | | | 22" |
| Bottom Diameter (in) | 76.47" | 59.99" | | | | | | | | 42.15" |
| Taper (in/ft) | 0.3913 | | | | | | | | | |
| Grade | A572-65 | | | | | | | | | |
| Weight (lbs) | 32899 | 16861 | | | | | | | | 7669 |
| Overall Steel Height (ft) | 144 | | | | | | | | | |




## Designed Appurtenance Loading

| Elev | Description | Tx-Line |
|---|---|---|
| 140 | 3V-Boom - 10ft Face - 3ft Standoff | |
| 140 | (1) 30,000 Sq. Inches 8,000# (below top) | (12) 1 5/8" |
| 130 | 3T-Arm - 10' Face - 3' Standoff | |
| 130 | (1) 30,000 Sq. Inches 8,000# (below top) | (12) 1 5/8" |
| 120 | 3T-Arm - 10' Face - 3' Standoff | |
| 120 | (1) 30,000 Sq. Inches 8,000# (below top) | (12) 1 5/8" |

## Design Criteria - ANSI/TIA-222-H

| | |
|---|---|
| Wind Speed (No Ice) | 159 mph |
| Wind Speed (Ice) | 0 mph |
| Design Ice Thickness | 0.00 in |
| Risk Category | II |
| Exposure Category | C |
| Topographic Factor Procedure | Method 1 (Simplified) |
| Topographic Category | 1 |
| Ground Elevation | 14 ft |
| Seismic Importance Factor, Ie | 1.00 |
| 0.2-sec Spectral Response, Ss | 0.046 g |
| 1-sec Spectral Response, S1 | 0.023 g |
| Site Class | E |
| Seismic Design Category | A |
| Basic Seismic Force-Resisting System | Telecommunication Tower (Pole: Steel) |

## Limit State Load Combination Reactions

| Load Combination | Axial (kips) | Shear (kips) | Moment (ft-k) | Deflection (ft) | Sway (deg) |
|---|---|---|---|---|---|
| 1.2 D + 1.0 Wo | 110.4 | 156.96 | 16376.97 | 8.7 | 6.93 |
| 0.9 D + 1.0 Wo | 82.79 | 157.12 | 16276.15 | 8.62 | 6.85 |
| 1.2 D + 1.0 Ev + 1.0 Eh | 111.58 | 2.76 | 330.34 | 0.2 | 0.17 |
| 0.9 D - 1.0 Ev + 1.0 Eh | 81.3 | 2.75 | 326.7 | 0.2 | 0.16 |
| 1.0 D + 1.0 Wo (Service @ 60 mph) | 91.98 | 19.98 | 2082.53 | 1.12 | 0.89 |

## Base Plate Dimensions

| Shape | Diameter | Thickness | Bolt Circle | Bolt Qty | Bolt Diameter |
|---|---|---|---|---|---|
| Round | 90.25" | 3" | 84.5" | 40 | 2.25" |

## Anchor Bolt Dimensions

| Length | Diameter | Hole Diameter | Weight | Type | Finish |
|---|---|---|---|---|---|
| 108" | 2.25" | 2.625" | 5976 | A615-75 | Galv |

## Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2023 Florida Building Code.
6) Tower Rating: 98.7%
7) This structure has been designed to support pine tree branches starting at the 55' elevation to an overall height of 149'.


Sabre Industries
INNOVATION DELIVERED

**Sabre Industries**
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

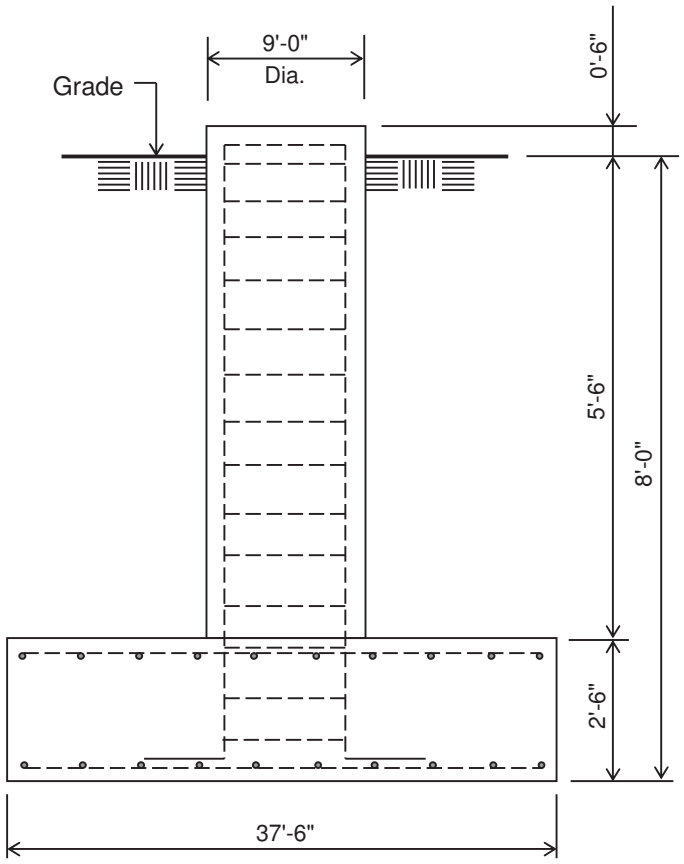


Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.


| | |
|---|---|
| Job: | **563498** |
| Customer: | DIAMOND COMMUNICATIONS LLC |
| Site Name: | Hunters Ridge, FL FL391 |
| Description: | 145' Monopine |
| Date: | 7/3/2025 By: KJT |

No.: 563498
Date: 07/03/25
By: KJT

**Customer: DIAMOND COMMUNICATIONS LLC**
**Site: Hunters Ridge, FL FL391**
145' Monopine




**ELEVATION VIEW**
(144.35 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

**Notes:**

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-19.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3" concrete cover.
4) All exposed concrete corners to be chamfered 3/4".
5) The foundation design is based on the geotechnical report by Environmental Corporation of America, Project No. 25-002197, dated June 19, 2025.
6) See the geotechnical report for compaction requirements, if specified.
7) 5.5 ft of soil cover is required over the entire area of the foundation slab.
8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

| Rebar Schedule for Pad and Pier | |
|---|---|
| Pier | (54) #11 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C |
| Pad | (88) #10 horizontal rebar evenly spaced each way top and bottom (352 total) |

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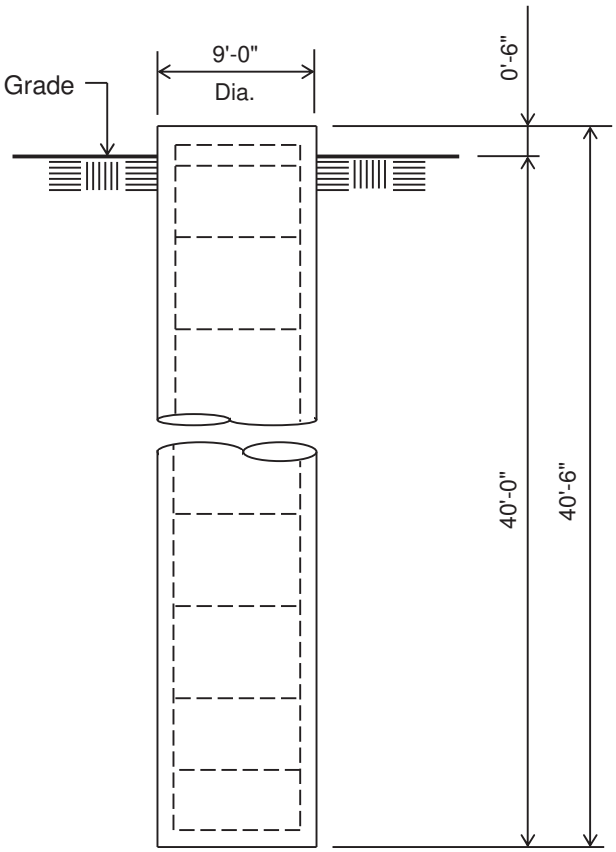
7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

No.: 563498
Date: 07/03/25
By: KJT

**Customer: DIAMOND COMMUNICATIONS LLC**
**Site: Hunters Ridge, FL FL391**
145’ Monopine




**ELEVATION VIEW**
(95.43 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

**Notes:**

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-19.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3” concrete cover.
4) All exposed concrete corners to be chamfered 3/4”.
5) The foundation design is based on the geotechnical report by Environmental Corporation of America, Project No. 25-002197, dated June 19, 2025.
6) See the geotechnical report for drilled pier installation requirements, if specified.
7) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

| Rebar Schedule for Pier | |
|---|---|
| Pier | (68) #11 vertical rebar w/ #5 ties, (2) within top 5” of pier, then 6” C/C |

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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

145' Monopine / Hunters Ridge, FL

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

POLE GEOMETRY

| ELEV ft | SECTION NAME | No. SIDE | OUTSIDE DIAM in | THICK -NESS in | RESISTANCES Φ*Pn kip | Φ*Mn ft-kip | SPLICE TYPE | ...OVERLAP... LENGTH ft | RATIO | w/t |
|---|---|---|---|---|---|---|---|---|---|---|
| 144.0 | | | | | | | | | | |
| | | | 22.34 | 0.375 | 1912.2 | 842.8 | | | | |
| | A | 18 | | | | | | | | 9.4 |
| | | | 40.41 | 0.375 | 3399.1 | 2751.5 | | | | |
| 98.5 | | | | | | | | | | |
| | | | 40.41 | 0.375 | 3399.1 | 2751.5 | | | | |
| | A/B | 18 | | | | | SLIP | 6.00 | 1.74 | |
| | | | 42.05 | 0.562 | 5418.6 | 4527.0 | | | | |
| 92.5 | | | | | | | | | | |
| | | | 42.05 | 0.562 | 5418.6 | 4527.0 | | | | |
| | B | 18 | | | | | | | | 12.2 |
| | | | 57.62 | 0.562 | 7344.1 | 8469.1 | | | | |
| 53.2 | | | | | | | | | | |
| | | | 57.62 | 0.562 | 7344.1 | 8469.1 | | | | |
| | B/C | 18 | | | | | SLIP | 8.25 | 1.68 | |
| | | | 59.79 | 0.750 | 10280.9 | 12232.9 | | | | |
| 45.0 | | | | | | | | | | |
| | | | 59.79 | 0.750 | 10280.9 | 12232.9 | | | | |
| | C | 18 | | | | | | | | 13.2 |
| | | | 77.65 | 0.750 | 13142.9 | 20429.9 | | | | |
| 0.0 | | | | | | | | | | |

POLE ASSEMBLY

| SECTION NAME | BASE ELEV ft | BOLTS AT BASE OF SECTION. NUMBER | TYPE | DIAM in | STRENGTH ksi | THREADS IN SHEAR PLANE | CALC BASE ELEV ft |
|---|---|---|---|---|---|---|---|
| A | 92.500 | 0 | A325 | 0.00 | 92.0 | 0 | 92.500 |
| B | 45.000 | 0 | A325 | 0.00 | 92.0 | 0 | 45.000 |
| C | 0.000 | 0 | A325 | 0.00 | 92.0 | 0 | 0.000 |

POLE SECTIONS

| SECTION NAME | No.of SIDES | LENGTH ft | OUTSIDE.DIAMETER BOT * in | TOP * in | BEND RAD in | MAT-ERIAL ID | FLANGE.ID BOT | TOP | FLANGE.WELD ..GROUP.ID.. BOT | TOP |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 18 | 51.50 | 42.80 | 22.34 | 0.625 | 1 | 0 | 0 | 0 | 0 |
| B | 18 | 53.50 | 60.91 | 39.66 | 0.625 | 2 | 0 | 0 | 0 | 0 |
| C | 18 | 53.25 | 77.65 | 56.49 | 0.625 | 3 | 0 | 0 | 0 | 0 |

* - Diameter of circumscribed circle

MATERIAL TYPES
==============

| TYPE OF SHAPE | TYPE NO | NO OF ELEM. | ORIENT & | HEIGHT | WIDTH | .THICKNESS. WEB | FLANGE | IRREGULARITY .PROJECTION. % OF AREA | ORIENT |
|---|---|---|---|---|---|---|---|---|---|
| | | | deg | in | in | in | in | | deg |
| PL | 1 | 1 | 0.0 | 42.80 | 0.38 | 0.375 | 0.375 | 0.00 | 0.0 |
| PL | 2 | 1 | 0.0 | 60.91 | 0.56 | 0.562 | 0.562 | 0.00 | 0.0 |
| PL | 3 | 1 | 0.0 | 77.65 | 0.75 | 0.750 | 0.750 | 0.00 | 0.0 |

& - With respect to vertical

MATERIAL PROPERTIES
==================

| MATERIAL TYPE NO. | ELASTIC MODULUS ksi | UNIT WEIGHT pcf | .. STRENGTH .. Fu ksi | Fy ksi | THERMAL COEFFICIENT /deg |
|---|---|---|---|---|---|
| 1 | 29000.0 | 490.0 | 80.0 | 65.0 | 0.00001170 |
| 2 | 29000.0 | 490.0 | 80.0 | 65.0 | 0.00001170 |
| 3 | 29000.0 | 490.0 | 80.0 | 65.0 | 0.00001170 |

* Only 4 condition(s) shown in full

==========

LOADING CONDITION A ==========

159 mph wind with no ice. Wind Azimuth: 0° (1.2 D + 1.0 Wo)

LOADS ON POLE
=============

| LOAD TYPE | ELEV | APPLY..LOAD..AT RADIUS | AZI | LOAD AZI | .....FORCES..... HORIZ | DOWN | .....MOMENTS..... VERTICAL | TORSNAL |
|---|---|---|---|---|---|---|---|---|
| | ft | ft | | | kip | kip | ft-kip | ft-kip |
| C | 145.500 | 0.00 | 0.0 | 0.0 | 2.3179 | 0.3000 | 0.0000 | 0.0000 |
| C | 142.000 | 0.00 | 0.0 | 0.0 | 0.0269 | 0.0067 | 0.0000 | 0.0000 |
| C | 140.500 | 0.00 | 0.0 | 0.0 | 2.3010 | 0.3000 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 16.6695 | 11.3760 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 2.0817 | 0.0000 | 0.0000 |
| C | 135.500 | 0.00 | 0.0 | 0.0 | 4.5672 | 0.6000 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0665 | 0.0168 | 0.0000 | 0.0000 |
| C | 130.500 | 0.00 | 0.0 | 0.0 | 4.5315 | 0.6000 | 0.0000 | 0.0000 |
| C | 129.000 | 0.00 | 0.0 | 0.0 | 16.1085 | 10.7316 | 0.0000 | 0.0000 |
| C | 129.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.9319 | 0.0000 | 0.0000 |
| C | 125.500 | 0.00 | 0.0 | 0.0 | 4.4947 | 0.6000 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0655 | 0.0168 | 0.0000 | 0.0000 |
| C | 120.500 | 0.00 | 0.0 | 0.0 | 4.4567 | 0.6000 | 0.0000 | 0.0000 |
| C | 119.000 | 0.00 | 0.0 | 0.0 | 15.8394 | 10.7316 | 0.0000 | 0.0000 |
| C | 119.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.7821 | 0.0000 | 0.0000 |
| C | 115.500 | 0.00 | 0.0 | 0.0 | 4.4174 | 0.6000 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0643 | 0.0168 | 0.0000 | 0.0000 |
| C | 110.500 | 0.00 | 0.0 | 0.0 | 4.3768 | 0.6000 | 0.0000 | 0.0000 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| C | 105.500 | 0.00 | 0.0 | 0.0 | 4.3347 | 0.6000 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0631 | 0.0168 | 0.0000 | 0.0000 |
| C | 100.500 | 0.00 | 0.0 | 0.0 | 4.2911 | 0.6000 | 0.0000 | 0.0000 |
| C | 95.500 | 0.00 | 0.0 | 0.0 | 4.2457 | 0.6000 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0618 | 0.0168 | 0.0000 | 0.0000 |
| C | 90.500 | 0.00 | 0.0 | 0.0 | 4.6652 | 0.6000 | 0.0000 | 0.0000 |
| C | 85.500 | 0.00 | 0.0 | 0.0 | 4.6104 | 0.6000 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0604 | 0.0168 | 0.0000 | 0.0000 |
| C | 80.500 | 0.00 | 0.0 | 0.0 | 4.5529 | 0.6000 | 0.0000 | 0.0000 |
| C | 75.500 | 0.00 | 0.0 | 0.0 | 4.4927 | 0.6000 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0588 | 0.0168 | 0.0000 | 0.0000 |
| C | 70.500 | 0.00 | 0.0 | 0.0 | 4.4292 | 0.6000 | 0.0000 | 0.0000 |
| C | 65.500 | 0.00 | 0.0 | 0.0 | 4.3621 | 0.6000 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0570 | 0.0168 | 0.0000 | 0.0000 |
| C | 60.500 | 0.00 | 0.0 | 0.0 | 4.2909 | 0.6000 | 0.0000 | 0.0000 |
| C | 56.500 | 0.00 | 0.0 | 0.0 | 3.3845 | 0.4800 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0551 | 0.0168 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0528 | 0.0168 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0501 | 0.0168 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0466 | 0.0168 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0419 | 0.0168 | 0.0000 | 0.0000 |
| | | | | | | | | |
| D | 144.000 | 0.00 | 180.0 | 0.0 | 0.1142 | 0.1118 | 0.0000 | 0.0000 |
| D | 137.500 | 0.00 | 180.0 | 0.0 | 0.1142 | 0.1118 | 0.0000 | 0.0000 |
| D | 137.500 | 0.00 | 180.0 | 0.0 | 0.1255 | 0.1240 | 0.0000 | 0.0000 |
| D | 131.000 | 0.00 | 180.0 | 0.0 | 0.1255 | 0.1240 | 0.0000 | 0.0000 |
| D | 131.000 | 0.00 | 180.0 | 0.0 | 0.1364 | 0.1362 | 0.0000 | 0.0000 |
| D | 124.500 | 0.00 | 180.0 | 0.0 | 0.1364 | 0.1362 | 0.0000 | 0.0000 |
| D | 124.500 | 0.00 | 180.0 | 0.0 | 0.1470 | 0.1485 | 0.0000 | 0.0000 |
| D | 118.000 | 0.00 | 180.0 | 0.0 | 0.1470 | 0.1485 | 0.0000 | 0.0000 |
| D | 118.000 | 0.00 | 180.0 | 0.0 | 0.1573 | 0.1607 | 0.0000 | 0.0000 |
| D | 111.500 | 0.00 | 180.0 | 0.0 | 0.1573 | 0.1607 | 0.0000 | 0.0000 |
| D | 111.500 | 0.00 | 180.0 | 0.0 | 0.1672 | 0.1729 | 0.0000 | 0.0000 |
| D | 105.000 | 0.00 | 180.0 | 0.0 | 0.1672 | 0.1729 | 0.0000 | 0.0000 |
| D | 105.000 | 0.00 | 180.0 | 0.0 | 0.1767 | 0.1851 | 0.0000 | 0.0000 |
| D | 98.500 | 0.00 | 180.0 | 0.0 | 0.1767 | 0.1851 | 0.0000 | 0.0000 |
| D | 98.500 | 0.00 | 180.0 | 0.0 | 0.1855 | 0.4868 | 0.0000 | 0.0000 |
| D | 92.500 | 0.00 | 180.0 | 0.0 | 0.1855 | 0.4868 | 0.0000 | 0.0000 |
| D | 92.500 | 0.00 | 180.0 | 0.0 | 0.1899 | 0.3064 | 0.0000 | 0.0000 |
| D | 86.893 | 0.00 | 180.0 | 0.0 | 0.1899 | 0.3064 | 0.0000 | 0.0000 |
| D | 86.893 | 0.00 | 180.0 | 0.0 | 0.1979 | 0.3222 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.2265 | 0.4012 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.2302 | 0.9710 | 0.0000 | 0.0000 |
| D | 45.000 | 0.00 | 180.0 | 0.0 | 0.2302 | 0.9710 | 0.0000 | 0.0000 |
| D | 45.000 | 0.00 | 180.0 | 0.0 | 0.2331 | 0.5763 | 0.0000 | 0.0000 |
| D | 11.250 | 0.00 | 180.0 | 0.0 | 0.2211 | 0.6821 | 0.0000 | 0.0000 |
| D | 11.250 | 0.00 | 180.0 | 0.0 | 0.2241 | 0.7033 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 0.0 | 0.2309 | 0.7244 | 0.0000 | 0.0000 |

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LOADING CONDITION M ==========

159 mph wind with no ice. Wind Azimuth: 0° (0.9 D + 1.0 Wo)

LOADS ON POLE
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| LOAD TYPE | ELEV | APPLY..LOAD..AT RADIUS | AZI | LOAD AZI | .....FORCES..... HORIZ | DOWN | .....MOMENTS..... VERTICAL | TORSNAL |
|---|---|---|---|---|---|---|---|---|
| | ft | ft | | | kip | kip | ft-kip | ft-kip |
| C | 145.500 | 0.00 | 0.0 | 0.0 | 2.3179 | 0.2250 | 0.0000 | 0.0000 |
| C | 142.000 | 0.00 | 0.0 | 0.0 | 0.0269 | 0.0050 | 0.0000 | 0.0000 |
| C | 140.500 | 0.00 | 0.0 | 0.0 | 2.3010 | 0.2250 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 16.6695 | 8.5320 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.5612 | 0.0000 | 0.0000 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| C | 135.500 | 0.00 | 0.0 | 0.0 | 4.5672 | 0.4500 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0665 | 0.0126 | 0.0000 | 0.0000 |
| C | 130.500 | 0.00 | 0.0 | 0.0 | 4.5315 | 0.4500 | 0.0000 | 0.0000 |
| C | 129.000 | 0.00 | 0.0 | 0.0 | 16.1085 | 8.0487 | 0.0000 | 0.0000 |
| C | 129.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.4489 | 0.0000 | 0.0000 |
| C | 125.500 | 0.00 | 0.0 | 0.0 | 4.4947 | 0.4500 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0655 | 0.0126 | 0.0000 | 0.0000 |
| C | 120.500 | 0.00 | 0.0 | 0.0 | 4.4567 | 0.4500 | 0.0000 | 0.0000 |
| C | 119.000 | 0.00 | 0.0 | 0.0 | 15.8394 | 8.0487 | 0.0000 | 0.0000 |
| C | 119.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.3366 | 0.0000 | 0.0000 |
| C | 115.500 | 0.00 | 0.0 | 0.0 | 4.4174 | 0.4500 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0643 | 0.0126 | 0.0000 | 0.0000 |
| C | 110.500 | 0.00 | 0.0 | 0.0 | 4.3768 | 0.4500 | 0.0000 | 0.0000 |
| C | 105.500 | 0.00 | 0.0 | 0.0 | 4.3347 | 0.4500 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0631 | 0.0126 | 0.0000 | 0.0000 |
| C | 100.500 | 0.00 | 0.0 | 0.0 | 4.2911 | 0.4500 | 0.0000 | 0.0000 |
| C | 95.500 | 0.00 | 0.0 | 0.0 | 4.2457 | 0.4500 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0618 | 0.0126 | 0.0000 | 0.0000 |
| C | 90.500 | 0.00 | 0.0 | 0.0 | 4.6652 | 0.4500 | 0.0000 | 0.0000 |
| C | 85.500 | 0.00 | 0.0 | 0.0 | 4.6104 | 0.4500 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0604 | 0.0126 | 0.0000 | 0.0000 |
| C | 80.500 | 0.00 | 0.0 | 0.0 | 4.5529 | 0.4500 | 0.0000 | 0.0000 |
| C | 75.500 | 0.00 | 0.0 | 0.0 | 4.4927 | 0.4500 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0588 | 0.0126 | 0.0000 | 0.0000 |
| C | 70.500 | 0.00 | 0.0 | 0.0 | 4.4292 | 0.4500 | 0.0000 | 0.0000 |
| C | 65.500 | 0.00 | 0.0 | 0.0 | 4.3621 | 0.4500 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0570 | 0.0126 | 0.0000 | 0.0000 |
| C | 60.500 | 0.00 | 0.0 | 0.0 | 4.2909 | 0.4500 | 0.0000 | 0.0000 |
| C | 56.500 | 0.00 | 0.0 | 0.0 | 3.3845 | 0.3600 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0551 | 0.0126 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0528 | 0.0126 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0501 | 0.0126 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0466 | 0.0126 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0419 | 0.0126 | 0.0000 | 0.0000 |
| | | | | | | | | |
| D | 144.000 | 0.00 | 180.0 | 0.0 | 0.1142 | 0.0838 | 0.0000 | 0.0000 |
| D | 137.500 | 0.00 | 180.0 | 0.0 | 0.1142 | 0.0838 | 0.0000 | 0.0000 |
| D | 137.500 | 0.00 | 180.0 | 0.0 | 0.1255 | 0.0930 | 0.0000 | 0.0000 |
| D | 131.000 | 0.00 | 180.0 | 0.0 | 0.1255 | 0.0930 | 0.0000 | 0.0000 |
| D | 131.000 | 0.00 | 180.0 | 0.0 | 0.1364 | 0.1022 | 0.0000 | 0.0000 |
| D | 124.500 | 0.00 | 180.0 | 0.0 | 0.1364 | 0.1022 | 0.0000 | 0.0000 |
| D | 124.500 | 0.00 | 180.0 | 0.0 | 0.1470 | 0.1113 | 0.0000 | 0.0000 |
| D | 118.000 | 0.00 | 180.0 | 0.0 | 0.1470 | 0.1113 | 0.0000 | 0.0000 |
| D | 118.000 | 0.00 | 180.0 | 0.0 | 0.1574 | 0.1205 | 0.0000 | 0.0000 |
| D | 98.500 | 0.00 | 180.0 | 0.0 | 0.1768 | 0.1388 | 0.0000 | 0.0000 |
| D | 98.500 | 0.00 | 180.0 | 0.0 | 0.1855 | 0.3651 | 0.0000 | 0.0000 |
| D | 92.500 | 0.00 | 180.0 | 0.0 | 0.1855 | 0.3651 | 0.0000 | 0.0000 |
| D | 92.500 | 0.00 | 180.0 | 0.0 | 0.1899 | 0.2298 | 0.0000 | 0.0000 |
| D | 86.893 | 0.00 | 180.0 | 0.0 | 0.1899 | 0.2298 | 0.0000 | 0.0000 |
| D | 86.893 | 0.00 | 180.0 | 0.0 | 0.1979 | 0.2416 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.2265 | 0.3009 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.2302 | 0.7283 | 0.0000 | 0.0000 |
| D | 45.000 | 0.00 | 180.0 | 0.0 | 0.2302 | 0.7283 | 0.0000 | 0.0000 |
| D | 45.000 | 0.00 | 180.0 | 0.0 | 0.2331 | 0.4323 | 0.0000 | 0.0000 |
| D | 11.250 | 0.00 | 180.0 | 0.0 | 0.2211 | 0.5116 | 0.0000 | 0.0000 |
| D | 11.250 | 0.00 | 180.0 | 0.0 | 0.2241 | 0.5275 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 0.0 | 0.2309 | 0.5433 | 0.0000 | 0.0000 |

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LOADING CONDITION Y ==========

Seismic - Azimuth: 0° (1.2 D + 1.0 Ev + 1.0 Eh)

LOADS ON POLE

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| LOAD TYPE | ELEV ft | APPLY..LOAD..AT RADIUS ft | AZI | LOAD AZI | .....FORCES..... HORIZ kip | DOWN kip | .....MOMENTS..... VERTICAL ft-kip | TORSNAL ft-kip |
|---|---|---|---|---|---|---|---|---|
| C | 145.500 | 0.00 | 0.0 | 0.0 | 0.0165 | 0.3037 | 0.0000 | 0.0000 |
| C | 142.000 | 0.00 | 0.0 | 0.0 | 0.0004 | 0.0068 | 0.0000 | 0.0000 |
| C | 140.500 | 0.00 | 0.0 | 0.0 | 0.0155 | 0.3037 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 0.1057 | 2.1073 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 0.5777 | 11.5163 | 0.0000 | 0.0000 |
| C | 135.500 | 0.00 | 0.0 | 0.0 | 0.0291 | 0.6074 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0008 | 0.0170 | 0.0000 | 0.0000 |
| C | 130.500 | 0.00 | 0.0 | 0.0 | 0.0273 | 0.6074 | 0.0000 | 0.0000 |
| C | 129.000 | 0.00 | 0.0 | 0.0 | 0.0862 | 1.9557 | 0.0000 | 0.0000 |
| C | 129.000 | 0.00 | 0.0 | 0.0 | 0.4786 | 10.8640 | 0.0000 | 0.0000 |
| C | 125.500 | 0.00 | 0.0 | 0.0 | 0.0255 | 0.6074 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0007 | 0.0170 | 0.0000 | 0.0000 |
| C | 120.500 | 0.00 | 0.0 | 0.0 | 0.0238 | 0.6074 | 0.0000 | 0.0000 |
| C | 119.000 | 0.00 | 0.0 | 0.0 | 0.0691 | 1.8041 | 0.0000 | 0.0000 |
| C | 119.000 | 0.00 | 0.0 | 0.0 | 0.4160 | 10.8640 | 0.0000 | 0.0000 |
| C | 118.250 | 0.00 | 0.0 | 0.0 | 0.3035 | 8.0118 | 0.0000 | 0.0000 |
| C | 115.500 | 0.00 | 0.0 | 0.0 | 0.0221 | 0.6074 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0006 | 0.0170 | 0.0000 | 0.0000 |
| C | 110.500 | 0.00 | 0.0 | 0.0 | 0.0205 | 0.6074 | 0.0000 | 0.0000 |
| C | 105.500 | 0.00 | 0.0 | 0.0 | 0.0189 | 0.6074 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0005 | 0.0170 | 0.0000 | 0.0000 |
| C | 100.500 | 0.00 | 0.0 | 0.0 | 0.0173 | 0.6074 | 0.0000 | 0.0000 |
| C | 95.500 | 0.00 | 0.0 | 0.0 | 0.0159 | 0.6074 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0004 | 0.0170 | 0.0000 | 0.0000 |
| C | 90.500 | 0.00 | 0.0 | 0.0 | 0.0145 | 0.6074 | 0.0000 | 0.0000 |
| C | 85.500 | 0.00 | 0.0 | 0.0 | 0.0131 | 0.6074 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0004 | 0.0170 | 0.0000 | 0.0000 |
| C | 80.500 | 0.00 | 0.0 | 0.0 | 0.0118 | 0.6074 | 0.0000 | 0.0000 |
| C | 75.500 | 0.00 | 0.0 | 0.0 | 0.0106 | 0.6074 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0003 | 0.0170 | 0.0000 | 0.0000 |
| C | 71.750 | 0.00 | 0.0 | 0.0 | 0.3066 | 19.2815 | 0.0000 | 0.0000 |
| C | 70.500 | 0.00 | 0.0 | 0.0 | 0.0094 | 0.6074 | 0.0000 | 0.0000 |
| C | 65.500 | 0.00 | 0.0 | 0.0 | 0.0082 | 0.6074 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0002 | 0.0170 | 0.0000 | 0.0000 |
| C | 60.500 | 0.00 | 0.0 | 0.0 | 0.0072 | 0.6074 | 0.0000 | 0.0000 |
| C | 56.500 | 0.00 | 0.0 | 0.0 | 0.0064 | 0.6074 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0002 | 0.0170 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0001 | 0.0170 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0001 | 0.0170 | 0.0000 | 0.0000 |
| C | 26.620 | 0.00 | 0.0 | 0.0 | 0.0969 | 34.1320 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.0170 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.0170 | 0.0000 | 0.0000 |
| D | 144.000 | 0.00 | 180.0 | 180.0 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 180.0 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |

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LOADING CONDITION Z ==========

Seismic - Azimuth: 0° (0.9 D - 1.0 Ev + 1.0 Eh)

LOADS ON POLE
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| LOAD TYPE | ELEV ft | APPLY..LOAD..AT RADIUS ft | AZI | LOAD AZI | .....FORCES..... HORIZ kip | DOWN kip | .....MOMENTS..... VERTICAL ft-kip | TORSNAL ft-kip |
|---|---|---|---|---|---|---|---|---|
| C | 145.500 | 0.00 | 0.0 | 0.0 | 0.0165 | 0.2213 | 0.0000 | 0.0000 |
| C | 142.000 | 0.00 | 0.0 | 0.0 | 0.0004 | 0.0049 | 0.0000 | 0.0000 |
| C | 140.500 | 0.00 | 0.0 | 0.0 | 0.0155 | 0.2213 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 0.1057 | 1.5355 | 0.0000 | 0.0000 |

```
C      139.000      0.00    0.0    0.0    0.5777    8.3917    0.0000    0.0000
C      135.500      0.00    0.0    0.0    0.0291    0.4426    0.0000    0.0000
C      135.000      0.00    0.0    0.0    0.0008    0.0124    0.0000    0.0000
C      130.500      0.00    0.0    0.0    0.0273    0.4426    0.0000    0.0000
C      129.000      0.00    0.0    0.0    0.0862    1.4251    0.0000    0.0000
C      129.000      0.00    0.0    0.0    0.4786    7.9163    0.0000    0.0000
C      125.500      0.00    0.0    0.0    0.0255    0.4426    0.0000    0.0000
C      125.000      0.00    0.0    0.0    0.0007    0.0124    0.0000    0.0000
C      120.500      0.00    0.0    0.0    0.0238    0.4426    0.0000    0.0000
C      119.000      0.00    0.0    0.0    0.0691    1.3146    0.0000    0.0000
C      119.000      0.00    0.0    0.0    0.4160    7.9163    0.0000    0.0000
C      118.250      0.00    0.0    0.0    0.3035    5.8381    0.0000    0.0000
C      115.500      0.00    0.0    0.0    0.0221    0.4426    0.0000    0.0000
C      115.000      0.00    0.0    0.0    0.0006    0.0124    0.0000    0.0000
C      110.500      0.00    0.0    0.0    0.0205    0.4426    0.0000    0.0000
C      105.500      0.00    0.0    0.0    0.0189    0.4426    0.0000    0.0000
C      105.000      0.00    0.0    0.0    0.0005    0.0124    0.0000    0.0000
C      100.500      0.00    0.0    0.0    0.0173    0.4426    0.0000    0.0000
C       95.500      0.00    0.0    0.0    0.0159    0.4426    0.0000    0.0000
C       95.000      0.00    0.0    0.0    0.0004    0.0124    0.0000    0.0000
C       90.500      0.00    0.0    0.0    0.0145    0.4426    0.0000    0.0000
C       85.500      0.00    0.0    0.0    0.0131    0.4426    0.0000    0.0000
C       85.000      0.00    0.0    0.0    0.0004    0.0124    0.0000    0.0000
C       80.500      0.00    0.0    0.0    0.0118    0.4426    0.0000    0.0000
C       75.500      0.00    0.0    0.0    0.0106    0.4426    0.0000    0.0000
C       75.000      0.00    0.0    0.0    0.0003    0.0124    0.0000    0.0000
C       71.750      0.00    0.0    0.0    0.3066   14.0501    0.0000    0.0000
C       70.500      0.00    0.0    0.0    0.0094    0.4426    0.0000    0.0000
C       65.500      0.00    0.0    0.0    0.0082    0.4426    0.0000    0.0000
C       65.000      0.00    0.0    0.0    0.0002    0.0124    0.0000    0.0000
C       60.500      0.00    0.0    0.0    0.0072    0.4426    0.0000    0.0000
C       56.500      0.00    0.0    0.0    0.0064    0.4426    0.0000    0.0000
C       55.000      0.00    0.0    0.0    0.0002    0.0124    0.0000    0.0000
C       45.000      0.00    0.0    0.0    0.0001    0.0124    0.0000    0.0000
C       35.000      0.00    0.0    0.0    0.0001    0.0124    0.0000    0.0000
C       26.620      0.00    0.0    0.0    0.0969   24.8713    0.0000    0.0000
C       25.000      0.00    0.0    0.0    0.0000    0.0124    0.0000    0.0000
C       15.000      0.00    0.0    0.0    0.0000    0.0124    0.0000    0.0000

D      144.000      0.00  180.0  180.0    0.0000    0.0000    0.0000    0.0000
D        0.000      0.00  180.0  180.0    0.0000    0.0000    0.0000    0.0000

================================================================================
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(USA 222-H) - Monopole Spatial Analysis               (c)2017      Guymast Inc.

Tel:(416)736-7453             Fax:(416)736-4372             Web:www.guymast.com

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Sabre Towers and Poles                              on:  3 jul 2025  at: 15:16:06
================================================================================

145' Monopine / Hunters Ridge, FL


MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)
============================================================

  MAST   .......DEFLECTIONS (ft).........   .........ROTATIONS (deg).........
  ELEV   ..... HORIZONTAL ......     DOWN   ........ TILT ..........    TWIST
    ft        ALONG       ACROSS                 ALONG       ACROSS


 144.0        8.70A       -0.02L    0.75B         6.93B       -0.01L    0.00E
       ....................................................................
```

| | | | | | | |
|---|---|---|---|---|---|---|
| 137.5 | 7.93A | -0.01L | 0.66B | 6.92B | -0.01L | 0.00E |
| 131.0 | 7.16A | -0.01L | 0.57B | 6.82B | -0.01L | 0.00E |
| 124.5 | 6.41A | -0.01L | 0.48B | 6.61B | -0.01L | 0.00E |
| 118.0 | 5.68A | -0.01L | 0.40B | 6.31B | -0.01L | 0.00E |
| 111.5 | 5.00A | -0.01L | 0.32B | 5.91B | -0.01L | 0.00E |
| 105.0 | 4.36A | -0.01L | 0.26B | 5.43B | -0.01L | 0.00E |
| 98.5 | 3.78A | -0.01L | 0.21B | 4.91A | -0.01L | 0.00E |
| 92.5 | 3.28A | -0.01L | 0.17B | 4.58A | -0.01L | 0.00E |
| 86.9 | 2.85A | -0.01L | 0.13B | 4.23A | -0.01L | 0.00E |
| 81.3 | 2.46A | -0.01L | 0.11B | 3.89A | -0.01L | 0.00E |
| 75.7 | 2.10A | 0.00L | 0.08B | 3.54A | -0.01L | 0.00E |
| 70.1 | 1.77A | 0.00L | 0.06B | 3.20A | -0.01L | 0.00E |
| 64.5 | 1.47A | 0.00L | 0.05B | 2.86A | -0.01L | 0.00E |
| 58.9 | 1.21A | 0.00L | 0.04B | 2.52A | -0.01L | 0.00E |
| 53.2 | 0.98A | 0.00L | 0.03B | 2.19A | 0.00L | 0.00E |
| 45.0 | 0.69A | 0.00L | 0.02B | 1.83A | 0.00L | 0.00E |
| 39.4 | 0.52A | 0.00L | 0.01B | 1.58A | 0.00L | 0.00E |
| 33.7 | 0.38A | 0.00L | 0.01B | 1.33A | 0.00L | 0.00E |
| 28.1 | 0.26A | 0.00L | 0.00B | 1.09A | 0.00L | 0.00E |
| 22.5 | 0.16A | 0.00L | 0.00B | 0.86A | 0.00L | 0.00E |
| 16.9 | 0.09A | 0.00L | 0.00B | 0.63A | 0.00L | 0.00E |
| 11.2 | 0.04A | 0.00L | 0.00B | 0.42A | 0.00L | 0.00E |
| 5.6 | 0.01A | 0.00L | 0.00B | 0.20A | 0.00L | 0.00E |
| 0.0 | 0.00A | 0.00A | 0.00A | 0.00A | 0.00A | 0.00A |

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

| MAST ELEV ft | TOTAL AXIAL kip | SHEAR.w.r.t.WIND.DIR ALONG kip | SHEAR.w.r.t.WIND.DIR ACROSS kip | MOMENT.w.r.t.WIND.DIR ALONG ft-kip | MOMENT.w.r.t.WIND.DIR ACROSS ft-kip | TORSION ft-kip |
|---|---|---|---|---|---|---|
| 144.0 | 0.31 D | 2.33 E | -0.01 B | -3.53 I | -0.03 B | 0.00 B |
| 137.5 | 14.80 D | 22.10 Q | -0.01 B | -55.32 E | -0.03 U | -0.01 B |
| | 14.81 B | 22.12 O | -0.03 O | -55.30 L | 0.07 B | -0.01 B |
| 131.0 | 16.23 B | 27.59 O | -0.03 O | -231.89 F | -0.16 E | -0.05 O |
| | 16.26 D | 27.61 N | 0.06 R | -231.84 H | -0.16 H | -0.05 O |
| | 31.02 D | 53.69 N | 0.06 R | -533.58 B | -0.47 R | 0.11 E |

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124.5  ..................................................................
        31.03 D     53.76 O      0.04 H   -533.66 B      0.53 F     -0.12 O

        50.20 Y     75.00 O      0.04 H   -931.83 B      0.66 F     -0.21 O
118.0  ..................................................................
        50.20 Y     74.97 T      0.10 C   -931.67 B      0.72 F     -0.21 O

        50.83 Y     80.46 T      0.10 C  -1465.79 B     -1.26 C     -0.26 O
111.5  ..................................................................
        50.83 Y     80.46 B     -0.13 L  -1465.75 B     -1.26 C      0.26 E

        52.04 Y     90.25 B     -0.13 L  -2043.47 B      1.85 L     -0.33 O
105.0  ..................................................................
        52.06 Y     90.32 R     -0.14 L  -2043.48 B      1.91 L     -0.33 O

        52.66 Y     95.73 R     -0.14 L  -2666.66 B      2.86 L     -0.38 O
 98.5  ..................................................................
        52.66 Y     95.81 B     -0.19 L  -2666.57 B      2.71 L     -0.38 O

        54.45 C    101.23 B     -0.19 L  -3279.80 B      3.85 L      0.43 E
 92.5  ..................................................................
        54.45 I    101.24 A     -0.28 L  -3280.19 B      3.74 L      0.43 E

        56.76 I    106.96 A     -0.28 L  -3887.33 B      5.31 L      0.52 E
 86.9  ..................................................................
        56.75 I    107.13 A     -0.30 H  -3887.76 B      5.28 L      0.52 E

        59.20 I    112.92 A     -0.30 H  -4529.09 B      6.54 L      0.59 E
 81.3  ..................................................................
        59.21 I    112.99 A     -0.32 H  -4528.89 B      6.42 L      0.59 E

        61.72 I    118.69 A     -0.32 H  -5205.56 B      7.90 L      0.70 E
 75.7  ..................................................................
        61.72 I    118.76 A     -0.29 L  -5205.68 B      7.85 L      0.70 E

        75.64 Y    128.92 A     -0.29 L  -5918.71 A      9.51 L      0.82 E
 70.1  ..................................................................
        75.64 Y    128.90 C     -0.37 L  -5918.41 A      9.60 L      0.82 E

        76.27 Y    134.52 C     -0.37 L  -6665.17 A     11.70 L      0.91 E
 64.5  ..................................................................
        76.27 Y    134.58 K      0.36 B  -6665.36 A     11.73 L      0.91 E

        76.87 Y    140.10 K      0.36 B  -7446.31 A     13.57 L      1.00 E
 58.9  ..................................................................
        76.87 Y    140.02 Q      0.40 B  -7446.50 A     13.65 L      1.01 E

        77.50 Y    144.72 Q      0.40 B  -8261.21 A     15.90 L      1.11 E
 53.2  ..................................................................
        77.50 Y    144.72 D      0.43 B  -8261.46 A     15.95 L      1.12 E

        81.07 I    146.62 D      0.43 B  -9483.35 A     19.41 L      1.25 E
 45.0  ..................................................................
        81.09 I    146.74 D      0.45 F  -9483.47 A     19.56 L      1.25 E

        84.38 I    148.04 D      0.45 F -10324.45 A     21.44 L      1.33 E
 39.4  ..................................................................
        84.38 I    148.06 A      0.39 B -10324.61 A     21.45 L      1.33 E

        87.78 I    149.40 A      0.39 B -11172.73 A     23.58 L      1.39 E
 33.7  ..................................................................
        87.79 I    149.32 A      0.42 B -11172.81 A     23.63 L      1.39 E

        91.27 I    150.60 A      0.42 B -12026.71 A     25.57 L      1.45 E
 28.1  ..................................................................
        91.27 I    150.74 X      0.41 E -12026.88 A     25.55 L      1.45 E

       111.68 Y    152.06 X      0.41 E -12885.94 A     27.51 L      1.50 E
 22.5  ..................................................................
```

```
         111.68 Y    152.08 X      0.37 E -12886.05 A     27.52 L      1.50 E

         111.68 Y    153.34 X      0.37 E -13751.17 A     29.35 L      1.54 E
   16.9  ..........................................................................
         111.68 Y    153.26 X      0.47 F -13751.25 A     29.34 L      1.54 E

         111.70 Y    154.55 X      0.47 F -14621.27 A     30.93 L      1.57 E
   11.2  ..........................................................................
         111.70 Y    154.55 X      0.43 F -14621.31 A     30.91 L      1.57 E

         111.70 Y    155.82 X      0.43 F -15496.69 A     32.36 L      1.59 E
    5.6  ..........................................................................
         111.70 Y    155.83 X      0.43 F -15496.67 A     32.36 L      1.59 E

         111.70 Y    157.12 X      0.43 F -16376.97 A     33.69 L      1.59 E
--------------------------------------------------------------------------------
 base
 reaction  111.70 Y   -157.12 X     -0.43 F  16376.97 A    -33.69 L     -1.59 E
--------------------------------------------------------------------------------


 COMPLIANCE WITH 4.8.2 & 4.5.4
 =============================

   ELEV       AXIAL   BENDING SHEAR +       TOTAL SATISFIED  D/t(w/t)   MAX
                             TORSIONAL                                   ALLOWED
     ft

 144.00  ..........................................................................
            0.00D     0.00I     0.00E     0.00I     YES       9.40A       45.2

            0.01D     0.05E     0.02Q     0.06E     YES      10.60A       45.2
 137.50  ..........................................................................
            0.01B     0.05L     0.02O     0.06L     YES      10.60A       45.2

            0.01B     0.18F     0.02O     0.19F     YES      11.80A       45.2
 131.00  ..........................................................................
            0.01D     0.18H     0.02N     0.19H     YES      11.80A       45.2

            0.01D     0.34B     0.04N     0.36B     YES      12.99A       45.2
 124.50  ..........................................................................
            0.01D     0.34B     0.04O     0.36B     YES      12.99A       45.2

            0.02Y     0.51B     0.05O     0.53B     YES      14.19A       45.2
 118.00  ..........................................................................
            0.02Y     0.51B     0.05T     0.53B     YES      14.19A       45.2

            0.02Y     0.69B     0.05T     0.70B     YES      15.38A       45.2
 111.50  ..........................................................................
            0.02Y     0.69B     0.05B     0.70B     YES      15.38A       45.2

            0.02Y     0.83B     0.06B     0.85B     YES      16.58A       45.2
 105.00  ..........................................................................
            0.02Y     0.83B     0.06R     0.85B     YES      16.58A       45.2

            0.02Y     0.97B     0.06R     0.99B     YES      17.78A       45.2
  98.50  ..........................................................................
            0.01Y     0.64B     0.04B     0.65B     YES      11.73A       45.2

            0.01C     0.70B     0.04B     0.71B     YES      12.47A       45.2
  92.50  ..........................................................................
            0.01I     0.72B     0.04A     0.74B     YES      12.23A       45.2

            0.01I     0.77B     0.04A     0.78B     YES      12.92A       45.2
  86.89  ..........................................................................
            0.01I     0.77B     0.04A     0.78B     YES      12.92A       45.2

            0.01I     0.82B     0.04A     0.83B     YES      13.61A       45.2
  81.29  ..........................................................................
```

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 0.01I | 0.82B | 0.04A | 0.83B | YES | 13.61A | 45.2 |
| | 0.01I | 0.85B | 0.04A | 0.86B | YES | 14.30A | 45.2 |
| 75.68 | ..... | | | | | | |
| | 0.01I | 0.85B | 0.04A | 0.86B | YES | 14.30A | 45.2 |
| | 0.01Y | 0.88A | 0.04A | 0.90A | YES | 14.99A | 45.2 |
| 70.07 | ..... | | | | | | |
| | 0.01Y | 0.88A | 0.04Q | 0.90A | YES | 14.99A | 45.2 |
| | 0.01Y | 0.91A | 0.04Q | 0.92A | YES | 15.67A | 45.2 |
| 64.46 | ..... | | | | | | |
| | 0.01Y | 0.91A | 0.04K | 0.92A | YES | 15.67A | 45.2 |
| | 0.01Y | 0.94A | 0.04K | 0.95A | YES | 16.36A | 45.2 |
| 58.86 | ..... | | | | | | |
| | 0.01Y | 0.94A | 0.04Q | 0.95A | YES | 16.36A | 45.2 |
| | 0.01Y | 0.97A | 0.04Q | 0.99A | YES | 17.05A | 45.2 |
| 53.25 | ..... | | | | | | |
| | 0.01Y | 0.73A | 0.03R | 0.74A | YES | 12.70A | 45.2 |
| | 0.01I | 0.75A | 0.03R | 0.75A | YES | 13.46A | 45.2 |
| 45.00 | ..... | | | | | | |
| | 0.01I | 0.78A | 0.03R | 0.78A | YES | 13.19A | 45.2 |
| | 0.01I | 0.78A | 0.03E | 0.79A | YES | 13.71A | 45.2 |
| 39.37 | ..... | | | | | | |
| | 0.01I | 0.78A | 0.03O | 0.79A | YES | 13.71A | 45.2 |
| | 0.01I | 0.79A | 0.03E | 0.80A | YES | 14.23A | 45.2 |
| 33.75 | ..... | | | | | | |
| | 0.01I | 0.79A | 0.03E | 0.80A | YES | 14.23A | 45.2 |
| | 0.01I | 0.79A | 0.03E | 0.80A | YES | 14.75A | 45.2 |
| 28.12 | ..... | | | | | | |
| | 0.01I | 0.79A | 0.03X | 0.80A | YES | 14.75A | 45.2 |
| | 0.01Y | 0.79A | 0.03X | 0.80A | YES | 15.26A | 45.2 |
| 22.50 | ..... | | | | | | |
| | 0.01Y | 0.79A | 0.03X | 0.80A | YES | 15.26A | 45.2 |
| | 0.01Y | 0.79A | 0.03X | 0.80A | YES | 15.78A | 45.2 |
| 16.87 | ..... | | | | | | |
| | 0.01Y | 0.79A | 0.03X | 0.80A | YES | 15.78A | 45.2 |
| | 0.01Y | 0.80A | 0.02X | 0.80A | YES | 16.30A | 45.2 |
| 11.25 | ..... | | | | | | |
| | 0.01Y | 0.80A | 0.02X | 0.80A | YES | 16.30A | 45.2 |
| | 0.01Y | 0.80A | 0.02E | 0.81A | YES | 16.82A | 45.2 |
| 5.62 | ..... | | | | | | |
| | 0.01Y | 0.80A | 0.02E | 0.81A | YES | 16.82A | 45.2 |
| | 0.01Y | 0.80A | 0.02E | 0.81A | YES | 17.33A | 45.2 |
| 0.00 | ..... | | | | | | |

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)
==========

| DOWN | SHEAR.w.r.t.WIND.DIR | | | MOMENT.w.r.t.WIND.DIR | | TORSION |
|---|---|---|---|---|---|---|
| | ALONG | ACROSS | | ALONG | ACROSS | |
| kip | kip | kip | | ft-kip | ft-kip | ft-kip |
| 111.70 | 157.12 | 0.43 | | -16376.97 | 33.69 | 1.59 |
| Y | X | F | | A | L | E |

145' Monopine / Hunters Ridge, FL

********** Service Load Condition **********

* Only 1 condition(s) shown in full

LOADING CONDITION A

60 mph wind with no ice. Wind Azimuth: 0° (1.0 D + 1.0 Wo)

LOADS ON POLE

| LOAD TYPE | ELEV ft | APPLY..LOAD..AT RADIUS ft | AZI | LOAD AZI | .....FORCES..... HORIZ kip | DOWN kip | .....MOMENTS..... VERTICAL ft-kip | TORSNAL ft-kip |
|---|---|---|---|---|---|---|---|---|
| C | 145.500 | 0.00 | 0.0 | 0.0 | 0.2953 | 0.2500 | 0.0000 | 0.0000 |
| C | 142.000 | 0.00 | 0.0 | 0.0 | 0.0034 | 0.0056 | 0.0000 | 0.0000 |
| C | 140.500 | 0.00 | 0.0 | 0.0 | 0.2932 | 0.2500 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 2.1239 | 9.4800 | 0.0000 | 0.0000 |
| C | 139.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.7347 | 0.0000 | 0.0000 |
| C | 135.500 | 0.00 | 0.0 | 0.0 | 0.5819 | 0.5000 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0085 | 0.0140 | 0.0000 | 0.0000 |
| C | 130.500 | 0.00 | 0.0 | 0.0 | 0.5774 | 0.5000 | 0.0000 | 0.0000 |
| C | 129.000 | 0.00 | 0.0 | 0.0 | 2.0524 | 8.9430 | 0.0000 | 0.0000 |
| C | 129.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.6099 | 0.0000 | 0.0000 |
| C | 125.500 | 0.00 | 0.0 | 0.0 | 0.5727 | 0.5000 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0083 | 0.0140 | 0.0000 | 0.0000 |
| C | 120.500 | 0.00 | 0.0 | 0.0 | 0.5678 | 0.5000 | 0.0000 | 0.0000 |
| C | 119.000 | 0.00 | 0.0 | 0.0 | 2.0181 | 8.9430 | 0.0000 | 0.0000 |
| C | 119.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.4851 | 0.0000 | 0.0000 |
| C | 115.500 | 0.00 | 0.0 | 0.0 | 0.5628 | 0.5000 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0082 | 0.0140 | 0.0000 | 0.0000 |
| C | 110.500 | 0.00 | 0.0 | 0.0 | 0.5576 | 0.5000 | 0.0000 | 0.0000 |
| C | 105.500 | 0.00 | 0.0 | 0.0 | 0.5523 | 0.5000 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0080 | 0.0140 | 0.0000 | 0.0000 |
| C | 100.500 | 0.00 | 0.0 | 0.0 | 0.5467 | 0.5000 | 0.0000 | 0.0000 |
| C | 95.500 | 0.00 | 0.0 | 0.0 | 0.5409 | 0.5000 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0079 | 0.0140 | 0.0000 | 0.0000 |
| C | 90.500 | 0.00 | 0.0 | 0.0 | 0.5944 | 0.5000 | 0.0000 | 0.0000 |
| C | 85.500 | 0.00 | 0.0 | 0.0 | 0.5874 | 0.5000 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0077 | 0.0140 | 0.0000 | 0.0000 |
| C | 80.500 | 0.00 | 0.0 | 0.0 | 0.5801 | 0.5000 | 0.0000 | 0.0000 |
| C | 75.500 | 0.00 | 0.0 | 0.0 | 0.5724 | 0.5000 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0075 | 0.0140 | 0.0000 | 0.0000 |
| C | 70.500 | 0.00 | 0.0 | 0.0 | 0.5643 | 0.5000 | 0.0000 | 0.0000 |
| C | 65.500 | 0.00 | 0.0 | 0.0 | 0.5558 | 0.5000 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0073 | 0.0140 | 0.0000 | 0.0000 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| C | 60.500 | 0.00 | 0.0 | 0.0 | 0.5467 | 0.5000 | 0.0000 | 0.0000 |
| C | 56.500 | 0.00 | 0.0 | 0.0 | 0.4312 | 0.4000 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0070 | 0.0140 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0067 | 0.0140 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0064 | 0.0140 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0059 | 0.0140 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0053 | 0.0140 | 0.0000 | 0.0000 |
| D | 144.000 | 0.00 | 180.0 | 0.0 | 0.0146 | 0.0932 | 0.0000 | 0.0000 |
| D | 137.500 | 0.00 | 180.0 | 0.0 | 0.0146 | 0.0932 | 0.0000 | 0.0000 |
| D | 137.500 | 0.00 | 180.0 | 0.0 | 0.0160 | 0.1033 | 0.0000 | 0.0000 |
| D | 131.000 | 0.00 | 180.0 | 0.0 | 0.0160 | 0.1033 | 0.0000 | 0.0000 |
| D | 131.000 | 0.00 | 180.0 | 0.0 | 0.0174 | 0.1135 | 0.0000 | 0.0000 |
| D | 124.500 | 0.00 | 180.0 | 0.0 | 0.0174 | 0.1135 | 0.0000 | 0.0000 |
| D | 124.500 | 0.00 | 180.0 | 0.0 | 0.0187 | 0.1237 | 0.0000 | 0.0000 |
| D | 118.000 | 0.00 | 180.0 | 0.0 | 0.0187 | 0.1237 | 0.0000 | 0.0000 |
| D | 118.000 | 0.00 | 180.0 | 0.0 | 0.0200 | 0.1339 | 0.0000 | 0.0000 |
| D | 111.500 | 0.00 | 180.0 | 0.0 | 0.0200 | 0.1339 | 0.0000 | 0.0000 |
| D | 111.500 | 0.00 | 180.0 | 0.0 | 0.0213 | 0.1441 | 0.0000 | 0.0000 |
| D | 105.000 | 0.00 | 180.0 | 0.0 | 0.0213 | 0.1441 | 0.0000 | 0.0000 |
| D | 105.000 | 0.00 | 180.0 | 0.0 | 0.0225 | 0.1543 | 0.0000 | 0.0000 |
| D | 98.500 | 0.00 | 180.0 | 0.0 | 0.0225 | 0.1543 | 0.0000 | 0.0000 |
| D | 98.500 | 0.00 | 180.0 | 0.0 | 0.0236 | 0.4057 | 0.0000 | 0.0000 |
| D | 92.500 | 0.00 | 180.0 | 0.0 | 0.0236 | 0.4057 | 0.0000 | 0.0000 |
| D | 92.500 | 0.00 | 180.0 | 0.0 | 0.0242 | 0.2553 | 0.0000 | 0.0000 |
| D | 86.893 | 0.00 | 180.0 | 0.0 | 0.0242 | 0.2553 | 0.0000 | 0.0000 |
| D | 86.893 | 0.00 | 180.0 | 0.0 | 0.0252 | 0.2685 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0289 | 0.3344 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0293 | 0.8092 | 0.0000 | 0.0000 |
| D | 45.000 | 0.00 | 180.0 | 0.0 | 0.0293 | 0.8092 | 0.0000 | 0.0000 |
| D | 45.000 | 0.00 | 180.0 | 0.0 | 0.0297 | 0.4803 | 0.0000 | 0.0000 |
| D | 11.250 | 0.00 | 180.0 | 0.0 | 0.0282 | 0.5684 | 0.0000 | 0.0000 |
| D | 11.250 | 0.00 | 180.0 | 0.0 | 0.0286 | 0.5861 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 0.0 | 0.0294 | 0.6037 | 0.0000 | 0.0000 |

==========

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

| MAST ELEV ft | DEFLECTIONS (ft) HORIZONTAL ALONG | HORIZONTAL ACROSS | DOWN | ROTATIONS (deg) TILT ALONG | TILT ACROSS | TWIST |
|---|---|---|---|---|---|---|
| 144.0 | 1.12E | 0.00H | 0.02B | 0.89D | 0.00C | 0.00B |
| 137.5 | 1.02E | 0.00H | 0.01B | 0.88D | 0.00C | 0.00B |
| 131.0 | 0.92E | 0.00H | 0.01B | 0.87D | 0.00C | 0.00B |
| 124.5 | 0.82E | 0.00H | 0.01B | 0.84D | 0.00C | 0.00B |
| 118.0 | 0.73E | 0.00H | 0.01B | 0.81D | 0.00C | 0.00B |
| 111.5 | 0.64E | 0.00H | 0.01B | 0.75E | 0.00C | 0.00B |
| 105.0 | 0.56E | 0.00H | 0.01H | 0.69E | 0.00C | 0.00B |
| 98.5 | 0.48E | 0.00H | 0.01H | 0.63E | 0.00H | 0.00B |
| 92.5 | 0.42E | 0.00H | 0.00H | 0.58E | 0.00H | 0.00B |
| 86.9 | 0.36E | 0.00H | 0.00H | 0.54E | 0.00H | 0.00B |
| 81.3 | 0.31E | 0.00H | 0.00H | 0.50E | 0.00H | 0.00B |
| 75.7 | 0.27E | 0.00H | 0.00H | 0.45E | 0.00H | 0.00B |

| | | | | | | |
|---|---|---|---|---|---|---|
| 70.1 | 0.23E | 0.00H | 0.00H | 0.41E | 0.00H | 0.00B |
| 64.5 | 0.19E | 0.00H | 0.00B | 0.36E | 0.00H | 0.00B |
| 58.9 | 0.15E | 0.00H | 0.00B | 0.32E | 0.00H | 0.00B |
| 53.2 | 0.12E | 0.00H | 0.00B | 0.28E | 0.00H | 0.00B |
| 45.0 | 0.09E | 0.00H | 0.00B | 0.23E | 0.00H | 0.00B |
| 39.4 | 0.07E | 0.00H | 0.00B | 0.20E | 0.00H | 0.00B |
| 33.7 | 0.05E | 0.00H | 0.00B | 0.17E | 0.00H | 0.00B |
| 28.1 | 0.03E | 0.00H | 0.00H | 0.14E | 0.00H | 0.00B |
| 22.5 | 0.02E | 0.00H | 0.00H | 0.11E | 0.00H | 0.00B |
| 16.9 | 0.01E | 0.00H | 0.00H | 0.08E | 0.00H | 0.00B |
| 11.2 | 0.01E | 0.00H | 0.00H | 0.05E | 0.00H | 0.00B |
| 5.6 | 0.00E | 0.00H | 0.00A | 0.03E | 0.00H | 0.00B |
| 0.0 | 0.00A | 0.00A | 0.00A | 0.00A | 0.00A | 0.00A |

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

| MAST ELEV ft | TOTAL AXIAL kip | SHEAR.w.r.t.WIND.DIR ALONG kip | ACROSS kip | MOMENT.w.r.t.WIND.DIR ALONG ft-kip | ACROSS ft-kip | TORSION ft-kip |
|---|---|---|---|---|---|---|
| 144.0 | | | | | | |
| | 0.25 I | 0.30 B | 0.00 I | -0.45 A | 0.00 B | 0.00 H |
| | 12.33 I | 2.81 B | 0.00 I | -7.08 D | -0.01 I | 0.00 C |
| 137.5 | | | | | | |
| | 12.33 F | 2.82 A | 0.00 I | -7.09 K | -0.01 F | 0.00 H |
| | 13.51 F | 3.51 A | 0.00 I | -29.66 A | -0.03 I | 0.00 B |
| 131.0 | | | | | | |
| | 13.51 F | 3.52 D | -0.01 B | -29.66 D | -0.04 I | 0.00 I |
| | 25.82 F | 6.84 D | -0.01 B | -68.25 D | -0.07 I | 0.00 B |
| 124.5 | | | | | | |
| | 25.82 A | 6.84 D | 0.01 I | -68.27 D | -0.07 F | 0.00 B |
| | 37.55 A | 9.55 D | 0.01 I | -119.19 D | -0.12 I | 0.00 B |
| 118.0 | | | | | | |
| | 37.55 A | 9.55 A | 0.01 F | -119.18 D | -0.11 I | 0.00 B |
| | 38.93 A | 10.25 A | 0.01 F | -187.30 D | -0.17 F | 0.00 B |
| 111.5 | | | | | | |
| | 38.93 A | 10.25 B | 0.01 L | -187.31 D | -0.17 F | 0.00 B |
| | 40.87 A | 11.50 B | 0.01 L | -260.94 D | -0.20 F | 0.00 B |
| 105.0 | | | | | | |
| | 40.88 E | 11.51 B | 0.01 L | -260.94 D | -0.21 F | 0.00 B |
| | 42.39 E | 12.20 B | 0.01 L | -340.35 D | 0.28 K | -0.01 B |
| 98.5 | | | | | | |
| | 42.39 L | 12.21 A | -0.01 K | -340.37 D | 0.28 K | -0.01 B |
| | 45.33 L | 12.90 A | -0.01 K | -418.38 A | 0.35 K | -0.01 B |
| 92.5 | | | | | | |
| | 45.33 A | 12.90 A | 0.02 H | -418.37 D | 0.36 K | -0.01 B |

```
         47.27 A     13.63 A      0.02 H   -495.77 A      0.46 C     -0.01 B
  86.9   ..........................................................................
         47.27 L     13.63 C     -0.03 C   -495.77 A      0.47 C     -0.01 B

         49.32 L     14.37 C     -0.03 C   -577.50 A      0.64 C     -0.01 B
  81.3   ..........................................................................
         49.32 L     14.35 E     -0.03 C   -577.52 A      0.62 C     -0.01 B

         51.41 L     15.08 E     -0.03 C   -663.41 A      0.80 C     -0.01 B
  75.7   ..........................................................................
         51.41 A     15.09 H      0.05 H   -663.40 A      0.83 C     -0.01 B

         54.09 A     16.39 H      0.05 H   -753.96 A      0.96 C     -0.01 B
  70.1   ..........................................................................
         54.09 A     16.39 C      0.05 H   -753.96 A      1.00 C     -0.01 B

         56.32 A     17.11 C      0.05 H   -848.90 H      1.23 C     -0.02 B
  64.5   ..........................................................................
         56.32 A     17.12 E      0.06 H   -848.92 H      1.24 C     -0.02 B

         58.61 A     17.83 E      0.06 H   -947.91 E      1.47 C     -0.02 B
  58.9   ..........................................................................
         58.61 A     17.82 L      0.05 H   -947.91 E      1.47 C     -0.02 B

         60.86 A     18.41 L      0.05 H  -1051.35 E     -1.68 H     -0.02 B
  53.2   ..........................................................................
         60.86 A     18.41 E      0.05 H  -1051.33 E     -1.70 H     -0.02 B

         67.54 A     18.66 E      0.05 H  -1206.59 E     -2.08 H     -0.02 B
  45.0   ..........................................................................
         67.55 A     18.65 H      0.05 H  -1206.61 E     -2.09 H     -0.02 B

         70.30 A     18.81 H      0.05 H  -1313.44 E     -2.37 H     -0.02 B
  39.4   ..........................................................................
         70.30 A     18.82 E      0.06 H  -1313.44 E     -2.36 H     -0.02 B

         73.14 A     18.99 E      0.06 H  -1421.06 E     -2.68 H     -0.02 B
  33.7   ..........................................................................
         73.14 A     18.98 L      0.05 H  -1421.06 E     -2.69 H     -0.02 B

         76.04 A     19.15 L      0.05 H  -1529.39 E     -2.97 H     -0.02 B
  28.1   ..........................................................................
         76.04 A     19.16 E      0.05 H  -1529.40 E     -2.98 H     -0.02 B

         79.05 A     19.33 E      0.05 H  -1638.60 E     -3.29 H     -0.03 B
  22.5   ..........................................................................
         79.05 A     19.33 H      0.05 H  -1638.60 E     -3.29 H     -0.03 B

         82.12 A     19.50 H      0.05 H  -1748.45 E     -3.57 H     -0.03 B
  16.9   ..........................................................................
         82.12 A     19.49 E      0.05 H  -1748.46 E     -3.58 H     -0.03 B

         85.29 A     19.66 E      0.05 H  -1859.11 E     -3.88 H     -0.03 B
  11.2   ..........................................................................
         85.29 A     19.66 E      0.05 H  -1859.11 E     -3.88 H     -0.03 B

         88.61 A     19.82 E      0.05 H  -1970.47 E     -4.16 H     -0.03 B
   5.6   ..........................................................................
         88.61 A     19.82 E      0.05 H  -1970.47 E     -4.16 H     -0.03 B

         91.98 A     19.98 E      0.05 H  -2082.53 E     -4.45 H     -0.03 B
-------------------------------------------------------------------------------
 base
 reaction   91.98 A    -19.98 E     -0.05 H   2082.53 E      4.45 H      0.03 B
-------------------------------------------------------------------------------


 COMPLIANCE WITH 4.8.2 & 4.5.4
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==========

| ELEV ft | AXIAL | BENDING | SHEAR + TORSIONAL | TOTAL | SATISFIED | D/t(w/t) | MAX ALLOWED |
|---|---|---|---|---|---|---|---|
| 144.00 | | | | | | | |
| | 0.00I | 0.00A | 0.00B | 0.00A | YES | 9.40A | 45.2 |
| | 0.01I | 0.01D | 0.00B | 0.01D | YES | 10.60A | 45.2 |
| 137.50 | | | | | | | |
| | 0.01F | 0.01K | 0.00A | 0.01K | YES | 10.60A | 45.2 |
| | 0.01F | 0.02A | 0.00A | 0.03A | YES | 11.80A | 45.2 |
| 131.00 | | | | | | | |
| | 0.01F | 0.02D | 0.00D | 0.03D | YES | 11.80A | 45.2 |
| | 0.01F | 0.04D | 0.01D | 0.05D | YES | 12.99A | 45.2 |
| 124.50 | | | | | | | |
| | 0.01A | 0.04D | 0.01D | 0.05D | YES | 12.99A | 45.2 |
| | 0.01A | 0.07D | 0.01D | 0.08D | YES | 14.19A | 45.2 |
| 118.00 | | | | | | | |
| | 0.01A | 0.07D | 0.01A | 0.08D | YES | 14.19A | 45.2 |
| | 0.01A | 0.09D | 0.01A | 0.10D | YES | 15.38A | 45.2 |
| 111.50 | | | | | | | |
| | 0.01A | 0.09D | 0.01B | 0.10D | YES | 15.38A | 45.2 |
| | 0.01A | 0.11D | 0.01B | 0.12D | YES | 16.58A | 45.2 |
| 105.00 | | | | | | | |
| | 0.01E | 0.11D | 0.01B | 0.12D | YES | 16.58A | 45.2 |
| | 0.01E | 0.12D | 0.01B | 0.14D | YES | 17.78A | 45.2 |
| 98.50 | | | | | | | |
| | 0.01L | 0.08D | 0.00A | 0.09D | YES | 11.73A | 45.2 |
| | 0.01L | 0.09A | 0.00A | 0.10A | YES | 12.47A | 45.2 |
| 92.50 | | | | | | | |
| | 0.01A | 0.09D | 0.00A | 0.10D | YES | 12.23A | 45.2 |
| | 0.01A | 0.10A | 0.00A | 0.11A | YES | 12.92A | 45.2 |
| 86.89 | | | | | | | |
| | 0.01L | 0.10A | 0.00C | 0.11A | YES | 12.92A | 45.2 |
| | 0.01L | 0.10A | 0.00C | 0.11A | YES | 13.61A | 45.2 |
| 81.29 | | | | | | | |
| | 0.01L | 0.10A | 0.00E | 0.11A | YES | 13.61A | 45.2 |
| | 0.01L | 0.11A | 0.00E | 0.12A | YES | 14.30A | 45.2 |
| 75.68 | | | | | | | |
| | 0.01A | 0.11A | 0.00H | 0.12A | YES | 14.30A | 45.2 |
| | 0.01A | 0.11A | 0.00H | 0.12A | YES | 14.99A | 45.2 |
| 70.07 | | | | | | | |
| | 0.01A | 0.11A | 0.00C | 0.12A | YES | 14.99A | 45.2 |
| | 0.01A | 0.12H | 0.00C | 0.12H | YES | 15.67A | 45.2 |
| 64.46 | | | | | | | |
| | 0.01A | 0.12H | 0.00E | 0.12H | YES | 15.67A | 45.2 |
| | 0.01A | 0.12E | 0.01E | 0.13E | YES | 16.36A | 45.2 |
| 58.86 | | | | | | | |
| | 0.01A | 0.12E | 0.00L | 0.13E | YES | 16.36A | 45.2 |
| | 0.01A | 0.12E | 0.01L | 0.13E | YES | 17.05A | 45.2 |
| 53.25 | | | | | | | |
| | 0.01A | 0.09E | 0.00E | 0.10E | YES | 12.70A | 45.2 |

```
           0.01A     0.09E     0.00E     0.10E     YES      13.46A       45.2
 45.00  ..........................................................................
           0.01A     0.10E     0.00E     0.11E     YES      13.19A       45.2

           0.01A     0.10E     0.00E     0.11E     YES      13.71A       45.2
 39.37  ..........................................................................
           0.01A     0.10E     0.00E     0.11E     YES      13.71A       45.2

           0.01A     0.10E     0.00E     0.11E     YES      14.23A       45.2
 33.75  ..........................................................................
           0.01A     0.10E     0.00E     0.11E     YES      14.23A       45.2

           0.01A     0.10E     0.00E     0.11E     YES      14.75A       45.2
 28.12  ..........................................................................
           0.01A     0.10E     0.00E     0.11E     YES      14.75A       45.2

           0.01A     0.10E     0.00E     0.11E     YES      15.26A       45.2
 22.50  ..........................................................................
           0.01A     0.10E     0.00H     0.11E     YES      15.26A       45.2

           0.01A     0.10E     0.00H     0.11E     YES      15.78A       45.2
 16.87  ..........................................................................
           0.01A     0.10E     0.00E     0.11E     YES      15.78A       45.2

           0.01A     0.10E     0.00E     0.11E     YES      16.30A       45.2
 11.25  ..........................................................................
           0.01A     0.10E     0.00E     0.11E     YES      16.30A       45.2

           0.01A     0.10E     0.00E     0.11E     YES      16.82A       45.2
  5.62  ..........................................................................
           0.01A     0.10E     0.00E     0.11E     YES      16.82A       45.2

           0.01A     0.10E     0.00E     0.11E     YES      17.33A       45.2
  0.00  ..........................................................................

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)
====================================================

    DOWN    SHEAR.w.r.t.WIND.DIR   MOMENT.w.r.t.WIND.DIR     TORSION
               ALONG      ACROSS       ALONG      ACROSS
     kip         kip         kip      ft-kip      ft-kip      ft-kip

   91.98       19.98        0.05    -2082.53       -4.45       -0.03
      A           E           H           E           H           B


================================================================================
```

**Seismic Load Effects**
**Equivalent Lateral Force Procedure**
**ANSI/TIA-222-H**

| **Parameters** | |
|---|---|
| Risk Category | II |
| R | 1.500 |
| $S_S$ | 0.046 |
| $S_1$ | 0.023 |
| Site Class | E |
| $T_L$ (sec) | 8.000 |
| $F_a$ | 2.400 |
| $F_v$ | 4.200 |
| $S_{MS}$ | 0.110 |
| $S_{M1}$ | 0.097 |
| $S_{DS}$ | 0.074 |
| $S_{D1}$ | 0.064 |
| $T_s$ | 0.865 |
| $I_e$ | 1.000 |
| Ω | 1.500 |
| $C_S$ | 0.030 |
| E (ksi) | 29,000 |
| $I_{top}$ ($in^4$) | 1,525 |
| $I_{bot}$ ($in^4$) | 130,889 |
| $I_{avg}$ ($in^4$) | 66,207 |
| g ($in/s^2$) | 386.4 |
| $W_t$ (kips) | 91.948 |
| $W_u$ (kips) | 27.366 |
| $W_L$ (kips) | 64.582 |
| $L_p$ (in) | 1728 |
| $f_1$ (Hertz) | 0.506 |
| T (sec) | 1.975 |
| $k_e$ | 1.7375 |
| $V_s$ (kips) | 2.758 |
| Seismic Design Category | A |

**Vertical Distribution of Seismic Forces**

| Description | $h_i$ (ft.) | $w_i$ (kips) | $W_u$ (kips) | $w_i h_i^{ke}$ | $F_{sz}$ or $E_h$ (kips) | $E_V$ (kips) | 1.2 D + 1.0 $E_V$ (kips) | 0.9 D - 1.0 $E_V$ (kips) |
|---|---|---|---|---|---|---|---|---|
| Branches Load | 145.50 | 0.2500 | 0.0000 | 1,431.9058 | 0.0165 | 0.0037 | 0.3037 | 0.2213 |
| Step Bolts Load | 142.00 | 0.0056 | 0.0000 | 30.7460 | 0.0004 | 0.0001 | 0.0068 | 0.0049 |
| Branches Load | 140.50 | 0.2500 | 0.0000 | 1,347.4964 | 0.0155 | 0.0037 | 0.3037 | 0.2213 |
| Line Deadload | 139.00 | 1.7347 | 0.0000 | 9,177.2507 | 0.1057 | 0.0257 | 2.1073 | 1.5355 |
| Mount/Antenna Load | 139.00 | 9.4800 | 9.4800 | 50,152.9580 | 0.5777 | 0.1403 | 11.5163 | 8.3917 |
| Branches Load | 135.50 | 0.5000 | 0.0000 | 2,530.5477 | 0.0291 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 135.00 | 0.0140 | 0.0000 | 70.4017 | 0.0008 | 0.0002 | 0.0170 | 0.0124 |
| Branches Load | 130.50 | 0.5000 | 0.0000 | 2,370.5181 | 0.0273 | 0.0074 | 0.6074 | 0.4426 |
| Line Deadload | 129.00 | 1.6099 | 0.0000 | 7,480.8082 | 0.0862 | 0.0238 | 1.9557 | 1.4251 |
| Mount/Antenna Load | 129.00 | 8.9430 | 8.9430 | 41,555.9153 | 0.4786 | 0.1324 | 10.8640 | 7.9163 |
| Branches Load | 125.50 | 0.5000 | 0.0000 | 2,214.9477 | 0.0255 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 125.00 | 0.0140 | 0.0000 | 61.5899 | 0.0007 | 0.0002 | 0.0170 | 0.0124 |
| Branches Load | 120.50 | 0.5000 | 0.0000 | 2,063.8826 | 0.0238 | 0.0074 | 0.6074 | 0.4426 |
| Line Deadload | 119.00 | 1.4851 | 0.0000 | 5,998.1669 | 0.0691 | 0.0220 | 1.8041 | 1.3146 |
| Mount/Antenna Load | 119.00 | 8.9430 | 8.9430 | 36,119.8615 | 0.4160 | 0.1324 | 10.8640 | 7.9163 |
| Structure - Section 1 | 118.25 | 6.5952 | 0.0000 | 26,346.3203 | 0.3035 | 0.0976 | 8.0118 | 5.8381 |
| Branches Load | 115.50 | 0.5000 | 0.0000 | 1,917.3712 | 0.0221 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 115.00 | 0.0140 | 0.0000 | 53.2832 | 0.0006 | 0.0002 | 0.0170 | 0.0124 |
| Branches Load | 110.50 | 0.5000 | 0.0000 | 1,775.4644 | 0.0205 | 0.0074 | 0.6074 | 0.4426 |
| Branches Load | 105.50 | 0.5000 | 0.0000 | 1,638.2160 | 0.0189 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 105.00 | 0.0140 | 0.0000 | 45.4930 | 0.0005 | 0.0002 | 0.0170 | 0.0124 |
| Branches Load | 100.50 | 0.5000 | 0.0000 | 1,505.6830 | 0.0173 | 0.0074 | 0.6074 | 0.4426 |
| Branches Load | 95.50 | 0.5000 | 0.0000 | 1,377.9259 | 0.0159 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 95.00 | 0.0140 | 0.0000 | 38.2316 | 0.0004 | 0.0002 | 0.0170 | 0.0124 |
| Branches Load | 90.50 | 0.5000 | 0.0000 | 1,255.0092 | 0.0145 | 0.0074 | 0.6074 | 0.4426 |
| Branches Load | 85.50 | 0.5000 | 0.0000 | 1,137.0017 | 0.0131 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 85.00 | 0.0140 | 0.0000 | 31.5133 | 0.0004 | 0.0002 | 0.0170 | 0.0124 |
| Branches Load | 80.50 | 0.5000 | 0.0000 | 1,023.9773 | 0.0118 | 0.0074 | 0.6074 | 0.4426 |
| Branches Load | 75.50 | 0.5000 | 0.0000 | 916.0155 | 0.0106 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 75.00 | 0.0140 | 0.0000 | 25.3540 | 0.0003 | 0.0002 | 0.0170 | 0.0124 |
| Structure - Section 2 | 71.75 | 15.8722 | 0.0000 | 26,615.0746 | 0.3066 | 0.2349 | 19.2815 | 14.0501 |
| Branches Load | 70.50 | 0.5000 | 0.0000 | 813.2023 | 0.0094 | 0.0074 | 0.6074 | 0.4426 |
| Branches Load | 65.50 | 0.5000 | 0.0000 | 715.6312 | 0.0082 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 65.00 | 0.0140 | 0.0000 | 19.7727 | 0.0002 | 0.0002 | 0.0170 | 0.0124 |
| Branches Load | 60.50 | 0.5000 | 0.0000 | 623.4046 | 0.0072 | 0.0074 | 0.6074 | 0.4426 |

**Seismic Load Effects**
**Equivalent Lateral Force Procedure**
**ANSI/TIA-222-H**

**Vertical Distribution of Seismic Forces**

| Description | $h_i$ (ft.) | $w_i$ (kips) | $W_u$ (kips) | $w_i h_i^{ke}$ | $F_{sz}$ or $E_h$ (kips) | $E_V$ (kips) | 1.2 D + 1.0 $E_V$ (kips) | 0.9 D - 1.0 $E_V$ (kips) |
|---|---|---|---|---|---|---|---|---|
| Branches Load | 56.50 | 0.5000 | 0.0000 | 553.5466 | 0.0064 | 0.0074 | 0.6074 | 0.4426 |
| Step Bolts Load | 55.00 | 0.0140 | 0.0000 | 14.7914 | 0.0002 | 0.0002 | 0.0170 | 0.0124 |
| Step Bolts Load | 45.00 | 0.0140 | 0.0000 | 10.4372 | 0.0001 | 0.0002 | 0.0170 | 0.0124 |
| Step Bolts Load | 35.00 | 0.0140 | 0.0000 | 6.7444 | 0.0001 | 0.0002 | 0.0170 | 0.0124 |
| Structure - Section 3 | 26.62 | 28.0968 | 0.0000 | 8,413.0961 | 0.0969 | 0.4158 | 34.1320 | 24.8713 |
| Step Bolts Load | 25.00 | 0.0140 | 0.0000 | 3.7588 | 0.0000 | 0.0002 | 0.0170 | 0.0124 |
| Step Bolts Load | 15.00 | 0.0140 | 0.0000 | 1.5473 | 0.0000 | 0.0002 | 0.0170 | 0.0124 |
| | Σ | 91.95 | 27.3660 | 239,484.86 | 2.76 | 1.36 | 111.70 | 81.39 |

SO#: 563498
Site Name: Hunters Ridge, FL
Date: 7/3/2025

# Round Flange Plate and Bolts per ANSI/TIA 222-H
## Elevation = 144 feet

### Pole Data

| | | |
|---|---|---|
| Diameter: | 22 | in |
| Thickness: | 0.375 | in |
| Yield (Fy): | 65 | ksi |
| # of Sides: | 18 | "0" IF Round |
| Strength (Fu): | 80 | ksi |

### Reactions

| | | |
|---|---|---|
| Moment, Mu: | 842.8 | ft-kips |
| Axial, Pu: | 0 | kips |
| Shear, Vu: | 0 | kips |

### Bolt Data

| | | | |
|---|---|---|---|
| Quantity: | 14 | | |
| Diameter: | 1.5 | in | |
| Bolt Material: | A325 | | |
| Strength (Fu): | 105 | ksi | |
| Yield (Fy): | 81 | ksi | |
| BC Diam. (in): | 26.5 | BC Override: | |

### Flange Bolt Results

| | | |
|---|---|---|
| Allowable Φ*Rnt: | 111.04 | kips |
| Adjusted Φ*Rnt (due to shear): | 111.04 | kips |
| Maximum Bolt Tension: | 109.04 | kips |
| Bolt Interaction Ratio: | **98.2%** | **Pass** |

### Plate Data

| | | | |
|---|---|---|---|
| Diameter (in): | 30.25 | Dia. Override: | |
| Thickness: | 1.75 | in | |
| Center Hole Diam.: | 15 | in | |
| Yield (Fy): | 50 | ksi | |
| Single-Rod B-eff: | 4.99 | in | |
| Drain Hole: | 1 | in. diameter | |
| Drain Location: | 9.75 | in. center of pole to center of drain hole | |

### Flange Plate Results

| | | |
|---|---|---|
| Compression Side Plate (Mu/Z): | 38.0 | ksi |
| Allowable Φ*Fy: | 45.0 | ksi |
| Compr. Plate Interaction Ratio: | **84.4%** | **Pass** |

SO#: 563498
Site Name: Hunters Ridge, FL
Date: 7/3/2025

# Round Base Plate and Anchor Rods, per ANSI/TIA 222-H

## Pole Data

| | | |
|---|---|---|
| Diameter: | 76.470 | in (flat to flat) |
| Thickness: | 0.75 | in |
| Yield (Fy): | 65 | ksi |
| # of Sides: | 18 | "0" IF Round |
| Strength (Fu): | 80 | ksi |

## Reactions

| | | |
|---|---|---|
| Moment, Mu: | 16376.97 | ft-kips |
| Axial, Pu: | 110.4 | kips |
| Shear, Vu: | 156.96 | kips |

## Anchor Rod Data

| | | | |
|---|---|---|---|
| Quantity: | 40 | | |
| Diameter: | 2.25 | in | |
| Rod Material: | A615 | | |
| Strength (Fu): | 100 | ksi | |
| Yield (Fy): | 75 | ksi | |
| BC Diam. (in): | 84.5 | BC Override: | 84.5 |

## Plate Data

| | | | |
|---|---|---|---|
| Diameter (in): | 90.25 | Dia. Override: | 90.25 |
| Thickness: | 3 | in | |
| Yield (Fy): | 50 | ksi | |
| Eff Width/Rod: | 6.07 | in | |
| Drain Hole: | 2.625 | in. diameter | |
| Drain Location: | 36 | in. center of pole to center of drain hole | |
| Center Hole: | 64 | in. diameter | |

## Anchor Rod Results

(per 4.9.9)

| | | |
|---|---|---|
| Maximum Put: | 230.50 | Kips |
| Φt*Rnt: | 243.75 | Kips |
| Vu: | 3.92 | Kips |
| Φv*Rnv: | 149.10 | Kips |
| Tension Interaction Ratio: | 0.89 | |
| Maximum Puc: | 235.33 | Kips |
| Φc*Rnc: | 268.39 | Kips |
| Vu: | 3.92 | Kips |
| Φc*Rnvc: | 120.77 | Kips |
| Compression Interaction Ratio: | 0.88 | |
| Maximum Interaction Ratio: | **89.5%** | **Pass** |

## Base Plate Results

| | | | |
|---|---|---|---|
| Base Plate (Mu/Z): | 42.9 | ksi | |
| Allowable Φ*Fy: | 45.0 | ksi | (per AISC) |
| Base Plate Interaction Ratio: | **95.4%** | **Pass** | |

**MAT FOUNDATION DESIGN BY SABRE INDUSTRIES**

145' Monopine DIAMOND COMMUNICATIONS LLC Hunters Ridge, FL (563498) 07/03/25 KJT

| | | | |
|---|---|---|---|
| **Overall Loads:** | | | |
| Factored Moment (ft-kips) | 16376.97 | | |
| Factored Axial (kips) | 110.40 | | |
| Factored Shear (kips) | 156.96 | | |
| Bearing Design Strength (ksf) | 4.5 | Max. Net Bearing Press. (ksf) | 4.25 |
| Water Table Below Grade (ft) | 7 | | |
| Width of Mat (ft) | 37.5 | Allowable Bearing Pressure (ksf) | 2.00 |
| Thickness of Mat (ft) | 2.5 | Safety Factor | 3.00 |
| Depth to Bottom of Slab (ft) | 8 | Ultimate Bearing Pressure (ksf) | 6.00 |
| Quantity of Bolts in Bolt Circle | 40 | Bearing Φs | 0.75 |
| Bolt Circle Diameter (in) | 84.5 | | |
| Effective Anchor Bolt Embedment (in) | 90.5 | | |
| Diameter of Pier (ft) | 9 | Minimum Pier Diameter (ft) | 9.00 |
| Ht. of Pier Above Ground (ft) | 0.5 | Equivalent Square b (ft) | 7.98 |
| Ht. of Pier Below Ground (ft) | 5.5 | Square Pier? (Y/N) | N |
| Quantity of Bars in Mat | 88 | | |
| Bar Diameter in Mat (in) | 1.27 | | |
| Area of Bars in Mat ($in^2$) | 111.48 | | |
| Spacing of Bars in Mat (in) | 5.09 | Recommended Spacing (in) | 5 to 12 |
| Quantity of Bars Pier | 54 | | |
| Bar Diameter in Pier (in) | 1.41 | | |
| Tie Bar Diameter in Pier (in) | 0.625 | | |
| Spacing of Ties (in) | 4 | | |
| Area of Bars in Pier ($in^2$) | 84.32 | Minimum Pier $A_s$ ($in^2$) | 45.80 |
| Spacing of Bars in Pier (in) | 5.78 | Recommended Spacing (in) | 5 to 12 |
| f'c (ksi) | 4.5 | | |
| fy (ksi) | 60 | | |
| Unit Wt. of Soil (kcf) | 0.105 | | |
| Unit Wt. of Concrete (kcf) | 0.15 | | |
| Volume of Concrete ($yd^3$) | 144.35 | | |
| **Two-Way Shear Action:** | | | |
| Average d (in) | 25.73 | | |
| $\phi v_c$ (ksi) | 0.201 | $v_u$ (ksi) | 0.171 |
| $\phi v_c = \phi(2 + 4/\beta_c)f'_c{}^{1/2}$ | 0.302 | | |
| $\phi v_c = \phi(\alpha_s d/b_o + 2)f'_c{}^{1/2}$ | 0.207 | J ($in^3$) | 3.107E+07 |
| $\phi v_c = \phi 4 f'_c{}^{1/2}$ | 0.201 | c + d (in) | 121.44 |
| Shear perimeter, $b_o$ (in) | 485.77 | $0.40M_{sc}$ (ft-kips) | 6927.5 |
| $\beta_c$ | 1 | | |
| **One-Way Shear:** | | | |
| $\phi V_c$ (kips) | 1165.1 | $V_u$ (kips) | 849.5 |
| **Stability:** | | | |
| Overturning Design Strength (ft-k) | 22694.9 | Total Applied M (ft-k) | 17711.1 |

**Pier-Slab Transfer by Flexure:**

| | | | |
|---|---|---|---|
| $b_{slab}$ (ft) | 16.50 | | |
| $\phi M_n$ (ft-kips) | 10500.6 | $0.60M_{sc}$ (ft-kips) | 10391.2 |

**Pier Design:**

| | | | |
|---|---|---|---|
| $\phi V_n$ (kips) | 1541.0 | $V_u$ (kips) | 157.0 |
| $\phi V_c=\phi 2(1+N_u/(2000A_g))f'_c{}^{1/2}b_wd$ | 944.6 | | |
| $V_s$ (kips) | 795.2 | *** $V_s$ max = 4 $f'_c{}^{1/2}b_wd$ (kips) | 2503.8 |
| Maximum Spacing (in) | 6.78 | (Only if Shear Ties are Required) | |
| Actual Hook Development (in) | 24.46 | Req'd Hook Development $l_{dh}$ (in) - Tension | 17.66 |
| | | Req'd Hook Development $l_{dc}$ (in) - Compression | 19.04 |

**Flexure in Slab:**

| | | | |
|---|---|---|---|
| $\phi M_n$ (ft-kips) | 11932.6 | $M_u$ (ft-kips) | 8986.5 |
| a (in) | 3.89 | | |
| Steel Ratio | 0.00963 | | |
| $\beta_1$ | 0.825 | | |
| Maximum Steel Ratio ($\rho_t$) | 0.0197 | | |
| Minimum Steel Ratio | 0.0018 | | |
| Rebar Development in Pad (in) | 168.00 | Required Development in Pad (in) | 42.52 |

| Condition | 1 is OK, 0 Fails |
|---|---|
| Maximum Soil Bearing Pressure | 1 |
| Pier Area of Steel | 1 |
| Pier Shear | 1 |
| Interaction Diagram | 1 |
| Two-Way Shear Action | 1 |
| One-Way Shear Action | 1 |
| Overturning | 1 |
| Flexure | 1 |
| Steel Ratio | 1 |
| Length of Development in Pad | 1 |
| Hook Development | 1 |
| Anchor Bolt Pullout | 1 |
| Anchor Bolt Punching Shear | 1 |

```
================================================================================

                    LPile for Windows, Version 2019-11.009

                Analysis of Individual Piles and Drilled Shafts
               Subjected to Lateral Loading Using the p-y Method
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================================================================================

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--------------------------------------------------------------------------------
                            Files Used for Analysis
--------------------------------------------------------------------------------

Path to file locations:
\Program Files (x86)\Ensoft\Lpile2019\files\

Name of input data file:
563498.lp11d

Name of output report file:
563498.lp11o

Name of plot output file:
563498.lp11p

Name of runtime message file:
563498.lp11r



--------------------------------------------------------------------------------
                          Date and Time of Analysis
--------------------------------------------------------------------------------

               Date:  July 3, 2025               Time:  15:30:31



--------------------------------------------------------------------------------
                                 Problem Title
--------------------------------------------------------------------------------

Site         : Hunters Ridge, FL


Tower        : 145' Monopine


Prepared for : DIAMOND COMMUNICATIONS LLC


Job Number   : 563498
```

Engineer : KJT

---

## Program Options and Settings

Computational Options:
- Conventional Analysis

Engineering Units Used for Data Input and Computations:
- US Customary System Units (pounds, feet, inches)

Analysis Control Options:

| | | |
|---|---|---|
| - Maximum number of iterations allowed | = | 999 |
| - Deflection tolerance for convergence | = | 1.0000E-05 in |
| - Maximum allowable deflection | = | 100.0000 in |
| - Number of pile increments | = | 100 |

Loading Type and Number of Cycles of Loading:
- Static loading specified

- Use of p-y modification factors for p-y curves not selected
- Analysis uses layering correction (Method of Georgiadis)
- No distributed lateral loads are entered
- Loading by lateral soil movements acting on pile not selected
- Input of shear resistance at the pile tip not selected
- Input of moment resistance at the pile tip not selected
- Input of side resistance moment along pile not selected
- Computation of pile-head foundation stiffness matrix not selected
- Push-over analysis of pile not selected
- Buckling analysis of pile not selected

Output Options:
- Output files use decimal points to denote decimal symbols.
- Report only summary tables of pile-head deflection, maximum bending moment, and maximum shear force in output report file.
- No p-y curves to be computed and reported for user-specified depths
- Print using wide report formats

---

## Pile Structural Properties and Geometry

| | | |
|---|---|---|
| Number of pile sections defined | = | 1 |
| Total length of pile | = | 40.500 ft |
| Depth of ground surface below top of pile | = | 0.5000 ft |

Pile diameters used for p-y curve computations are defined using 2 points.

p-y curves are computed using pile diameter values interpolated with depth over the length of the pile. A summary of values of pile diameter vs. depth follows.

| Point No. | Depth Below Pile Head feet | Pile Diameter inches |
|---|---|---|
| 1 | 0.000 | 108.0000 |
| 2 | 40.500 | 108.0000 |

Input Structural Properties for Pile Sections:

---

Pile Section No. 1:

   Section 1 is a round drilled shaft, bored pile, or CIDH pile
   Length of section = 40.500000 ft
   Shaft Diameter = 108.000000 in
   Shear capacity of section = 0.0000 lbs

---

Ground Slope and Pile Batter Angles

---

Ground Slope Angle = 0.000 degrees
= 0.000 radians

Pile Batter Angle = 0.000 degrees
= 0.000 radians

---

Soil and Rock Layering Information

---

The soil profile is modelled using 8 layers

Layer 1 is soft clay, p-y criteria by Matlock, 1970

   Distance from top of pile to top of layer = 0.500000 ft
   Distance from top of pile to bottom of layer = 4.500000 ft
   Effective unit weight at top of layer = 105.000000 pcf
   Effective unit weight at bottom of layer = 105.000000 pcf
   Undrained cohesion at top of layer = 14.400000 psf
   Undrained cohesion at bottom of layer = 14.400000 psf
   Epsilon-50 at top of layer = 0.100000
   Epsilon-50 at bottom of layer = 0.100000

Layer 2 is sand, p-y criteria by Reese et al., 1974

   Distance from top of pile to top of layer = 4.500000 ft
   Distance from top of pile to bottom of layer = 6.500000 ft
   Effective unit weight at top of layer = 110.000000 pcf
   Effective unit weight at bottom of layer = 110.000000 pcf
   Friction angle at top of layer = 32.000000 deg.
   Friction angle at bottom of layer = 32.000000 deg.
   Subgrade k at top of layer = 125.000000 pci
   Subgrade k at bottom of layer = 125.000000 pci

Layer 3 is sand, p-y criteria by Reese et al., 1974

   Distance from top of pile to top of layer = 6.500000 ft
   Distance from top of pile to bottom of layer = 7.500000 ft
   Effective unit weight at top of layer = 105.000000 pcf
   Effective unit weight at bottom of layer = 105.000000 pcf
   Friction angle at top of layer = 28.000000 deg.
   Friction angle at bottom of layer = 28.000000 deg.
   Subgrade k at top of layer = 80.000000 pci
   Subgrade k at bottom of layer = 80.000000 pci

Layer 4 is sand, p-y criteria by Reese et al., 1974

   Distance from top of pile to top of layer = 7.500000 ft
   Distance from top of pile to bottom of layer = 18.500000 ft
   Effective unit weight at top of layer = 42.600000 pcf

```
   Effective unit weight at bottom of layer           =    42.600000 pcf
   Friction angle at top of layer                     =    28.000000 deg.
   Friction angle at bottom of layer                  =    28.000000 deg.
   Subgrade k at top of layer                         =    80.000000 pci
   Subgrade k at bottom of layer                      =    80.000000 pci


Layer 5 is sand, p-y criteria by Reese et al., 1974

   Distance from top of pile to top of layer          =    18.500000 ft
   Distance from top of pile to bottom of layer       =    28.500000 ft
   Effective unit weight at top of layer              =    57.600000 pcf
   Effective unit weight at bottom of layer           =    57.600000 pcf
   Friction angle at top of layer                     =    34.000000 deg.
   Friction angle at bottom of layer                  =    34.000000 deg.
   Subgrade k at top of layer                         =   205.000000 pci
   Subgrade k at bottom of layer                      =   205.000000 pci


Layer 6 is sand, p-y criteria by Reese et al., 1974

   Distance from top of pile to top of layer          =    28.500000 ft
   Distance from top of pile to bottom of layer       =    38.500000 ft
   Effective unit weight at top of layer              =    52.600000 pcf
   Effective unit weight at bottom of layer           =    52.600000 pcf
   Friction angle at top of layer                     =    30.000000 deg.
   Friction angle at bottom of layer                  =    30.000000 deg.
   Subgrade k at top of layer                         =   165.000000 pci
   Subgrade k at bottom of layer                      =   165.000000 pci


Layer 7 is sand, p-y criteria by Reese et al., 1974

   Distance from top of pile to top of layer          =    38.500000 ft
   Distance from top of pile to bottom of layer       =    43.500000 ft
   Effective unit weight at top of layer              =    42.600000 pcf
   Effective unit weight at bottom of layer           =    42.600000 pcf
   Friction angle at top of layer                     =    26.000000 deg.
   Friction angle at bottom of layer                  =    26.000000 deg.
   Subgrade k at top of layer                         =    60.000000 pci
   Subgrade k at bottom of layer                      =    60.000000 pci


Layer 8 is soft clay, p-y criteria by Matlock, 1970

   Distance from top of pile to top of layer          =    43.500000 ft
   Distance from top of pile to bottom of layer       =    63.500000 ft
   Effective unit weight at top of layer              =    47.600000 pcf
   Effective unit weight at bottom of layer           =    47.600000 pcf
   Undrained cohesion at top of layer                 =   400.000000 psf
   Undrained cohesion at bottom of layer              =   400.000000 psf
   Epsilon-50 at top of layer                         =     0.020000
   Epsilon-50 at bottom of layer                      =     0.020000


 (Depth of the lowest soil layer extends 23.000 ft below the pile tip)


--------------------------------------------------------------------------------
                        Summary of Input Soil Properties
--------------------------------------------------------------------------------

Layer         Soil Type          Layer      Effective    Cohesion     Angle of        E50
 Num.          Name              Depth       Unit Wt.                 Friction        or          kpy
         (p-y Curve Type)         ft          pcf          psf         deg.         krm         pci
-----   ------------------   ----------   ----------   ----------   ----------   ----------   ----------
  1           Soft              0.5000     105.0000      14.4000       --          0.10000       --
              Clay              4.5000     105.0000      14.4000       --          0.10000       --
```

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 2 | Sand | 4.5000 | 110.0000 | -- | 32.0000 | -- | 125.0000 |
| | (Reese, et al.) | 6.5000 | 110.0000 | -- | 32.0000 | -- | 125.0000 |
| 3 | Sand | 6.5000 | 105.0000 | -- | 28.0000 | -- | 80.0000 |
| | (Reese, et al.) | 7.5000 | 105.0000 | -- | 28.0000 | -- | 80.0000 |
| 4 | Sand | 7.5000 | 42.6000 | -- | 28.0000 | -- | 80.0000 |
| | (Reese, et al.) | 18.5000 | 42.6000 | -- | 28.0000 | -- | 80.0000 |
| 5 | Sand | 18.5000 | 57.6000 | -- | 34.0000 | -- | 205.0000 |
| | (Reese, et al.) | 28.5000 | 57.6000 | -- | 34.0000 | -- | 205.0000 |
| 6 | Sand | 28.5000 | 52.6000 | -- | 30.0000 | -- | 165.0000 |
| | (Reese, et al.) | 38.5000 | 52.6000 | -- | 30.0000 | -- | 165.0000 |
| 7 | Sand | 38.5000 | 42.6000 | -- | 26.0000 | -- | 60.0000 |
| | (Reese, et al.) | 43.5000 | 42.6000 | -- | 26.0000 | -- | 60.0000 |
| 8 | Soft | 43.5000 | 47.6000 | 400.0000 | -- | 0.02000 | -- |
| | Clay | 63.5000 | 47.6000 | 400.0000 | -- | 0.02000 | -- |

---

## Static Loading Type

---

Static loading criteria were used when computing p-y curves for all analyses.

---

## Pile-head Loading and Pile-head Fixity Conditions

---

Number of loads specified = 2

| Load No. | Load Type | Condition 1 | Condition 2 | Axial Thrust Force, lbs | Compute Top y vs. Pile Length | Run Analysis |
|---|---|---|---|---|---|---|
| 1 | 1 | V = 209280. lbs | M = 262031520. in-lbs | 147200. | No | Yes |
| 2 | 1 | V = 19980. lbs | M = 24990360. in-lbs | 91980. | No | Yes |

V = shear force applied normal to pile axis
M = bending moment applied to pile head
y = lateral deflection normal to pile axis
S = pile slope relative to original pile batter angle
R = rotational stiffness applied to pile head
Values of top y vs. pile lengths can be computed only for load types with
specified shear loading (Load Types 1, 2, and 3).
Thrust force is assumed to be acting axially for all pile batter angles.

---

## Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

---

Axial thrust force values were determined from pile-head loading conditions

Number of Pile Sections Analyzed = 1

Pile Section No. 1:

Dimensions and Properties of Drilled Shaft (Bored Pile):

| | | |
|---|---|---|
| Length of Section | = | 40.500000 ft |
| Shaft Diameter | = | 108.000000 in |
| Concrete Cover Thickness (to edge of long. rebar) | = | 3.625000 in |
| Number of Reinforcing Bars | = | 68 bars |
| Yield Stress of Reinforcing Bars | = | 60000. psi |
| Modulus of Elasticity of Reinforcing Bars | = | 29000000. psi |
| Gross Area of Shaft | = | 9161. sq. in. |
| Total Area of Reinforcing Steel | = | 106.178606 sq. in. |

Area Ratio of Steel Reinforcement = 1.16 percent
Edge-to-Edge Bar Spacing = 3.177865 in
Maximum Concrete Aggregate Size = 0.750000 in
Ratio of Bar Spacing to Aggregate Size = 4.24
Offset of Center of Rebar Cage from Center of Pile = 0.0000 in

Axial Structural Capacities:
---

Nom. Axial Structural Capacity = 0.85 Fc Ac + Fy As = 41004.965 kips
Tensile Load for Cracking of Concrete = -4341.555 kips
Nominal Axial Tensile Capacity = -6370.716 kips

Reinforcing Bar Dimensions and Positions Used in Computations:

| Bar Number | Bar Diam. inches | Bar Area sq. in. | X inches | Y inches |
|---|---|---|---|---|
| 1 | 1.410000 | 1.561450 | 49.670000 | 0.00000 |
| 2 | 1.410000 | 1.561450 | 49.458117 | 4.582969 |
| 3 | 1.410000 | 1.561450 | 48.824274 | 9.126839 |
| 4 | 1.410000 | 1.561450 | 47.773880 | 13.592841 |
| 5 | 1.410000 | 1.561450 | 46.315896 | 17.942874 |
| 6 | 1.410000 | 1.561450 | 44.462761 | 22.139824 |
| 7 | 1.410000 | 1.561450 | 42.230285 | 26.147886 |
| 8 | 1.410000 | 1.561450 | 39.637516 | 29.932862 |
| 9 | 1.410000 | 1.561450 | 36.706573 | 33.462463 |
| 10 | 1.410000 | 1.561450 | 33.462463 | 36.706573 |
| 11 | 1.410000 | 1.561450 | 29.932862 | 39.637516 |
| 12 | 1.410000 | 1.561450 | 26.147886 | 42.230285 |
| 13 | 1.410000 | 1.561450 | 22.139824 | 44.462761 |
| 14 | 1.410000 | 1.561450 | 17.942874 | 46.315896 |
| 15 | 1.410000 | 1.561450 | 13.592841 | 47.773880 |
| 16 | 1.410000 | 1.561450 | 9.126839 | 48.824274 |
| 17 | 1.410000 | 1.561450 | 4.582969 | 49.458117 |
| 18 | 1.410000 | 1.561450 | 0.00000 | 49.670000 |
| 19 | 1.410000 | 1.561450 | -4.582969 | 49.458117 |
| 20 | 1.410000 | 1.561450 | -9.126839 | 48.824274 |
| 21 | 1.410000 | 1.561450 | -13.592841 | 47.773880 |
| 22 | 1.410000 | 1.561450 | -17.942874 | 46.315896 |
| 23 | 1.410000 | 1.561450 | -22.139824 | 44.462761 |
| 24 | 1.410000 | 1.561450 | -26.147886 | 42.230285 |
| 25 | 1.410000 | 1.561450 | -29.932862 | 39.637516 |
| 26 | 1.410000 | 1.561450 | -33.462463 | 36.706573 |
| 27 | 1.410000 | 1.561450 | -36.706573 | 33.462463 |
| 28 | 1.410000 | 1.561450 | -39.637516 | 29.932862 |
| 29 | 1.410000 | 1.561450 | -42.230285 | 26.147886 |
| 30 | 1.410000 | 1.561450 | -44.462761 | 22.139824 |
| 31 | 1.410000 | 1.561450 | -46.315896 | 17.942874 |
| 32 | 1.410000 | 1.561450 | -47.773880 | 13.592841 |
| 33 | 1.410000 | 1.561450 | -48.824274 | 9.126839 |
| 34 | 1.410000 | 1.561450 | -49.458117 | 4.582969 |
| 35 | 1.410000 | 1.561450 | -49.670000 | 0.00000 |
| 36 | 1.410000 | 1.561450 | -49.458117 | -4.582969 |
| 37 | 1.410000 | 1.561450 | -48.824274 | -9.126839 |
| 38 | 1.410000 | 1.561450 | -47.773880 | -13.592841 |
| 39 | 1.410000 | 1.561450 | -46.315896 | -17.942874 |
| 40 | 1.410000 | 1.561450 | -44.462761 | -22.139824 |
| 41 | 1.410000 | 1.561450 | -42.230285 | -26.147886 |
| 42 | 1.410000 | 1.561450 | -39.637516 | -29.932862 |
| 43 | 1.410000 | 1.561450 | -36.706573 | -33.462463 |
| 44 | 1.410000 | 1.561450 | -33.462463 | -36.706573 |
| 45 | 1.410000 | 1.561450 | -29.932862 | -39.637516 |
| 46 | 1.410000 | 1.561450 | -26.147886 | -42.230285 |
| 47 | 1.410000 | 1.561450 | -22.139824 | -44.462761 |
| 48 | 1.410000 | 1.561450 | -17.942874 | -46.315896 |
| 49 | 1.410000 | 1.561450 | -13.592841 | -47.773880 |
| 50 | 1.410000 | 1.561450 | -9.126839 | -48.824274 |

| | | | | |
|---|---|---|---|---|
| 51 | 1.410000 | 1.561450 | -4.582969 | -49.458117 |
| 52 | 1.410000 | 1.561450 | 0.00000 | -49.670000 |
| 53 | 1.410000 | 1.561450 | 4.582969 | -49.458117 |
| 54 | 1.410000 | 1.561450 | 9.126839 | -48.824274 |
| 55 | 1.410000 | 1.561450 | 13.592841 | -47.773880 |
| 56 | 1.410000 | 1.561450 | 17.942874 | -46.315896 |
| 57 | 1.410000 | 1.561450 | 22.139824 | -44.462761 |
| 58 | 1.410000 | 1.561450 | 26.147886 | -42.230285 |
| 59 | 1.410000 | 1.561450 | 29.932862 | -39.637516 |
| 60 | 1.410000 | 1.561450 | 33.462463 | -36.706573 |
| 61 | 1.410000 | 1.561450 | 36.706573 | -33.462463 |
| 62 | 1.410000 | 1.561450 | 39.637516 | -29.932862 |
| 63 | 1.410000 | 1.561450 | 42.230285 | -26.147886 |
| 64 | 1.410000 | 1.561450 | 44.462761 | -22.139824 |
| 65 | 1.410000 | 1.561450 | 46.315896 | -17.942874 |
| 66 | 1.410000 | 1.561450 | 47.773880 | -13.592841 |
| 67 | 1.410000 | 1.561450 | 48.824274 | -9.126839 |
| 68 | 1.410000 | 1.561450 | 49.458117 | -4.582969 |

NOTE: The positions of the above rebars were computed by LPile

Minimum spacing between any two bars not equal to zero = 3.178 inches
between bars 1 and 68.

Ratio of bar spacing to maximum aggregate size = 4.24

Concrete Properties:
---

| | | |
|---|---|---|
| Compressive Strength of Concrete | = | 4500. psi |
| Modulus of Elasticity of Concrete | = | 3823676. psi |
| Modulus of Rupture of Concrete | = | -503.115295 psi |
| Compression Strain at Peak Stress | = | 0.002001 |
| Tensile Strain at Fracture of Concrete | = | -0.0001152 |
| Maximum Coarse Aggregate Size | = | 0.750000 in |

Number of Axial Thrust Force Values Determined from Pile-head Loadings = 2

| Number | Axial Thrust Force kips |
|---|---|
| 1 | 91.980 |
| 2 | 147.200 |

---
Summary of Results for Nominal Moment Capacity for Section 1
---

Moment values interpolated at maximum compressive strain = 0.003
or maximum developed moment if pile fails at smaller strains.

| Load No. | Axial Thrust kips | Nominal Mom. Cap. in-kip | Max. Comp. Strain |
|---|---|---|---|
| 1 | 91.980 | 285402.233 | 0.00300000 |
| 2 | 147.200 | 287396.264 | 0.00300000 |

Note that the values of moment capacity in the table above are not
factored by a strength reduction factor (phi-factor).

In ACI 318, the value of the strength reduction factor depends on whether
the transverse reinforcing steel bars are tied hoops (0.65) or spirals (0.75).

The above values should be multiplied by the appropriate strength reduction
factor to compute ultimate moment capacity according to ACI 318,

or the value required by the design standard being followed.

The following table presents factored moment capacities and corresponding bending stiffnesses computed for common resistance factor values used for reinforced concrete sections.

| Axial Load No. | Resist. Factor | Nominal Ax. Thrust kips | Nominal Moment Cap in-kips | Ult. (Fac) Ax. Thrust kips | Ult. (Fac) Moment Cap in-kips | Bend. Stiff. at Ult Mom kip-in^2 |
|---|---|---|---|---|---|---|
| 1 | 0.65 | 91.980000 | 285402. | 59.787000 | 185511. | 7.3301E+09 |
| 2 | 0.65 | 147.200000 | 287396. | 95.680000 | 186808. | 7.3861E+09 |
| 1 | 0.75 | 91.980000 | 285402. | 68.985000 | 214052. | 7.0675E+09 |
| 2 | 0.75 | 147.200000 | 287396. | 110.400000 | 215547. | 7.1248E+09 |
| 1 | 0.90 | 91.980000 | 285402. | 82.782000 | 256862. | 4.7663E+09 |
| 2 | 0.90 | 147.200000 | 287396. | 132.480000 | 258657. | 4.8138E+09 |

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## Layering Correction Equivalent Depths of Soil & Rock Layers

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| Layer No. | Top of Layer Below Pile Head ft | Equivalent Top Depth Below Grnd Surf ft | Same Layer Type As Layer Above | Layer is Rock or is Below Rock Layer | F0 Integral for Layer lbs | F1 Integral for Layer lbs |
|---|---|---|---|---|---|---|
| 1 | 0.5000 | 0.00 | N.A. | No | 0.00 | 4348. |
| 2 | 4.5000 | 1.0265 | No | No | 4348. | 35967. |
| 3 | 6.5000 | 3.3608 | Yes | No | 40315. | 28719. |
| 4 | 7.5000 | 4.3647 | Yes | No | 69034. | 629210. |
| 5 | 18.5000 | 13.7197 | Yes | No | 698243. | 1382094. |
| 6 | 28.5000 | 27.9721 | Yes | No | 2080338. | 1639237. |
| 7 | 38.5000 | 44.4336 | Yes | No | 3719575. | 387969. |
| 8 | 43.5000 | 43.0000 | No | No | 4107544. | N.A. |

Notes: The F0 integral of Layer n+1 equals the sum of the F0 and F1 integrals for Layer n. Layering correction equivalent depths are computed only for soil types with both shallow-depth and deep-depth expressions for peak lateral load transfer. These soil types are soft and stiff clays, non-liquefied sands, and cemented c-phi soil.

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## Summary of Pile-head Responses for Conventional Analyses

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Definitions of Pile-head Loading Conditions:

Load Type 1: Load 1 = Shear, V, lbs, and Load 2 = Moment, M, in-lbs
Load Type 2: Load 1 = Shear, V, lbs, and Load 2 = Slope, S, radians
Load Type 3: Load 1 = Shear, V, lbs, and Load 2 = Rot. Stiffness, R, in-lbs/rad.
Load Type 4: Load 1 = Top Deflection, y, inches, and Load 2 = Moment, M, in-lbs
Load Type 5: Load 1 = Top Deflection, y, inches, and Load 2 = Slope, S, radians

| Load Case No. | Load Type 1 | Pile-head Load 1 | Load Type 2 | Pile-head Load 2 | Axial Loading lbs | Pile-head Deflection inches | Pile-head Rotation radians | Max Shear in Pile lbs | Max Moment in Pile in-lbs |
|---|---|---|---|---|---|---|---|---|---|
| 1 | V, lb | 209280. | M, in-lb | 2.62E+08 | 147200. | 16.6255 | -0.06257 | -1539638. | 2.84E+08 |
| 2 | V, lb | 19980. | M, in-lb | 2.50E+07 | 91980. | 0.1087 | -4.63E-04 | -124965. | 2.65E+07 |

```
Maximum pile-head deflection = 16.6254651415 inches
Maximum pile-head rotation   = -0.0625739549 radians = -3.585224 deg.

The analysis ended normally.
```

**IBC 1807.3.2.1**

| | | |
|---|---|---|
| Moment (ft·k) | 16,376.97 | |
| Shear (k) | 156.96 | |
| | | |
| Caisson diameter (ft) | 9 | |
| Caisson height above ground (ft) | 0.5 | |
| Caisson height below ground (ft) | 36 | |
| Lateral soil pressure ($lb/ft^2$) | **400.00** | |
| | | |
| Ground to application of force, h (ft) | 104.84 | |
| Applied lateral force, P (lb) | 156,960 | |
| Lateral soil bearing pressure, $S_1$ (lb/ft) | 4,800.00 | |
| Diameter, b (ft) | 9 | |
| A | 8.50 | $= (2.34P)/(S_1 b)$ |
| Minimum depth of embedment, d (ft) | 35.71 | $= 0.5A[\ 1 + (\ 1 + (\ 4.36h\ /\ A\ )\ )^{1/2}\ ]$ |

| Branch EPA's & Weights | | | | | | | |
|---|---|---|---|---|---|---|---|
| Elev. (ft) | $t_i$ = 0" | | $t_i$ = 1/2" | | Escalated Ice | | |
| | EPA ($ft^2$) | Weight (kips) | EPA ($ft^2$) | Weight (kips) | $t_{iz}$ (in) | EPA ($ft^2$) | Weight (kips) |
| 145.5 | 25.00 | 0.25 | 27.00 | 0.45 | 0.00 | 25.00 | 0.25 |
| 140.5 | 25.00 | 0.25 | 27.00 | 0.45 | 0.00 | 25.00 | 0.25 |
| 135.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 130.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 125.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 120.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 115.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 110.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 105.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 100.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 95.5 | 50.00 | 0.50 | 56.00 | 0.70 | 0.00 | 50.00 | 0.50 |
| 90.5 | 55.56 | 0.50 | 61.56 | 0.70 | 0.00 | 55.56 | 0.50 |
| 85.5 | 55.56 | 0.50 | 61.56 | 0.70 | 0.00 | 55.56 | 0.50 |
| 80.5 | 55.56 | 0.50 | 61.56 | 0.70 | 0.00 | 55.56 | 0.50 |
| 75.5 | 55.56 | 0.50 | 61.56 | 0.70 | 0.00 | 55.56 | 0.50 |
| 70.5 | 55.56 | 0.50 | 61.56 | 0.70 | 0.00 | 55.56 | 0.50 |
| 65.5 | 55.56 | 0.50 | 61.56 | 0.70 | 0.00 | 55.56 | 0.50 |
| 60.5 | 55.56 | 0.50 | 61.56 | 0.70 | 0.00 | 55.56 | 0.50 |
| 56.5 | 44.45 | 0.40 | 49.25 | 0.56 | 0.00 | 44.45 | 0.40 |

LAW OFFICE OF
Mattaniah S. Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

**SENT VIA EMAIL ONLY**

November 7, 2025

Michael Fiigon II
Senior Planner
City of Bonita Springs Community Development
9220 Bonita Beach Road, Suite 111,
Bonita Springs, FL 34135

**RE: Diamond Communications, LLC. – FL391 Hunter's Ridge**
**STRAP 06-48-26-B3-0010G.10CE**
**Planned Development Amendment Request for**
**149' AGL Monopine Camouflage Wireless Facility**

**Diamond agrees that the review shot clocks, contained in F.S. 365.172(13), 47 U.S.C. 332, Statute Section 166.033, and FCC Report and Order 18-133 do not begin running until after the publicly community meeting is completed.**

Dear Mr. Fiigon:

On behalf of my client, Diamond Communications, LLC (Diamond) please find the included Planned Development Amendment application to allow a 149' AGL monopine camouflaged Wireless Facility and support facility on STRAP 06-48-26-B3-0010G.10CE along with supporting documentation:

1. Narrative (This Letter)
2. Remaining Documents on File

**Summary of Request**

Diamond respectfully requests a Planned Development Amendment for STRAP 06-48-26-B3-0010G.10CE, to allow the construction of a 149' AGL monopole style communication tower with pine tree type camouflage techniques ("Monopine") and related fenced compound and power meter/telco rack. It will have a brown trunk and branches with green foliated canopy. All antennas that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy.

The site is situated on the West side of Bonita Grande Blvd. about 2100' South of Worthington Way. The Monopine will be located within a golf course maintenance area that is surrounded by

mature trees on three sides. Further, mature vegetation exists through the area, which helps break up view sheds and buffer the Monopine from surrounding uses. Verizon will be the anchor tenant. The 2.66 Acre parcel is part of the Hunter's Ridge PD that is programmed as a support area for the golf course, which includes a maintenance compound and water tanks. Diamond's leased area consists of 1,600 square feet. The parent parcel currently carries a Moderate Density MU/PD Future Land Use designation and an RPD zoning designation.

**Applicable Land Development Code**

**DIVISION 11. WIRELESS COMMUNICATION FACILITIES**

...

***Sec. 4-1216. Definitions.***

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

...

*Stealth wireless communications facility* means a wireless communications facility, ancillary appurtenance, or equipment enclosure, designed in a manner not readily identifiable as such, and that is aesthetically compatible with nearby uses. A stealth facility must have, or appear to have, a concealing or separate function including, but not limited to, the following: church steeple, bell tower, spire, clock tower, cupola, light standard, flagpole with a flag, etc. A stealth facility may be an approved secondary use of other structures concealing the stealth facility.

**While technically not a stealth wireless communications facility, Diamond respectfully proposes to construct a tower that will implement camouflaging techniques often found on stealth wireless communications facilities as the Monopine will be designed to look like a tall pine tree. Please see Sheet C8 as well as the enclosed Photo Simulations.**

...

***Sec. 4-1218. Permissible wireless facility locations.***

Wireless communications facility may be permitted only as indicated below and in accordance with the provisions of this chapter. Regardless of the process required, the applicant must comply with all applicable submittal, procedural and substantive provisions of this chapter. Variances or deviations from the requirements of this division may be granted only in accordance with the requirements of section 4-1225 for a variance.

(1) Antenna supporting structures shall only be approved in the locations and through the process indicated in Table 4-1221.

**Diamond respectfully requests to construct the Monopine on a parent parcel zoned RPD and programed as a maintenance area for the development. Please see Sheets P2, C0, C1, C1.1, and C2.**

(2) ...

(4) Wireless communications facilities are prohibited in wetlands.

**N/A – The Monopine will be located within a golf course maintenance compound on the parent parcel. Please see Sheets C1, C1.1, and C2.**

(5) Wireless communications facilities are prohibited in the density reduction groundwater resource (DRGR) future land use areas, environmentally critical zoning districts and the Downtown District, except for:
   a. Stealth wireless communication facilities;
   b. Surface-mounted and flush-mounted antennas on existing buildings or structures;
   c. Collocations on existing facilities.

   The design of any facility proposed in these areas must be reviewed in accordance with the provisions of sections 4-1219 and 4-1221.

**N/A – the Monopine is not proposed within the DRGR. That said, the Monopine will be a stealth wireless communication facility, designed to look like a pine tree. Please see Sheet C8, C0, and C0.1.**

(6) Stealth wireless communications facilities must apply for administrative review as set forth in section 4-1219(c).

**Diamond respectfully requests approval to construct a 149' AGL monopine style wireless communications facility on the parent parcel. Please see Sheet C8 as well as the Photo Simulations and the Code analysis below.**

(7) ...

***Sec. 4-1219. Development review process.***

(a) *Preapplication conference.*
   (1) ...

(b) *Expedited review.*

[Continued On Next Page]

(1) *Sufficiency of application.* Upon receipt of an application for a wireless communication facility regulated by this division, the city shall notify the applicant in writing within 20 business days after the date the application is submitted, whether the application, for administrative purposes only, is properly completed and has been properly submitted. Such determination shall not be deemed as an approval of the application. Such notification shall indicate with specificity any deficiencies which, if cured, shall make the application properly completed. Failure to find the application properly completed or to provide the applicant a written notification specifying any deficiencies within the timeframe specified herein shall be deemed an automatic finding that the application is properly complete.

**Noted. Diamond agrees that the review shot clocks, contained in F.S. 365.172(13), 47 U.S.C. 332, and FCC Report and Order 18-133 do not begin running until after the publicly noticed community meeting is completed.**

(2) *Placement of antennas and ancillary equipment.*

a. ...

(3) *Applications for a new antenna-supporting structure or stealth wireless communication facility.*

a. *Administrative review.* Upon submission of a properly completed application for a new antenna-supporting structure that requires an administrative review or for a stealth wireless communication facility, the city shall conduct an administrative review and shall grant or deny a properly completed application within 90 business days after the date the properly completed application is initially submitted. Failure to grant or deny such application within the timeframe specified herein shall be deemed an automatic approval of the application.

**Noted.**

b. *Special exception review.* Upon submission of a properly completed application for a new antenna-supporting structure that requires a special exception review, the city shall schedule the application for public hearing within 45 days before the zoning board. The city shall grant or deny a properly completed application within 90 business days after the date the properly completed application is initially submitted. Failure to grant or deny such application within the timeframe specified herein shall be deemed an automatic approval of the application.

**Noted.**

(4) *Waiver.* To be effective, a waiver of the timeframes set forth in subsections (b)(1) through (3) of this section must be voluntarily agreed to by the applicant and the city. The city may request, but not require, a one-time waiver of the time frames set forth herein in the case of a declared local, state, or federal emergency that directly affects the administration of all permitting activities of the city.

**Noted.**

(c) *Zoning.*

(1) *Administrative review.* Where provided by this division, an application will be reviewed by the director for compliance with this chapter. The director may attach conditions to any facility approved administratively if such conditions are reasonably necessary to effectuate the intent and purpose of this Code and other applicable regulations.

(2) *Special exception.* Where, pursuant to Table 4-1221, a special exception is required, the application must be reviewed pursuant to the provisions of section 4-145(c) and this division. The city council decision constitutes final agency action.

**Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD. In the spirit of a completeness, an analysis of Section 4-145(c) is provided below.**

(3) *Final decision.*

a. *Approval.* ...

b. *Denial.* Decisions by the city to deny an application for a proposed wireless communications facilities must be in writing and supported by substantial competent evidence contained in a written record.

c. *Building permits and development orders.* Building permits and development orders are required for all nonexempt wireless communication facilities in accordance with this chapter and chapters 3 and 6.

**Noted.**

***Sec. 4-1220. Application submittal requirements.***

(a) *Minimum required information for all wireless communication facilities applications.* Unless an applicant can demonstrate to staff that the proposed change is nonsubstantial by meeting the exemptions pursuant to Subpart CC—State and Local Review of Applications for Wireless Service Facility Modification in § 1.40001 Wireless Facility Modifications, applications for wireless communication facilities must include the information specified below. However, upon written request, on a form prepared by the city, the director may modify the submittal requirements contained in this section where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request for a waiver or modification must be submitted to the director prior to submitting the application. A copy of the request and the director's written response must accompany the application and will become a part of the permanent file.

(1) *First antennas on existing or new structures (and the ancillary appurtenances and equipment enclosures).*

a. ...

(2) *Stealth or camouflaged wireless communication facilities.*

a. ...

(3) *New antenna-supporting structures.*

a. Documentation of authority and acceptance of responsibility for compliance with these regulations, executed by the property owner, the applicant, and, if different, the provider who will be placing antennas on the proposed antenna-supporting structure.

**Please see the enclosed Ground Lease, making Diamond responsible for maintaining the Monopine and its compound. Additionally, please also see the enclosed Agent of Record Affidavits from the property owner and Diamond and Covenant of Unified Control.**

b. The name, address, and telephone contact information for the owners of the proposed antenna-supporting structure; and an affidavit that such information will be updated annually or upon a change of ownership after the application is approved.

**Please see Sheet T-1 as well as the enclosed Covenant of Unified Control.**

c. A license (and for broadcast structures, a construction permit) issued by the FCC to transmit radio signals in the city.

**Please see the enclosed FCC licenses for T-Mobile.**

d. To determine the availability of existing structures that could be used as an alternative to constructing a new antenna-supporting structure:
   1. A graphical representation and an accompanying statement of the site coverage area, design radius planned for the cell, and the geographic search area used to locate the proposed facility.
   2. A radio frequency plot indicating the coverage of the provider's existing wireless communications sites adjacent to the proposed site.
   3. A statement of the power levels of the facility.
   4. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grade and sea-level.
   5. A list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each.

**Please see the enclosed RF package.**

e. A letter or letters:

1. Demonstrating consent from the Lee County Port Authority if the wireless communications facilities is to be located within the county airspace notification limits of sections 34-1008 and 34-1010 of the Lee County Land Development Code and if the structure is over 125 feet, regardless of location, proof that a tall structures permit was issued by the Lee County Port Authority;

**Please see the enclosed Lee County Port Authority Tall Structures Permit application. The permit will be supplemented into the file once received.**

2. Confirming review and recommendation from the county mosquito control district, the county sheriffs department and the director of public safety or their respective designee, for any antenna-supporting structure exceeding 35 feet; and

**Please see the enclosed Lee County Mosquito District Email for No Objection Letter. The letter will be supplemented into the file once received.**

3. Confirming FAA compliance with Subpart C of the Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace.

**Please see the enclosed Airspace Study, showing compliance with FAA regulations.**

4. Letters of no objection from affected easement holders, not older than six months from the time of the application submittal.

**N/A**

[Continued on Next Page]

5. Letters of coordination, as defined in section 4-1216, with text of the required notice as follows:

   "Pursuant to the requirements of the Bonita Springs Land Development Code, (name of applicant) is hereby providing you with notice of our intent to meet with the Bonita Springs Department of Community Development in a preapplication conference to discuss the location of a free-standing wireless communications facility that would be located at (location). We plan to construct an antenna-supporting structure of (number of) feet in height for the purpose of providing (type of wireless service). Please inform the city and us if either of the following applies:

   a. You intend to place additional wireless communications facilities within two (2) miles of our proposed facility; or

   b. You know of an existing building or structure that might accommodate the antennas associated with our proposed facility.

   Please provide us with this information within ten (10) days following the receipt of this letter.

   Sincerely, (applicant, wireless provider)"

**Notice was already accomplished when Diamond sent out notices for the Community Meeting that was held on August 14, 2025.**

f. A survey of the subject property completed by a registered land surveyor which shows all existing conditions.

**Please see the enclosed Survey.**

g. Photo-simulated post-construction renderings of the proposed antenna-supporting structure, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed antenna-supporting structure will be visible according to the balloon test and sight lines.

**Please see the enclosed Photo-Simulations.**

h. Shared use plan or copy of an executed shared use plan for the existing facility.

**Please see the enclosed Colocation Affidavit, committing to provide space for up to four carriers upon the Monopine.**

i. Floor plans, elevations, and cross sections at a scale no smaller than ¼ = 1 (1:48) of any proposed accessory structure.

**Please see the enclosed Site Plan Set.**

j. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility, signed and sealed by a professional engineer.

**Please see the enclosed Site Plan Set.**

(b) *Additional required information for wireless communication facilities requiring a public hearing.* In addition to the submittals required by sections 4-194 and 4-195, and the requirements of subsection (a) of this section, the following information must be provided:

(1) *Lease required.* If the property owner is not a provider, the application must include a copy of an executed lease agreement or memorandum of lease between the applicant or property owner and a provider. Where no lease agreement has been executed, the applicant must include an affidavit signed by a provider attesting to the providers intent to make application for development order approval to place antennas on the wireless communications facility if the zoning application is approved.

**Please see the enclosed Ground Lease.**

(3) Graphic results of the balloon test conducted by the applicant pursuant to the requirements set forth in subsection (d) of this section.

**A balloon test will be conducted after the first round of staff comments have been issued.**

(c) *Information for wireless communication facilities required at time of application for a development order or building permit.* In addition to the submittals required by subsection (a) or (b) of this section, as applicable, the following information must be provided along with the application for a development order or building permit:

(1) A certificate of insurance as required by section 4-1222.

**Please see the enclosed Certificate of Insurance.**

(4) Proof the wireless communications facility has been designed to withstand sustained winds in accordance with the state building code.

**Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.**

(5) For new antenna-supporting structures, proof the antenna-supporting structure has been designed so that, in the event of structural failure, it will collapse within the boundaries of the leased area of the lot on which it is located.

**Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.**

(6) A stamped or sealed structural analysis of the wireless communication facility prepared by a professional engineer indicating the proposed and future loading capacity of the facility and specifying the design structural failure modes of the proposed facility; or, where the wireless communication facility is to be mounted on an existing building or

structure, a stamped or sealed structural analysis prepared by a professional engineer showing the ability of the building or structure to carry the load of the wireless communication facility.

**Please see Sheet T1, Code Compliance Box as well as the enclosed Structural Analysis.**

(7) For new antenna-supporting structures and first antennas on antenna-supporting structures, a landscape plan prepared by and bearing the seal of a landscape architect, including a narrative and calculations to ensure that the proposed landscaping will be in compliance with this Code.

**Diamond respectfully requests to use the existing vegetation around the parent parcel as the landscape buffer in this instance. Please see Sheet C1.1.**

(6) Surety for removal. For new antenna-supporting structures, a financial surety or other form of financial guarantee, payable to the city, to ensure timely removal of the structure in the event of abandonment, non-use or cessation of use. The surety must conform with the following requirements:

a. *Approval required.* The surety must be posted prior to issuance of a building permit or development order to guarantee the removal of the antenna-supporting structure. The amount of the surety must be acceptable to the director. Additionally, before any surety instrument is accepted by the director as to compliance with this section, the surety instrument must be reviewed and approved by the city attorney's office. Once approved and funded, the surety instrument must be filed with the city clerk.

b. *Types of surety.*
   1. Cash performance bond.
   2. Other types of security. The city clerk may accept letters of credit or escrow account agreements or other forms of security provided the reasons for not obtaining the bond are stated and the city attorney approves the document.

c. *Certified cost estimate required.* The amount of the surety will be based upon a professional engineer's certified cost estimate of all costs associated with removing the antenna-supporting structure from the site and properly disposing of the dismantled antenna-supporting structure. A revised certified cost estimate for removal and disposal must be submitted to the director every 36 months beginning from the date of the original certification and continuing until the structure is removed from the site and is properly disposed of.

d. *Initial amount of surety.* The required surety must be posted with the city clerk and made payable to the city in an amount equal to 110 percent of the full cost of removal and disposal of the antenna-supporting structure as set forth in the professional engineer's certified cost estimate.

e. *Surety to remain in effect.* The amount of the surety must be kept in full force and effect at all times. The approved surety, including any additional amounts required by the revised cost certification, must remain funded at 110 percent of the cost of removal and disposal until the antenna-supporting structure is removed from the site and properly disposed of.

f. *City's use of surety funds.* The city may use the posted surety funds to remove or secure a wireless communication facility upon a determination of abandonment, non-use or cessation of use as set forth in section 4-1223. The city may use surety funds to pay for any and all costs associated with the removal and disposal of the structures. Contemplated costs may include, but are not limited to, costs incurred by any agency necessary to facilitate the safe removal and proper disposal of the structure, including traffic control, transportation of those at risk during the tower removal, temporary sheltering costs for evacuees, emergency services and utility disconnection, etc. In the event the posted amount of surety funds is insufficient to cover the full cost of removal, the city may file a lien on the site property for the amount of unpaid costs, including legal fees.

g. *Exemption from surety requirement.* The director may, with approval from the city attorney's office, exempt the city or a governmental entity from the surety requirement.

**Diamond will provide a tower removal bond in favor of the City in the amount of $35,000.00 with the building permit application. Please see the enclosed signed and sealed Engineer's estimate of costs, which shows the cost to remove the Monopine.**

(d) *Balloon test.* A balloon test must be submitted prior to any application for an antenna supporting structure being deemed sufficient. The applicant must conduct the balloon test in accordance with the following regulations:

(1) Seven to 14 calendar days in advance of the first test date, the applicant must advertise, in a newspaper of general circulation in the city the dates (including a second date, in case of poor visibility on the initial date), times, and location of this balloon test. A copy of the ad and proof of publication must be provided to the director as part of the application.

(2) At least 14 calendar days in advance of this balloon test, the applicant must inform the director, in writing, of the dates and times of the test.

(3) The balloon must be flown for at least eight hours between 7:00 a.m. and 7:00 p.m. on the dates chosen.

(4) The applicant must provide photographs of the balloon taken from each sight line. The photographs must identify the sight lines and distances from the proposed antenna-supporting structure.

(5) The test is to be performed not more than six months prior to an application submittal.

**A balloon test will be conducted after the first round of staff comments have been issued.**

***Sec. 4-1221. Development regulations.***

(a) The development regulations set forth herein apply to all wireless communications facilities as indicated.

(1) Where permissible, antenna-supporting structures.

TABLE 4-1221. PERMISSIBLE TOWER HEIGHTS, TYPES, LOCATIONS AND APPLICABLE REVIEW PROCESS

| Land Use (Notes 1, 2, 3) | Tower Type | Maximum Overall Height Allowed by | Overall Height Allowed by Special Exception (Note 4) |
|---|---|---|---|

| | | Administrative Approval | |
|---|---|---|---|
| Residential | Stealth | 35 feet | 35.1 feet—75 feet |
| | Camouflaged | 35 feet | 35.1 feet—75 feet |
| | | | |
| Commercial | Stealth | 75 feet | 75.1 feet—125 feet |
| | Camouflaged | 65 feet | 65.1 feet—110 feet |
| | Monopole | 50 feet | 50.1 feet—75 feet |
| | | | |
| Industrial | Stealth | 100 feet | 100.1 feet—149 feet |
| | Camouflaged | 90 feet | 90.1 feet—149 feet |
| | Monopole | 80 feet | 80.1 feet—149 feet |
| | Self-Support | 75 feet | 75.1 feet—149 feet |
| | Guyed | 75 feet | 75.1 feet—149 feet |
| | Lattice | 75 feet | 75.1 feet—149 feet |
| | | | |
| Other | Stealth | 35 feet | Over 35 feet |
| | Camouflaged | 35 feet | Over 35 feet |
| | ***Monopole*** | ***35 feet*** | ***Over 35 feet*** |
| | Self-Support | 35 feet | Over 35 feet |
| | Guyed | 35 feet | Over 35 feet |
| | Lattice | 35 feet | Over 35 feet |

(***emphasis*** provided).

Notes:

1. Antenna supporting structures over 35 feet may be approved administratively in accordance with the above table only when located at least 500 feet, as measured from the property line, from any residentially-zoned property or property having a residential land use.
2. Additional regulations may apply (See section 4-1221(d)(2) regarding height).
3. See *Land Use* definition provided in section 4-1216.
4. Roof-mounted, flush-mounted and surface-mounted antennas on existing buildings or structures can be administratively approved, up to the maximum height allowed in the land use category or the height previously permitted for the building, provided that the antennas and any associated equipment is stealth or camouflaged in design, and architecturally and aesthetically compatible with the existing building or structure housing the antennas and equipment.

**Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD.**

(b) *District impacts minimized.*

(1) *Generally.* Antenna-supporting structures must be located in a manner that is consistent with the city's interest in land use compatibility, within and between zoning districts, as set forth in section 4-399 et seq.

(2) *Siting priorities.* In order to justify the construction of an antenna-supporting structure, the applicant must demonstrate that higher ranking alternatives in the following hierarchy, do not constitute reasonable, compatible or feasible alternatives. Such demonstration must include a statement of position, qualifications, and experience by a qualified radio frequency engineer.

a. Surface-mounted antennas on existing facilities.
b. Roof-mounted antennas on existing facilities.
**c. Stealth wireless communication facility, or antennas collocated or combined with a stealth facility.**
d. Collocated or combined antennas.
e. Antenna-supporting structure, monopole. (**emphasis** supplied).

**Diamond respectfully proposes to construct a monopole wireless communication facility, that employs tree type camouflaging techniques, to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed Photo Simulations as well as the enclosed RF Package.**

(3) *Proliferation minimized for nonexempt wireless facilities.*

a. *Generally.* No antenna-supporting structure will be permitted, unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing building or structure or by construction of a stealth facility.

**Diamond respectfully proposes to construct the Monopine to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed RF Package.**

b. *Additional documentation.* Additional documentation may also be submitted to demonstrate compliance with this section:

1. That no existing buildings or structures within the geographic search area meets the applicant's radio frequency engineering requirements;
2. That no building or structure within the geographic search area has sufficient structural strength to support the applicant's radio frequency engineering requirements; or
3. That there are other radio frequency engineering factors that render stealth, surface-mounted, roof-mounted or collocated wireless communication facilities unfeasible.

**Diamond respectfully proposes to construct the Monopine to resolve T-Mobile's significant gap in service to the area in and around Hunter's Ridge. There are no existing towers or tall structures of sufficient height within T-Mobile's search ring. Please see the enclosed RF Package.**

(4) *Land use priorities.* In order to justify locating a proposed antenna-supporting structure within a land use lower in the hierarchy below, the applicant must adequately

demonstrate that siting alternatives within higher ranked districts, beginning with subsection (2)a. of this section, are not reasonable or feasible. This demonstration must include the submission of a statement of position, qualifications, and experience by a qualified radio frequency engineer.

a. Commercial.
b. Industrial.
**c. Mixed use/planned development.**
d. Residential.
e. Density reduction groundwater resource, resource protection, public/semi-public and the Downtown District. (**emphasis** supplied).

**Diamond respectfully proposes to construct the Monopine on a parent parcel zoned RPD, in an area programmed as a golf course maintenance compound. There are no commercial or industrial zoned parcels that are known to be available and have adequate space within T-Mobile's search ring.**

(c) *Visual impacts minimized.*

(1) *Generally.* Antennas must be configured in a manner that is consistent with the character of the surrounding community and must be of a color that blends with the structure to which it is attached, so that adverse visual impacts on adjacent properties are minimized.

**The Monopine will be designed to look like a large pine tree and located within a golf course maintenance area that is surrounded by mature trees on three sides. Mature trees exist throughout the area, breaking up viewsheds and providing context for the monopine camouflaging. Please see Sheets C1, C1.1, and C8 as well as the enclosed Photo Simulations.**

(2) *Antenna type priorities.* In order to justify the use of an antenna type lower in the hierarchy below, the applicant must adequately demonstrate that higher-ranked alternatives in the following hierarchy, beginning with subsection (2)a. of this section, are not reasonable or feasible.

a. Flush-mounted.
**b. Panel.**
c. Whip.
d. Dish.

**(emphasis provided)**

**The Monopine will be equipped with panel antennas due to T-Mobile's network architecture that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy. Please see Sheet C8 as well as the enclosed Photo Simulations.**

(3) *Stealth facilities.*

a. No stealth facility may have antennas or ancillary equipment that are readily identifiable as wireless communications equipment.

b. Stealth facilities must be designed so they are reasonably consistent with the surrounding built or natural environment. In order to determine compliance with this requirement, the city will consider the following criteria:

1. Overall height;
2. The compatibility of the proposed facility with surrounding built and natural features;
3. Scale;
4. Color;
5. Extent to which the proposed facility blends with the surrounding environment;
6. Extent to which the proposed facility has been designed to reasonably replicate a non-wireless facility; and

**N/A**

7. Extent to which the proposed facility is not readily identifiable as a wireless communications facility.

**The Monopine will be the minimum height necessary to meet T-Mobile's RF Objectives. It will have a brown trunk and branches with green foliated canopy. All antennas that will be covered with vegetated socks and mounted on headframes that are nestled within the vegetated canopy. It will be completely dark at night. The Monopine will be located within a golf course maintenance area that is surrounded by mature trees on three sides. Further, mature trees exist throughout the area, breaking up viewsheds and providing context for the monopine camouflaging. Please see Sheets C1, C1.1, and C8 as well as the enclosed Photo Simulations.**

(4) *Camouflage, screening, and placement.*

a. *Color.* Antenna-supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized gray finish or other contextual or compatible color as determined by the city, except as otherwise required by the FAA or FCC.

**The Monopine will have a brown trunk and branches with green canopy foliage, all cabling will be internal to the Monopine itself and all antennas will be covered with vegetated socks and nestled within the canopy. Please see Sheet C8 as well as the enclosed Photo Simulations.**

b. *Fencing.* The developer of a wireless communication facility must install a fence or wall not less than eight feet and not more than ten feet in height from finished grade to enclose the base of the antenna-supporting structure and equipment enclosures associated with any wireless communication facility. Access to the antenna-supporting structure must be controlled by a locked gate. The fence must be constructed in

accordance with section 4-1465. Not more than three strands of barbed wire, spaced six inches apart, may be allowed above the fence.

**The Monopine will comply. Please see Sheets C2 and C3.**

c. *Landscaping.*
   1. A landscaped buffer of at least ten feet in width must be planted along the entire exterior perimeter of the fence or wall required by subsection (c)(4)b of this section. Where the proposed antenna-supporting structure will be located adjacent to a residential or public recreational use, or a lot within a residential zoning district, the landscaped buffer must be at least 15 feet in width.
   2. A buffer required by this section must contain sabal palms planted one feet on center, and a double hedge row of native shrubs. Section 3-422, planting standards, must be met. The hedge must be maintained at a minimum height equivalent to the fence height.
   3. Where these regulations would require existing facilities to meet current landscaping requirements, the director may reduce or eliminate such requirements if the director determines that the requirements would be unreasonable, unfeasible or otherwise inequitable under the circumstances. The director's decision is discretionary and may not be appealed. Applicants may apply for a variance from the landscaping requirements herein.

**Diamond respectfully requests to use the mature existing vegetation and landscaping around the golf course maintenance compound in lieu of a planted buffer. The compound's East and South sides abut mature existing vegetation and landscape buffers while the North and West sides of the compound are internal to the golf course maintenance area. As such, the sound planning objective of buffering would not be achieved in this instance by either planting landscaping that is internal to a maintenance area or removing existing mature vegetation in order to replace it with juvenile plantings. Please see Sheet C1.1.**

(5) *Other facilities.*
   a. ...

(d) *General property development regulations.*
   (1) *Setbacks.*
      a. *New facilities. ...*
      c. *Stealth wireless communications facilities, ancillary appurtenances, and equipment enclosures.* Stealth wireless communications facilities, ancillary appurtenances, and equipment enclosures must meet the minimum setback requirements for the zoning district in which they are proposed. Setback requirements for stealth facilities may be reduced if necessary to reduce the visual impact or enhance the compatibility of the proposed facility on adjacent properties and the surrounding community.

**The Monopine will comply. Please see Sheet C2.**

(2) *Height.*

a. All antenna-supporting structures must comply with the re-quirements of sections 34-1008 and 34-1010 of the Lee County Land Development Code.

**Diamond will comply. Please see the enclosed Tall Structures Permit Application and Mosquito Control District Email.**

b. ...

e. In all other cases, the overall height of an antenna-supporting structure approved in accordance with section 4-1219 may not exceed 149 feet, except as provided below:
   1. FCC approved AM broadcast antenna-supporting structures may not exceed 250 feet in overall height.
   2. All other FCC approved broadcast antenna-supporting structures may not exceed 500 feet.
   3. Stealth facilities must be consistent with the scale and aesthetic qualities of the proposed facility, and consistent with the character of the surrounding community.

**The Monopine will be 149' AGL. Therefore, it will meet the height limitation. Please see Sheet C8.**

f. In no event may the provisions set forth in section 4-1873 apply to wireless communication facilities, except for stealth.

**Noted.**

g. The overall height of ground-mounted equipment or equipment enclosures may not exceed 12 feet.

**Diamond will comply.**

h. Private aircraft and helicopter landing facilities. Antenna-supporting structures proposed within a designated notification height boundary of a private aircraft or helicopter landing facility, as specified on the Airspace Notification Map, will be limited to the height specified by that boundary, according to the proposed facility's distance from the runway or landing facility.

**Noted.**

(e) *Construction.*
   (1) *Type of construction.* Broadcast facilities may utilize lattice or guyed antenna-supporting structures. All other wireless facilities must construct its towers in accordance with Table 4-1221.

**The Monopine will comply. Please see Sheet C8.**

(2) *Accommodation of future collocations.*

a. Antenna-supporting structures should be designed to accommodate future collocations.

b. The applicant must submit a shared use plan that commits the owner of the proposed antenna-supporting structure to accommodating future collocations where reasonable and feasible in light of the criteria set forth in this section.

**The Monopine will be designed to support up to four carriers. Diamond will make the three extra colocations available at market rates. Please see Sheets C2 and C8, as well as the enclosed Colocation Affidavit.**

(3) *Lighting.*

a. Except for security lighting and site lighting, other types of lights, signals or illumination will only be permitted on an antenna-supporting structure or ancillary appurtenances where lighting is required by the FAA, FCC, the city, or the county mosquito control district.

**The Monopine will be completely dark at night. Please see Sheet C8 as well as the enclosed airspace study.**

b. *Security lighting.* Security lighting and site lighting may be placed in association with an approved equipment enclosure. Site lighting must remain unlit, except when authorized personnel are present at the facility. Security lighting and site lighting must be shielded to prevent light trespass.

**With the exception of technician lighting at the equipment cabinets that will be on timers when in use, the Monopine and its compound will be completely dark at night. Please see Sheet C8 as well as the enclosed airspace study.**

c. *Required lighting.*

1. All antenna-supporting structures 150 feet or greater in height aboveground level must be artificially lighted and maintained pursuant to the technical requirements of the Federal Aviation Administration's current Advisory Circular 70/7460-1K, Obstruction Marking and Lighting, as amended, or other appropriate aviation authority, unless pre-empted by FAA or FCC regulations. All lighting must be approved in conjunction with the development order for the facility.
2. If the height of a structure under construction equals or exceeds the height at which permanent obstruction lights are required by the FAA, FCC or the division of development services, temporary high or medium intensity flashing lights must be installed at that level in accordance with Advisory Circular 70/7460-1K, Obstruction Marking and Lighting, as amended.

**N/A – the Monopine will be 149' AGL. Please see Sheet C8.**

(4) *Notice of commencement of construction.* Forty-eight hours before commencing construction of an antenna-supporting structure, and within 48 hours after the antenna-supporting structure construction reaches its maximum height, the county port authority,

sheriff's office, emergency medical services, the local fire district and the county mosquito control district must be notified by the entity constructing the antenna-supporting structure. Notice must include the location of the antenna-supporting structure tied to the state plane coordinate system for the Florida West Zone (North American Datum of 1983/1990 Adjustment).

**Diamond will comply.**

(5) *Floor area.* Floor area will be calculated based on the total impervious surface associated with an equipment enclosure. Floor area may not exceed 400 square feet per antenna array, not to exceed 2,500 square feet total area, without approval by special exception provided that the floor area meets all applicable setbacks and lot coverage requirements.

**Diamond will comply. Please see Sheet C2.**

(f) *Signage.*
(1) Signs on antenna-supporting structures, ancillary appurtenances, equipment enclosures, or on any fence or wall are prohibited, unless permitted in accordance with this subsection.
(2) If high voltage is necessary for the operation of proposed wireless communications facilities, "High Voltage-Danger" and "No Trespass" warning signs not greater than one square foot in area must be permanently attached to the fence or wall at intervals of not less than 40 feet and upon the access gate, or as otherwise required by the FAA or FCC.
(3) A sign not greater than one square foot in area must be attached to the access gate that includes the following information:
a. Federal registration number, if applicable;
b. Name of property owner, facility owner, providers, and contact person; and
c. An emergency contact number for the contact person.

**Diamond will comply. Please see Sheet C7.**

***Sec. 4-1222. Fees and insurance.***

(a) Antenna-supporting structures and wireless communications facilities must be insured by the owners against damage to persons and against damage to property. The owners must provide a certificate of insurance to the director annually.
(b) Fees for antenna-supporting structures and wireless communications facilities permitting and renewal, monitoring of emissions and inspection of structures, and other fees will be established by city council by resolution.

**Diamond will comply. Please see the enclosed Certificate of Insurance.**

***Sec. 4-1223. Discontinued use.***

(a) *Notice of discontinued use.* The owner of an antenna-supporting structure 75 feet or greater in height, the use of which has been discontinued for a period of one year, on an annual basis must provide the director with an affidavit of an intention to continue the use, including a description of the owners efforts to keep the facility in use. If the affidavit is not provided the

director may make a preliminary determination of discontinued use. For any other antenna-supporting structure, the use of which is discontinued for a period of 180 days, the director may make a preliminary determination of discontinued use. In making such a determination, the director may request documentation and affidavits from the property owners regarding the structure's usage, including evidence that use of the structure is imminent. The failure of a property owners to provide updated contact information on the owner of the antenna-supporting structure for two consecutive years will be presumptive evidence of discontinued use. If the director determines that the use of an antenna-supporting structure or antenna has been discontinued, the director will provide the property owner with a written notice of discontinued use by certified mail.

(b) *Declaration of discontinued use.* If the property owner fails to respond to the notice of discontinued use or to adequately demonstrate that the use of the antenna or antenna-supporting structure is not discontinued within 90 days, such failure will be evidence of discontinued use. Based on the foregoing, or on any other relevant evidence before the director, the director may make a final determination of discontinued use, whereupon a declaration of discontinued use will be issued to the property owner by certified mail.

(c) *Removal of facility.*

(1) Within 120 days of a declaration of discontinued use, the property owner must either:

a. Reactivate the use of the antennas or antenna-supporting structure as a wireless communications facility or transfer ownership of the antennas or antenna-supporting structure to another owner who will make use of the facility; or

b. Dismantle and remove the facility.

(2) If transfer of ownership occurs, the new owner must supply the director with an affidavit attesting that the antennas or antenna-supporting structure will be in use within 120 days of the transfer in accordance with subsection (c)(1) of this section. If the facility remains discontinued upon the expiration of 120 days, the city may enter upon the property and remove the facility, with all costs to be borne by the property owner. The city may use the funds posted in the surety for this purpose.

**Noted. Please see Sheet N1.**

***Sec. 4-1224. Nonconforming antenna-supporting structures.***

(a) ...

***Sec. 4-1225. Special exception criteria; broadcast antenna supporting structure.***

In order to grant a special exception for a wireless communication facility, the city council must make at least one of the following findings of fact:

(1) Failure to grant the special exception would prohibit or have the effect of prohibiting the provision of personal wireless services;

**Diamond respectfully submits that failure to approve the Monopine will prevent T-Mobile from resolving a significant gap in their service to the public in and around the Hunter's Ridge area. Please see the enclosed RF Package.**

(2) The special exception is necessary to ensure adequate public safety and emergency management communications;

**Reliable wireless communications are a foundational part of our everyday life. Nowhere is this more true than when looking at 911 call statistics. In 2021, 89% of all 911 calls received in Orange County came from wireless numbers. This shows that reliable wireless service is no longer a luxury, it is a necessity for public safety. Please see the enclosed RF package and 911 Call Statistics.**

(3) The special exception or any required variance or deviation is the minimum necessary in order for the applicant to provide broadcast services pursuant to an FCC-issued license or construction permit (existence of an FCC license requiring a broadcast antenna at a given height will constitute a presumption that this requirement has been met);

**The Monopine will be 149' AGL, T-Mobile's colocation will be at the top. This is the minimum height necessary for T-Mobile to resolve its significant gap in service to the area of Bonita Springs in and around Hunter's Ridge.**

(4) Failure to grant the special exception would prohibit or have the effect of prohibiting the provision of amateur radio services; or the special exception will obviate the need for additional antenna-supporting structures in the geographic search area.

**Diamond respectfully submits that failure to approve the Monopine will prevent T-Mobile from resolving a significant gap in their service to the public in and around the Hunter's Ridge area. Please see the enclosed RF Package.**

***Sec. 4-302. Amendments to approved master concept plan.***

(a) Amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development.

**Diamond respectfully requests a PD amendment to add the Monopine to the Hunter's Ridge PD. The parent parcel zoned RPD, in an area programmed as a golf course maintenance compound. Please see Sheet P1.**

(b) Amendments that may be approved by the director include, in general, any change to the interior of the development which does not increase density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area), or decrease buffers or open space. The director may not approve a change which results in the substantial underutilization of public resources and public infrastructure committed to the support of the development. In addition, the director may not approve changes which result in a reduction of total open space, buffering, landscaping and preservation areas or which adversely impacts on surrounding land uses.

**Noted.**

(c) All other requests for amendments to a master concept plan or its auxiliary documentation will treated procedurally as minor planned developments, but with application information and materials specified by section 4-295(a)(7).

**Noted.**

(d) Any application for an amendment that proposes a development which, taken by itself, would constitute a major planned development (development of city impact see sections 4-195(b) and 4-272(b)(1)) may not be treated as a minor planned development unless it clearly meets the criteria set forth in section 4-272(b)(2). Otherwise, it must proceed as a new and separate major planned development.

**The Monopine will be unstaffed and require only power and telco connections. It will typically generate one trip per carrier per month, typically in a pickup truck sized vehicle.**

(e) Notice of a plan amendment must be recorded in the same manner as the approved master concept plan itself.

**Noted.**

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

Sincerely,

Mattaniah S. Jahn

Mattaniah S. Jahn, Esq.
MSJ/vlc
Enclosures

BILLED

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

2106976 RESOLUTION NUMBER ZAB-85-273

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

WHEREAS, Ron Beaudry (Brentwood Estates) has properly filed an application for:

A) A district boundary change from AG to Residential Planned Development, to permit a residential development of 382 single family units not to exceed 30 feet in height on 126 acres of land. The proposed development will also include a 9 hole golf course, a clubhouse, and other recreational facilities.

B) A variance from the 75 foot setback requirement (Section 626.1.C.1.b) along the north and south property lines, as shown on the proposed plan.

Note: If approved, the master Concept Plan will deviate from the following Lee County standards:

1. Minimum setback between accessory structures and side property lines or other buildings of 10 feet (500.1.B.1.a), to 7 feet;
2. (Deleted)
3. (Deleted)
4. No drainage, filling, or other alterations of soils subject to freshwater ponding shall be permitted without specific approval... (DSR C.1.b.4), to allow alterations in accordance with the Master Concept Plan.
5. Minimum setback between structures and a section line of 75 feet (500.29.0.1), to 15 feet along the south side of section 6.

Subject property is located approximately 1/2 mile south of Carrell Road, bounded by the Collier County line to the south and I-75 to the west, described more particularly as:

LEGAL DESCRIPTION: In Section 6, Township 48 South, Range 26 East, Lee County, Florida:

> The north ½ of the south ½ of the south 3/4 of Section 06, Township 48 South, Range 26 East, lying east of I-75 and the south ½ of the south ½ of the south 3/4 of Section 6, Township 48 South, Range 26 East, lying east of I-75, Lee County, Florida, subject to easements and restrictions of record.

WHEREAS, proper authorization has been given to Hole, Montes & Associates, Inc., by Richard I. Templeton, and to Carleton Ryffel, AICP by Ron Beaudry, the owners of the subject parcel, to act as agents to pursue this zoning application;

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Zoning Board, with full consideration of all the evidence available to the Zoning Board; and

WHEREAS, the Lee County Zoning Board fully reviewed the matter and recommended:

APPROVAL of request (A);
APPROVAL of variance request (B) from the 75-foot setback requirement along the north property line, as shown on the proposed plan; but DENIAL of variance (B) from the 75-foot setback requirement along the south property line, as shown on the proposed plan;
APPROVAL of deviation (1) from the minimum setback between accessory structures and side or rear property lines or other buildings of 10 feet, to 7 feet;
APPROVAL of deviation (4) that no drainage, filling, or other alterations of soils subject to freshwater ponding shall be permitted without specific approval, to allow alterations in accordance with the Master Concept Plan; and
DENIAL of deviation (5) of minimum setback between structures and a section line of 75 feet, to 15 feet along the south side of section 6.

The above recommendation is with the condition that Brentwood Estates contribute proportional share of access roads and was based on the recommendations of staff and the testimony given; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the Staff, the Local Planning Agency, the Zoning Board, the documents on file with the County, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

The Local Planning Agency found the request inconsistent with the Lee County Comprehensive Plan on October 22, 1985. Staff recommended denial of all requests based on the analysis contained in their reports of October 22 and November 13, 1985. The Zoning Board was divided in their opinions, but believed there is a need for this type of a project. The Zoning Appeals Board was also divided on this case, but the majority position was to approve the request as stated below, and to proceed with the development of fringe area impact fees. The record clearly reflects that the developer may proceed with site preparation, but that no building permits will be issued until the fringe area impact fees have been adopted, and that anything the applicant does up until the time the County adopts the fringe area impact fee is at his own risk, and the County is accepting no responsibility, and no estoppel will be created from this action. The following deviations which had been requested by the applicant were withdrawn prior to the Zoning Appeals Board hearing:

2. Minimum excavation setbacks to a street right-of-way of 150 feet (500.4.D and 500.3.C), to 120 feet at one point;
3. Maximum slope of excavation banks of 6:1 ratio to a water depth of 6 feet (500.4.E), to a 4:1 ratio.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby grant a district boundary change from AG to a Residential Planned Development, subject to the new impact fees (fringe area impact fee); no building permits will be issued until the Lee Plan inconsistency is removed and a fringe area category special impact fee is in place (not including ground improvements such as grading).

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Eastwood, and seconded by Commissioner Fussell and, upon being put to a vote, was as follows:

| | |
|---|---|
| Porter J. Goss | Nay |
| Roland Eastwood | Aye |
| Mary Ann Wallace | Nay |
| Bill Fussell | Aye |
| Donald D. Slisher | Aye |

A second motion was made by Commissioner Eastwood and seconded by Commissioner Slisher to clarify the Board's intent to partially deny variance B) from the 75-foot setback requirement along the south property line and to deny deviation #5 of the request, and, upon being put to a vote, was as follows:

| | |
|---|---|
| Porter J. Goss | Aye |
| Roland Eastwood | Aye |
| Mary Ann Wallace | Aye |
| Bill Fussell | Aye |
| Donald D. Slisher | Aye |

Site Plan SP-85-273 is attached hereto and incorporated herein by reference, as a reduced copy of the master Concept Plan, which is subject to the modifications in this resolution.

The approved schedule of uses for this development is as follows, with uses located substantially as shown on the Master Concept Plan:

Single Family Dwellings

Residential Accessory Uses

Common Recreational Uses, Private

Residential Development Identification Signs

Model Homes

Private Sewage Treatment Plant

The following findings of fact were made in conjunction with this Residential Planned Development zoning approval:

1) The proposed use is appropriate at the subject location; and

2) The proposed development will be consistent with the adopted Lee Plan, in that:

(a) The land use change will meet or exceed the applicable performance and locational standards; and
(b) Urban services, as defined by the Lee Plan, will be available and adequate to serve the proposed land use change, due to the imposition of fringe area impact fees; and
(c) The land use change complies with the density and general uses set forth in the Lee Plan; and
(d) The land use change will protect, conserve, or preserve environmentally-critical areas and natural resources; and
(e) The land use change is compatible with existing or planned land uses, and would not cause damage, hazard, or nuisance, or other detriment to persons or property; and
(f) The location of the proposed land use change does not place an undue burden upon existing transportation and other services and facilities, and will be served by streets of a capacity sufficient to carry traffic generated by the development; and

3) Sufficient safeguards to the public interest are provided by the conditions on this approval and by other applicable regulations; and

4) The conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

The following findings of fact were made in conjunction with the approval of deviations #1 and #4:

1) Both deviations enhance the achievement of the objectives of the planned development; and
2) The general intent of these regulations, to protect the public health, safety, and welfare, will be preserved and promoted.

DULY PASSED AND ADOPTED this 16th day of December, A.D., 1985.

ATTEST:
CHARLIE GREEN, CLERK

BY: Chris Thomas
Deputy Clerk

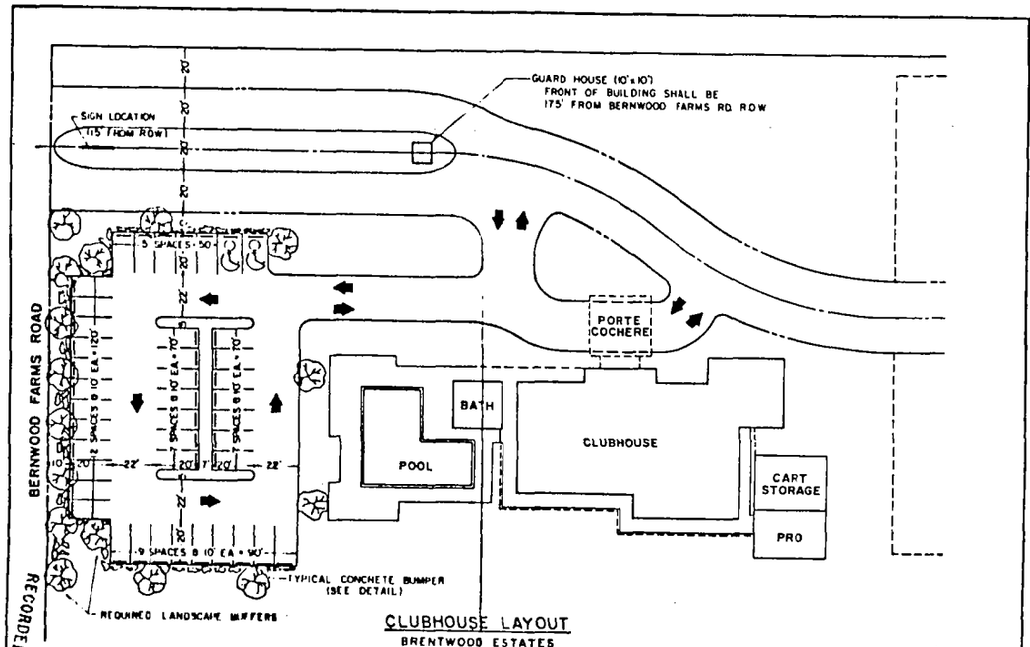
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

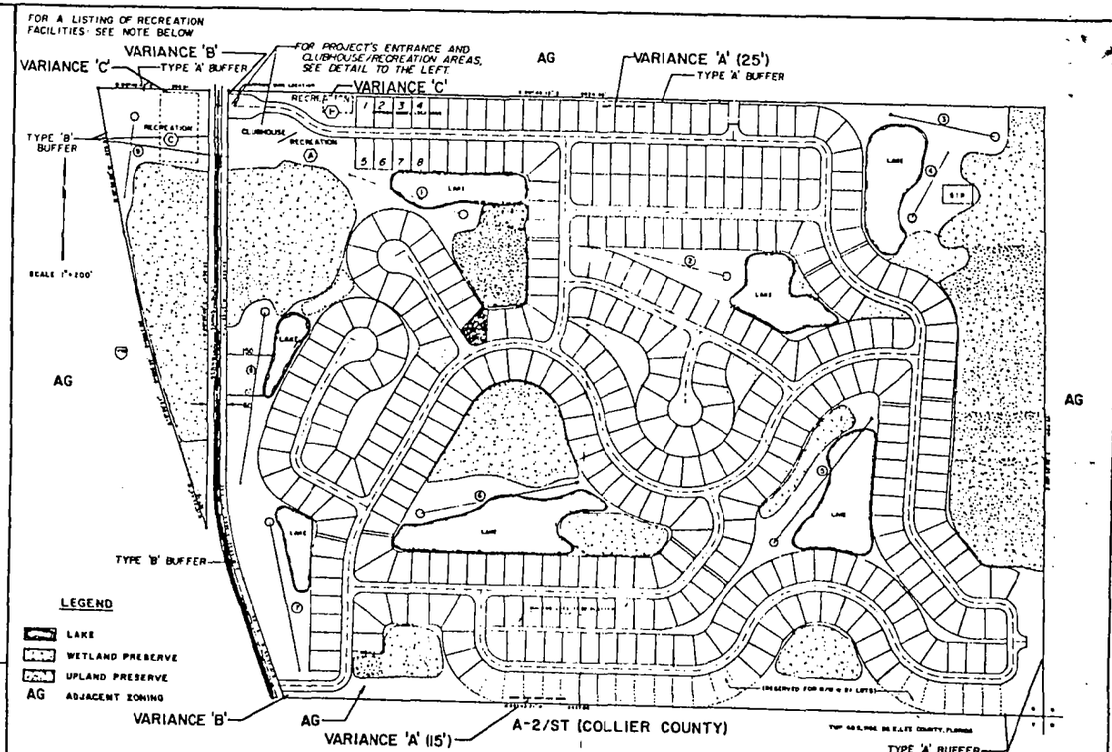
Approved as to form by:

_____
County Attorney's Office

OFF REC 1850 PG 3154

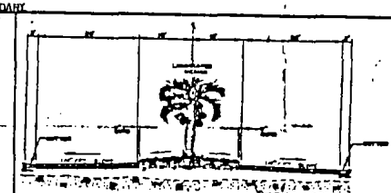


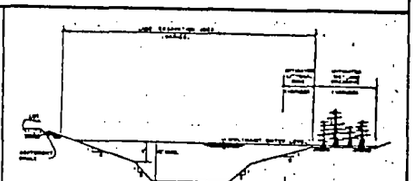

## CLUBHOUSE LAYOUT
BRENTWOOD ESTATES
SCALE: 1" = 30'

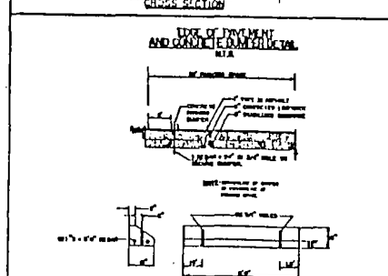


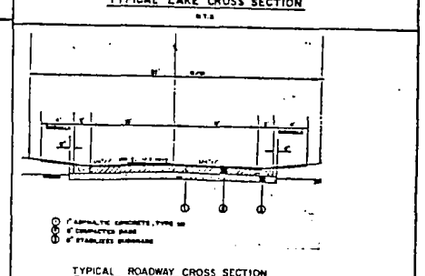

ACCESS ROADS FOR PROJECT SITE
NORTHERN ACCESS ROAD CENTERLINE IS
50' FROM THE NORTHERN PERIMETER BOUNDARY
SOUTHERN ACCESS ROAD CENTERLINE IS
40' FROM THE SOUTHERN PERIMETER BOUNDARY

APPROVED
Master Concept Plan
Site Plan #
Subject to conditions in Resolution #
Zoning Case #


DIVIDED ENTRANCE
CLUBHOUSE LOCATION


TYPICAL LAKE CROSS SECTION


TYPE OF PAVEMENT AND CONCRETE CURB DETAIL


TYPICAL ROADWAY CROSS SECTION

| | | | | | |
|---|---|---|---|---|---|
| 1 | GUARD HOUSE & CLUBHOUSE ROW | NED | 11/04/85 | | |

HOLE, MONTES and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
Naples Bonita Springs Ft. Myers

84.72

BRENTWOOD ESTATES
RONALD BEAUDRY
2473 PINEWOOD CIRCLE
NAPLES, FLORIDA 33942
TELEPHONE (813) 262-8894
STRAP NUMBER 06-48-26-00-00014.0000

RECEIVED
NOV 8 1985

DRAWING NO 4

MASTER CLUSTER CONCEPT PLAN

Jun 10 1 PM '86

CCPC-85-22

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-14667-OE

Issued Date: 09/11/2025

DIAMOND TOWERS V LLC
COMPLIANCE DEPT.-DMP
120 Mountain Ave
Springfield, NJ 07081

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Hunters Ridge-FL391
County, State: Lee, Florida

Collected Point(s):

| Label | Latitude | Longitude | SE | DET AGL | AMSL |
|---|---|---|---|---|---|
| pt-1 | 26-19-18.03N | 81-44-18.17W | 14 Ft | 149 Ft | 163 Ft |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 03/11/2027 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact teresa.ctr.johnson@faa.gov, at 1-404-305-5540, or teresa.ctr.johnson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-14667-OE.

**Signature Control No: 668852303-677479812** ( DNE )
Julie A. Morgan
Manager, Obstruction Evaluation Group

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

## Case Description for ASN 2025-ASO-14667-OE

Proposed 145ft tower structure with an overall height of 149 ft with all appurtenances.

**Frequency Data for ASN 2025-ASO-14667-OE**

| LOW FREQUENCY | HIGH FREQUENCY | FREQUENCY UNIT | ERP | ERP UNIT |
|---|---|---|---|---|
| 6 | 7 | GHz | 42 | dBW |
| 6 | 7 | GHz | 55 | dBW |
| 10 | 11.7 | GHz | 42 | dBW |
| 10 | 11.7 | GHz | 55 | dBW |
| 17.7 | 19.7 | GHz | 42 | dBW |
| 17.7 | 19.7 | GHz | 55 | dBW |
| 21.2 | 23.6 | GHz | 42 | dBW |
| 21.2 | 23.6 | GHz | 55 | dBW |
| 614 | 698 | MHz | 1000 | W |
| 614 | 698 | MHz | 2000 | W |
| 698 | 806 | MHz | 1000 | W |
| 806 | 824 | MHz | 500 | W |
| 806 | 901 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 929 | 932 | MHz | 3500 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1670 | 1675 | MHz | 500 | W |
| 1710 | 1755 | MHz | 500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1850 | 1990 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 1990 | 2025 | MHz | 500 | W |
| 2110 | 2200 | MHz | 500 | W |
| 2305 | 2360 | MHz | 2000 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |
| 2496 | 2690 | MHz | 500 | W |

**TOPO Map for ASN 2025-ASO-14667-OE**

**Sectional Map for ASN 2025-ASO-14667-OE**

# Request for Submittal Requirement Waiver

Community Development Dept. | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | Fax: 239 444 6140

**Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.**

**APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS**
**(indicate the appropriate application type)**

X Public Hearing - General Requirements **(4-194)**
X Public Hearing - Additional Requirements for:
- _____ Development of Regional Impact **(4-195(a))**
- X Planned Developments **(4-195(b))**
- _____ Master Concept Plan Extension **(4-303)**
- _____ Master Concept Plan Reinstatement **(4-303)**
- _____ Rezoning other than Planned Developments **(4-195(c))**
- _____ Mobile Home Park **(4-195(d))**
- _____ Special Exception **(4-195(e))**
- _____ Variances **(4-195(f))**

_____ Administrative Action Requirements **(4-196)**
_____ Development Order - Submittal Requirements **(3-133)**
- _____ Application Form and Contents **(3-135)**
- _____ Additional Required Submittals **(3-136)**

_____ Limited Review Development Order – Submittal Requirements **(3-133)**
- _____Required Submittals **(3-160)**

**PLEASE PRINT OR TYPE:**

STAP Number: 06-48-26-B3-0010G.10CE
Name of Project: FL391 Hunters Ridge
Name of Agent: Mattaniah S. Jahn, P.A.
Street Address: 935 Main Street, Suite C4
City: Safety Harbor State: FL Zip: 34695
Phone #: 727-773-2222 Fax #: 727-773-2616
E-mail: mjahn@thelawmpowered.con
Name of Applicant*: Diamond Communications c/o Mattaniah S. Jahn, P.A.
Street Address: 935 Main Street, Suite C4
City: Safety Harbor State: FL Zip: 34695
Phone #: 727-773-2221 Fax #: 727-773-2616
E-mail: mjahn@thelawmpowered.con

*** If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:**

| | Section Number | Requirement |
|---|---|---|
| #1 | 4-295 (a)(4)c | FLUCCS Map |
| #2 | 4-295 (a)(4)c | Soils Map |
| #3 | | |
| #4 | | |
| #5 | | |
| #6 | | |
| #7 | | |
| #8 | | |
| #9 | | |

**B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:**

**Describe the project scope and provide reason(s) why the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)**

A FLUCCS Map is not needed because there are no native vegetation communities in the area under Diamond's control, only disturbed lands covered by asphalt and gravel. A Soils Map is not necessary due to the fact that a full Geotechnical analysis will be provided at the Building Permit stage, and providing before then would be premature.

**Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.**

**Signature of Applicant**

**Directors Decision:** X **Request Approved** _____ **Request Denied**

**Comments:** _____

**Signature:** _____ **Date:** 12-18-2025

# Request for Submittal Requirement Waiver

Community Development Dept. | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | Fax: 239 444 6140

**Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.**

**APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS**
**(indicate the appropriate application type)**

X Public Hearing - General Requirements **(4-194)**

X Public Hearing - Additional Requirements for:

- _____ Development of Regional Impact **(4-195(a))**
- X Planned Developments **(4-195(b))**
- _____ Master Concept Plan Extension **(4-303)**
- _____ Master Concept Plan Reinstatement **(4-303)**
- _____ Rezoning other than Planned Developments **(4-195(c))**
- _____ Mobile Home Park **(4-195(d))**
- _____ Special Exception **(4-195(e))**
- _____ Variances **(4-195(f))**

_____ Administrative Action Requirements **(4-196)**

_____ Development Order - Submittal Requirements **(3-133)**

- _____ Application Form and Contents **(3-135)**
- _____ Additional Required Submittals **(3-136)**

_____ Limited Review Development Order – Submittal Requirements **(3-133)**

- _____ Required Submittals **(3-160)**

**PLEASE PRINT OR TYPE:**

STAP Number: 06-48-26-B3-0010G.10CE

Name of Project: FL391 Hunters Ridge

Name of Agent: Mattaniah S. Jahn, P.A.

Street Address: 935 Main Street, Suite C4

City: Safety Harbor State: FL Zip: 34695

Phone #: 727-773-2221 Fax #: 727-773-2616

E-mail: mjahn@thelawmpowered.con

Name of Applicant*: Diamond Communications c/o Mattaniah S. Jahn, P.A.

Street Address: 935 Main Street, Suire C4

City: Safety Harbor State: FL Zip: 34695

Phone #: 727-773-2221 Fax #: 727-773-2616

E-mail: mjahn@thelawmpowered.con

*** If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:**

| | Section Number | Requirement |
|---|---|---|
| #1 | 4-1221(c)(4) | Landscape Buffer |
| #2 | | |
| #3 | | |
| #4 | | |
| #5 | | |
| #6 | | |
| #7 | | |
| #8 | | |
| #9 | | |

**B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:**

**Describe the project scope and provide reason(s) why the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)**

Diamond respectfully requests to use the mature existing vegetation and landscaping around the golf course maintenance compound in lieu of a planted buffer. The compound's East and South sides abut mature existing vegetation and landscape buffers while the North and West sides of the compound are internal to the golf course. maintenance area. Removing existing mature vegetation would not achieve the sound planning objective here.

**Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.**

**Signature of Applicant**

**Directors Decision:** _____**Request Approved** _____**Request Denied**

**Comments:** _____

**Signature:** _____ **Date:** _____

verizon

Florida RF Engineering
February 2, 2026

# Hunters Ridge
# Coverage and Capacity

# Introduction

**There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.**

**Coverage** is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

**Capacity** is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

The area east of I-75 and south of Bonita Beach Rd SE in Bonita Springs, FL is both a **coverage and capacity** limited area. The proposed cell site will improve the **coverage** in the area and offload the **capacity** of the surrounding cell sites.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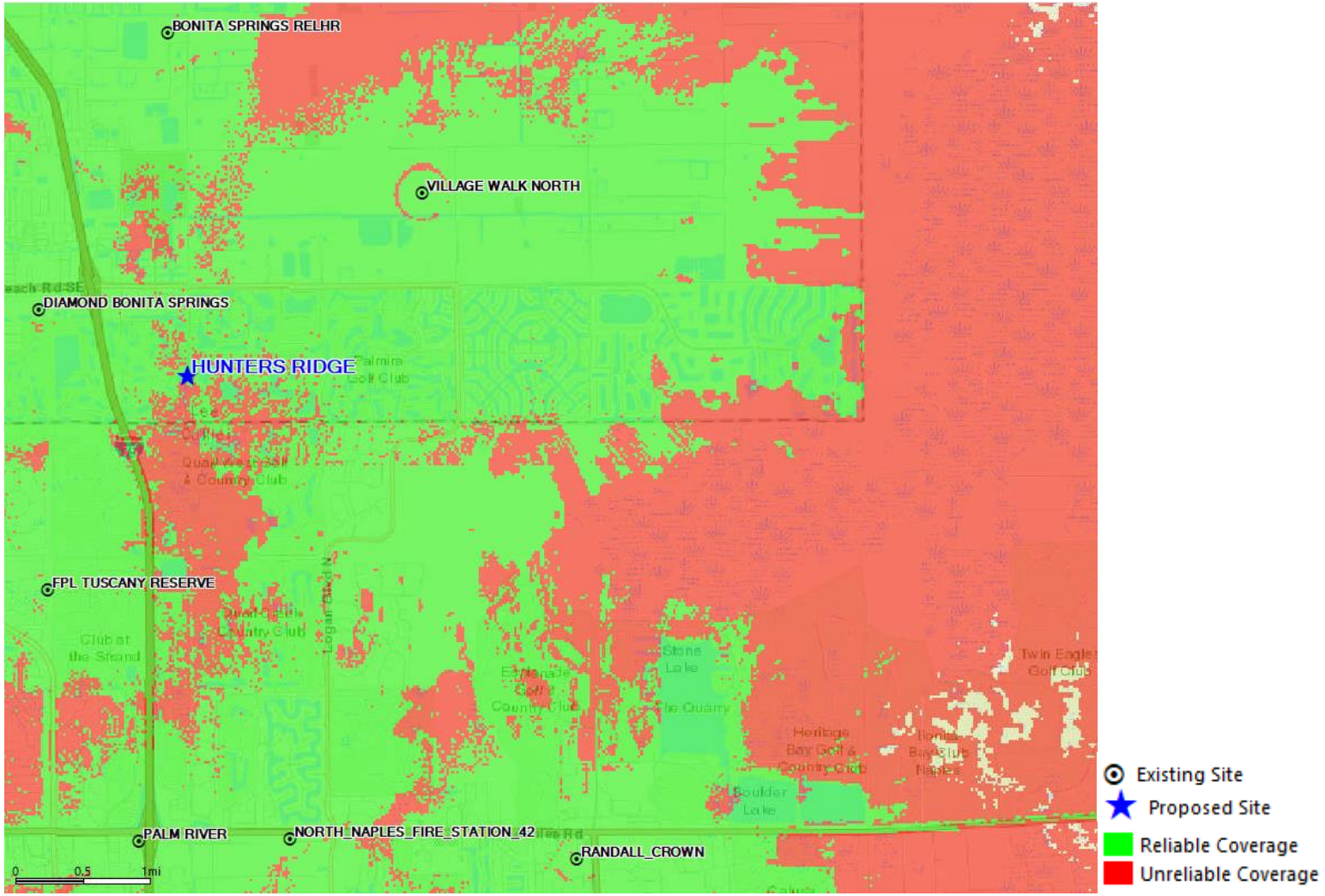
# AWS LTE Current Coverage

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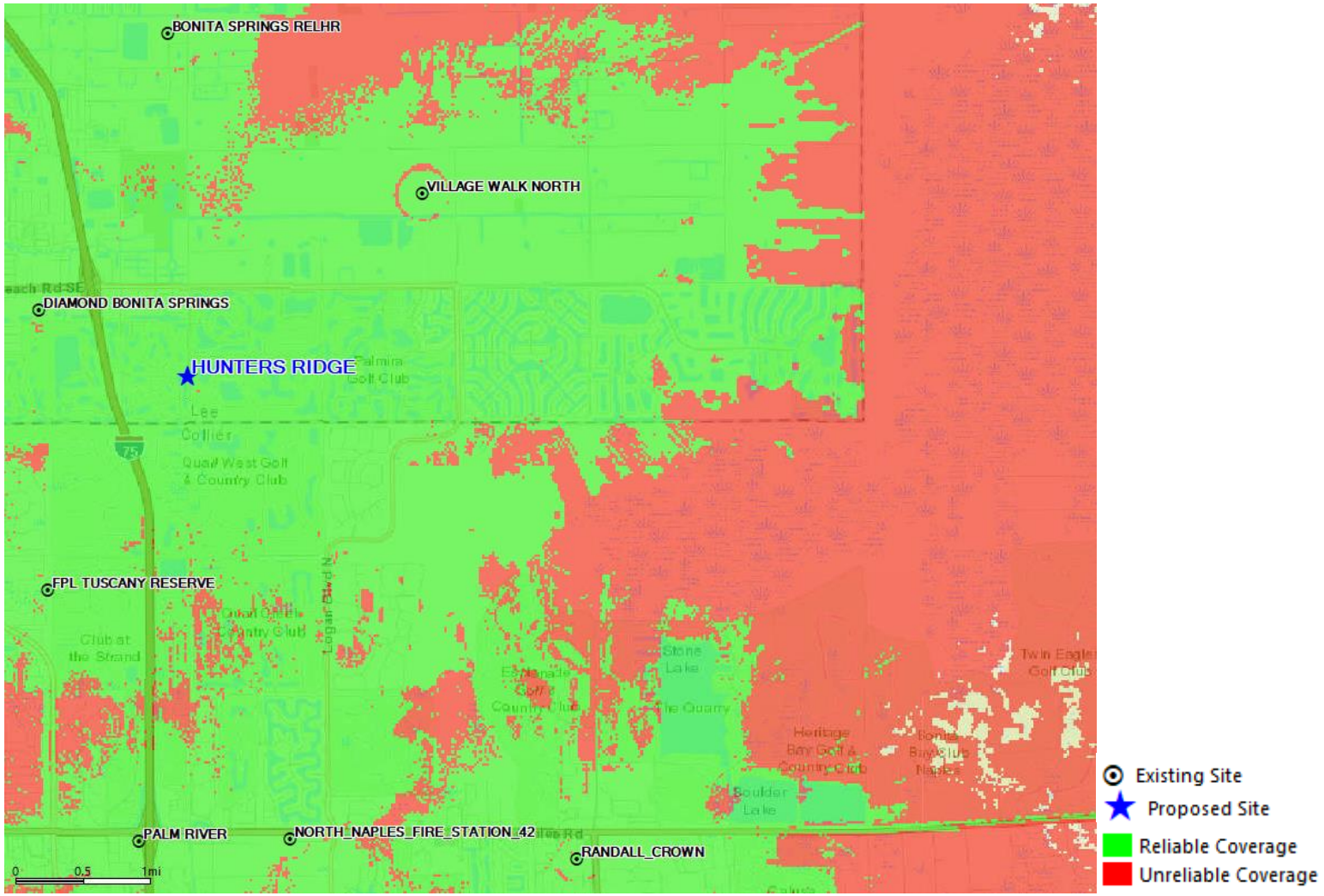
# AWS LTE Proposed Coverage

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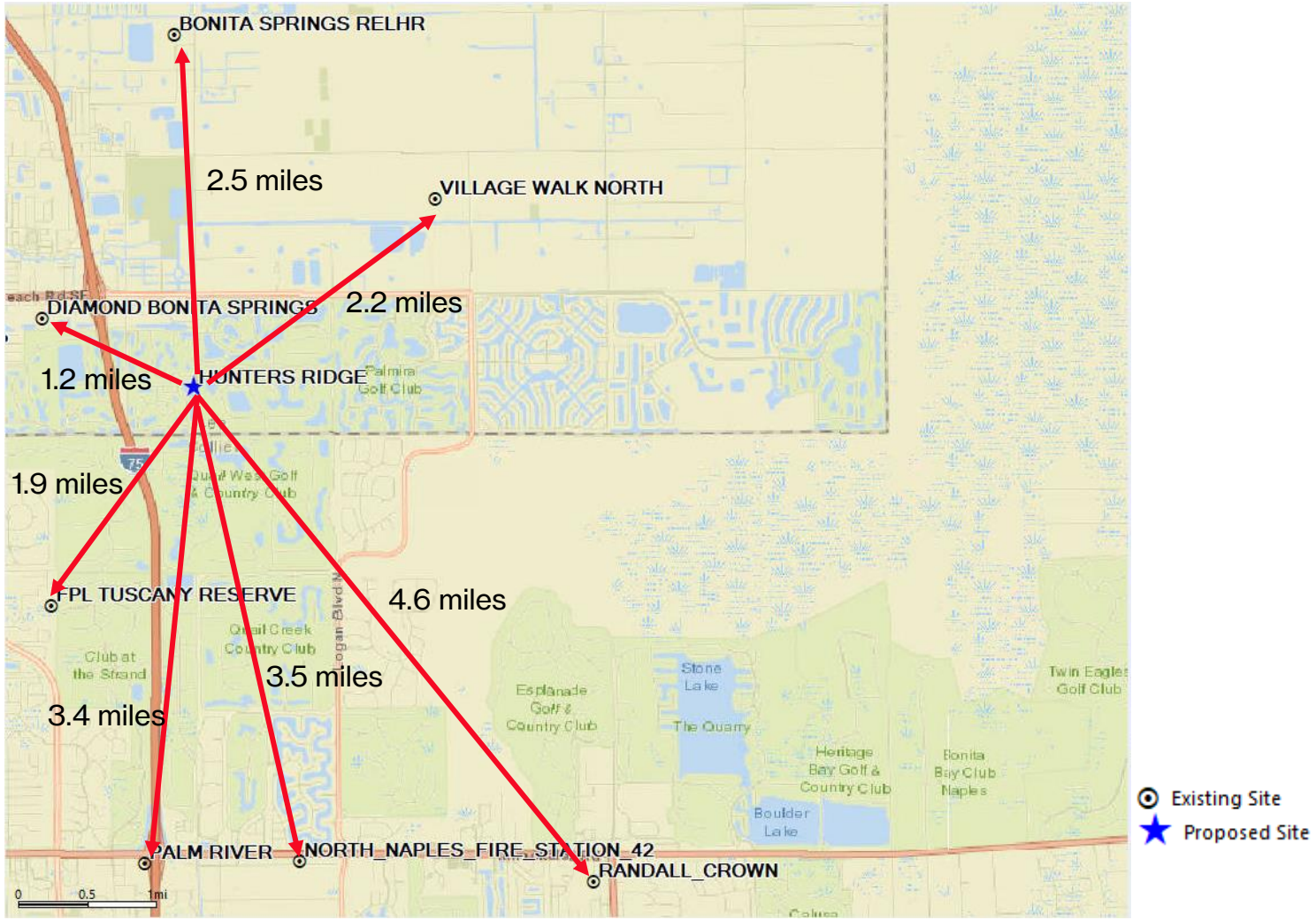
# Distance to Existing On Air Macro Verizon Sites



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# Verizon Search Ring

verizon

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January 28, 2026

To: City of Bonita Springs
RE: Verizon Macro Site Located at: 12760 Fox Ridge Drive, Bonita Springs, FL 34135

City of Bonita Springs**,**

This is in response to your inquiry to Verizon concerning interference to your existing telecommunications devices and services related to Verizon's proposed facilities at 12760 Fox Ridge Drive, Bonita Springs, FL 34135. Verizon provides Commercial Mobile Radio Services (CMRS) under licenses granted by the Federal Communication Commission (FCC). Pursuant to these licenses, Verizon is authorized to operate its CMRS network in many geographic areas throughout the nation, including the above noted location.

The FCC exclusively regulates all technical aspects of Verizon operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference.

The above noted proposed Verizon facility is compliant with all applicable FCC requirements. The points below cover Verizon's practices pertinent to complying with the FCC requirements:

1. Verizon locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All equipment at the proposed facility is designed and certified to operate within the frequencies licensed to Verizon by the FCC, and to operate in a manner approved by the FCC.
3. The power levels generated by the facility's radios and corresponding effective radiated power (ERP) from the transmitting antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), Part 27 (for 700 MHz, AWS or C-Band), Part 96 (for CBRS), Part 30 (UMFUS/mmWave) or Part 101 (for microwave) of the Commission's Rules.

Verizon is committed to providing state of the art wireless services that benefit your community.
In the unlikely event that interference does occur, Verizon agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the Verizon installation.

Please contact your local Verizon resource below if you have additional site-specific questions.

| Contact Name | Contact Email | Contact Phone |
|---|---|---|
| Santiago Torres | Santiago.Torres@VerizonWireless.com | 813-326-3793 |

Sincerely,

Ryan Lay
Manager-RF System Design
Verizon

LAW OFFICE OF
Mattaniah S. Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

**SENT VIA EMAIL ONLY**

August 22, 2025

Mike Fiigon II, Senior Planner
Community Development
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

**RE: Diamond Communications, LLC – FL391 Hunters Ridge**
**Parcel # 06-48-26-B3-0010G.10CE**
**PD25-124697-BOS – NIM Documents from August 14, 2025**

Dear Mr. Fiigon:

On behalf of this firm's client, Diamond Communications, LLC (Diamond), please find the enclosed supporting documentation for Planned Development Amendment # PD25-124697-BOS for the Neighborhood Informational Meeting that was held August 14, 2025:

- NIM Documents
  - NIM Summary from August 14, 2025
  - Sign-in Sheets
  - Copy of PowerPoint from NIM
- NIM Proof of Notice
  - Affidavit Attesting to Providing Public Notice
  - NM Notice Letter Sample

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

Sincerely,

Vicki L. Clark
Project Manager/Planner
VLC/msj
Enclosures

**PD25-124697-BOS**
**Neighborhood Meeting Summary**

Date of Meeting: 08/14/25

Time: 6:00pm – 6:54pm

Location: 12500 Hunters Ridge Blvd., Bonita Springs, Florida 34135

Summary:

Ms. Jahn opened the meeting at 6:00pm. She began presentation of the attached PowerPoint file. Ms. Jahn explained the general need for the tower and its general location. She proceeded through the presentation, including the photo simulations. Ms. Jahn also gave Mike Fiigon's contact information to the attendees so that they could contact the County directly about the project.

A member of the public asked if there were a natural disaster, such as a hurricane or tornado, and the telecommunication tower was damaged, who would the responsibility for repairing the telecommunication tower fall on? Ms. Jahn thanked her for her question and explained that Diamond Communications is responsible for all maintenance and repairs for the tower, and that would be written into the approval of the telecommunication tower. A different member of the public asked a two-part question, why is this tower being proposed now rather than a couple of years ago, and are there financial benefits to having the tower on their property. Ms. Jahn began by answering their first question, she stated that T-Mobile is keeping up with the need for new telecommunication towers as best they can, but that there are many other areas that need a new telecommunication tower, and they have to keep to a budget every year as well. She then explained that yes, Hunters Ridge receives payment from Diamond Communications each month for using their property for the tower, but that she is unable to give out that amount. Rich Stone asked whether Diamond Communications approached T-Mobile with the project, or did T-Mobile approach Diamond Communications. He also questioned if it was Diamond Communications that would own the tower. Ms. Jahn stated that projects do not move forward

without the carrier's approval, and it was T-Mobile that came to Diamond Communications with the project. She further explained that yes, it would be Diamond Communications that owns the tower. Francine Mourad asked if it was true that with monopine towers, the signal has a harder time getting through the foliage with the branches and leaves. Ms. Jahn presented a coverage map with foliage, and it illustrated a non-circular coverage area. She also explained that if it were overwater, it would be a perfect circle. Another member of the public asked how soon this would be built. Ms. Jahn stated that she imagines we should be going before the Planning and Zoning Board, and the City Council by the end of the year. We will then go through site plan review and building permit review. Ms. Jahn further explained that she has not taken one of these sites in Bonita Springs before, so she is unsure how long the time frame will be to get the site built. David Higgins stated that with radio towers, when you are directly next to one, you don't get a very good signal. He questioned if it works the same way will these types of towers. Ms. Jahn explained that when you are directly under a telecommunication tower, you do not get a better signal because the signal is being pushed out. Once you move a little bit away from it, at least around 100 feet, you will get a much better signal. She concluded by stating that yes, anyone close to the telecommunication tower will receive better service. David Higgins asked an additional question about how the tower will be powered. Ms. Jahn stated that the tower will be powered by a small transformer, like the ones you may see by the roadways. Heather Hoadley brought up a couple of questions. She asked if Diamond Communications would be providing regular maintenance, and if they would be sharing a maintenance schedule with the community. Ms. Jahn explained that yes, Diamond Communications would be keeping up with regular maintenance, however, she would need to check with the City of Bonita Springs to see if they require an annual report on the maintenance. Heather Hoadley then asked if there would be any additional noise outside of the transformer. Ms. Jahn stated that the only other equipment that would be making noise is the backup

generator that is used for E911. She further elaborated that in the residential areas, they use propane generators to reduce the noise, and even those generators are placed in soundproof cabinets so that even if you are at the property line you are only looking at 65 decibels of sound. David Cornpropst questioned if, with all the development in the area, this telecommunication tower be capable of accommodating all the new residents once the new homes and condos are constructed. Ms. Jahn reassured him that yes, it will be able to handle new residents as well and that when a tower like this is built, they ensure that it will not become immediately obsolete due to the overwhelming amount of new residents in the area. Jim Fitzpatrick stated that there are 17 million homes being built, and if the telecommunication tower would be able to accommodate that growth. Ms. Jahn stated that yes, T-Mobile takes these things into consideration when building a new telecommunication tower. Mr. Fitzpatrick also wondered about the improvement of service, and Ms. Jahn reassured him that he would certainly experience better service with the construction of this telecommunication tower. After no further questions, Ms. Jahn ended the meeting at 6:54pm.

**Date:** 8-14-2025 **Site Name / Case Number:** Diamond FL391 Hunters Ridge

## COMMUNITY MEETING SIGN-IN SHEET

| | Name | Address | Email Address |
|---|---|---|---|
| 1. | Mathavizh S. Salm | 935 Main St. Ct Sabal Palm, FL 34695 | mjalm@thelammpanerb.com |
| 2. | JAN MORLANDO | 12751 Meadow Creek Ln. B.S. FL 34135 | JTMORGANDO@HOTMAIL.COM |
| 3. | BILL KNELLER | 12601 Fox Ridge Rd FL 34135 | bill.kneller@comcast.net |
| 4. | Kevin+Nancy Walls | Hunters Ridge | kandawalls@gmail.com |
| 5. | Wayne Thibeault | Hunters Ridge | Thibeaulthw@comcast.net |
| 6. | Don Huprich | 28400 Hunters Ridge Blvd. | don@huntersridge.net |
| 7. | Jim Side + Nancy | Hunters Ridge | 28210 Arrowhead Ct. 34135 |
| 8. | Rich Stomp | Quail West | rstompme@gmail.com |
| 9. | Melinda Stomp | Quail West | mstompo70@aol.com |
| 10. | Jim Fitzpatrick | Hunters Ridge | JAFITZ57@GMAIL.COM |
| 11. | [illegible] | " | 28781 WILD CORK |
| 12. | [illegible] | Glen Hollow | |
| 13. | [illegible] | HUNTERS RIDGE DR | CARSONARTELLE |
| 14. | Lois Cornpropst | 12688 Hunters Ridge Dr. | lacornprop@gmail.com |
| 15. | David Cornpropst | " " | davidacornpropsy.com |
| 16. | Alexis Chaffee | 4450 Burnham Rd. (Quail West) | |
| 17. | [illegible] | 12647 Hunters Ridge Dr | achaffee@quailwest.com |

Date: 8-14-2025 Site Name / Case Number: Diamond FL391 Hunters Ridge

# COMMUNITY MEETING SIGN-IN SHEET

| | Name | Address | Email Address |
|---|---|---|---|
| 1. | Linda Dworaczyk | 28861 Marsh Elder | lindadw10@hotmail.com |
| 2. | Chuck Wochele | 28894 Marsh Elder | lindadw10@hotmail.com |
| 3. | Rich Useldinger | 28763 Wild Coffee CT | RichUseldinger@gmail.com |
| 4. | Heather Hoadley | 5959 Beurnham Rd | hhoadley@ |
| 5. | Patti Blake-Flum | 28766 Sweetbay Ln | Pattiblake@quailwest.com, comcast.net |
| 6. | Al+Carol Doak | 12941 S. Iverthorn Ct | Qcarol@comcast.net |
| 7. | | | |
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**Date:** 8-14-2025 **Site Name / Case Number:** Diamond FL391 Hunters Ridge

# COMMUNITY MEETING SIGN-IN SHEET

| | Name | Address | Email Address |
|---|---|---|---|
| 1. | MARILYN MOORE | 12618 Fox Ridge | taddiem1@gmail |
| 2. | Rick Moore | " #8103 " | |
| 3. | Charles Flvm | 28760 Sweetbay Ln | cflvm1@comcast.net |
| 4. | Lapage Jackson | 12715 Foxridge Dr., | larae1156@gmail.com |
| 5. | | " " | " " |
| 6. | Francie Mourad | 12837 Hunters Ridge | |
| 7. | Steve Wilson | 12933 Hunter Ridge Dr | |
| 8. | Ellen Hagan | 12778 Meadow Canes HR | |
| 9. | FRAN MAXWELL | 12694 Buttonbush Place | |
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# AFFIDAVIT OF PUBLICATION

Mattaniah S. Jahn, P.A,
935 Main Street, Suite C4
Safety Harbor FL 34695

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

07/24/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/24/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Neighborhood Meeting

The public is invited to attend a Neighborhood Meeting held by Mattaniah S. Jahn, Esq. of the Law Office of Mattaniah S. Jahn, P.A., representing Diamond Communications, LLC ("Diamond") on:

Thursday, August 14, 2025, at 6:00 pm being held at the Hunters Ridge Golf and Country Club, 12500 Hunters Ridge Blvd., Bonita Springs, FL 34135. Please use the entrance to Hunters Ridge off of Hunters Ridge Blvd. The entrance off of Bonita Grande is for residents only.

Subject Property: 12760 Fox Ridge Dr., Bonita Springs, FL 34135 – Strap 06-48-26-B3-0010G.10CE – Project # PD25-124697-BOS

The property owner and Diamond are petitioning (PD25-124697-BOS) the City of Bonita Springs to grant a Planned Development Amendment approval to allow for the construction of a 149' AGL Monopine camouflage style wireless facility and support facility compound. The subject property is 2.66 acres, part of the Hunter's Ridge PD that is programmed as a support area for the golf course, on the West side of Bonita Grande Blvd., about 2100' South of Worthington Way.

WE VALUE YOUR INPUT

Business and property owners, residents, and visitors are welcome to attend the presentation and discuss the project with the owner/developer and City of Bonita Springs staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, or e-mail by Monday, August 11, 2025, to:

Vicki Clark, Planner
Mattaniah S. Jahn, P.A.
935 Main Street, Suite C4
Safety Harbor, FL 34695
727-773-2221
vclark@thelawmpowered.com
July 24 2025
LSAR0338451

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www.cityofbonitaspringscd.org

**Mike Gibson**
Mayor

**Jamie A. Bogacz**
Council Member
District One

**Jesse Purdon**
Council Member
District Two

**Laura Carr**
Council Member
District Three

**Chris Corrie**
Council Member
District Four

**Nigel P. Fullick**
Council Member
District Five

**Jim Fitzpatrick**
Council Member
District Six

**Arleen M. Hunter**
City Manager
(239) 949-6267

**Derek P. Rooney**
City Attorney
(239) 949-6254

**City Clerk**
(239) 949-6248

**Public Works**
(239) 949-6246

**Code Enforcement**
(239) 949-6257

**Parks & Recreation**
(239) 992-2556

**Community Development**
(239) 444-6150

January 9, 2026

Ms. Mattaniah S. Jahn, P.A.
Diamond Communications, LLC
935 Main Street, Ste C4
Safety Harbor, FL 34695

**Re: Hunter's Ridge Planned Development Amendment – PD25-124697-BOS, Sufficiency**

Dear Ms. Jahn:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development request. The Application has been found sufficient and the following language is being drafted for the request:

*An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.*

Please review the proposed language carefully and notify me in writing no later than January 13, 2026, if the above stated language is sufficient or if changes are requested.

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Please note that City of Bonita Springs Ordinance 22-03 (attached) has updated the public noticing requirements, where it is now the responsibility of the Applicant to send notices to the surrounding property owners of the hearing dates. These notices are required and are no longer a courtesy. A copy of the notice to be mailed will be provided by Staff to the Applicant, but it remains the Applicant's responsibility to mail the notices in accordance with the adopted regulations. Please review Ordinance 22-03 for additional information.

Please feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Brent Spain, Theriaque and Spain
Derek Rooney, City Attorney
John Dulmer, AICP, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Levi Baker, Development Engineer
Cynthia Vargas, Administrative Assistant

LAW OFFICE OF
Mattaniah S. Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

**SENT VIA EMAIL and OVERNIGHT MAIL**

February 13, 2026

Mike Fiigon II, Senior Planner
Community Development
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

**RE: Diamond Communications, LLC – FL391 Hunters Ridge**
**Parcel # 06-48-26-B3-0010G.10CE**
**PD25-124697-BOS – NM Documents from August 14, 2025**

Dear Mr. Fiigon:

On behalf of this firm's client, Diamond Communications, LLC (Diamond), please find the enclosed supporting documentation for Planned Development Amendment # PD25-124697-BOS for the Neighborhood Meeting that was held February 5, 2026.

1. Cover Letter (this document)
2. NM Documents
   - NM Summary from February 5, 2026
   - Sign-in Sheet
   - Copy of PowerPoint from NM
3. NM Proof of Notice
   - Affidavit Attesting to Providing Public Notice
   - NM Notice Letter Sample

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

Sincerely,

Mattaniah S. Jahn, Esq.
MSJ/vlc
Enclosures

**PD25-124697-BOS**
**Neighborhood Meeting Summary**

Date of Meeting: 02/05/26

Time: 6:00pm – 6:47pm

Location: 12500 Hunters Ridge Blvd., Bonita Springs, Florida 34135

Summary:

Ms. Jahn opened the meeting at 6:00pm. She began presentation of the attached PowerPoint file, as she did in the first Neighborhood Meeting. Ms. Jahn explained the general need for the tower and its general location. She proceeded through the presentation, including the photo simulations. Ms. Jahn also gave Mike Fiigon's contact information to the attendees so that they could contact the County directly about the project.

Most of the attendees for this Neighborhood Meeting were also attendees at the first Neighborhood Meeting, so there were not many questions or comments from the public. A couple of questions were asked by the public about the visibility of the tower and those concerns were addressed by Ms. Jahn by referring back to the photo simulations. Mr. Joseph Kelley asked about starting the height of the canopy at 30' AGL. He asked for copies of the plans. (A copy of the plans, along with a copy of the fall zone letter were emailed to Mr. Kelley on 2/10/26.)

No further questions were asked from the public, therefore, Ms. Jahn ended the meeting at 6:47pm.

**Date:** 02-05-26 **Site Name / Case Number:** Diamond FL391 Hunters Ridge

## COMMUNITY MEETING SIGN-IN SHEET

| | Name | Address | Email Address |
|---|---|---|---|
| 1. | Nathaniel Jah | 935 New St. CH. Safety Harbor FL 34695 | mjahn@thelawnpros.com |
| 2. | Donald Barr | 28578 LaCaille Dr | D.C.BARR JR.C@gmail.com |
| 3. | Ron Thomason | 27148 Dunwoody Dr | Ronandjen Racing@gmail.com |
| 4. | KAREN BIRR | 12744 FoxRidge Dr. | NBIRR@AOL.com |
| 5. | JACK WIELAND | 12748 FOX RIDGE | JBUILDERS1944@ICLOUD.COM |
| 6. | Jim Fitzpatrick | 28539 F.B. Fowler | JAFITZ57@gmail.com |
| 7. | Lisa Fitzpatrick | 28539 F. B. Fowler | |
| 8. | ~~Melody Harwood~~ | 12786 H.R Drive | melodyharwood15@gmail.com |
| 9. | ~~Gary~~ Harwood | " | garymapleicity@yahoo.com |
| 10. | Tom Cunningham | 28876 Marsh Elder Run | tomcunningham1117@yahoo.com |
| 11. | Joseph Kelley. | | JKELLEY@NYCAPIRE.COM |
| 12. | | | |
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935 Main Street, Suite C4
Safety Harbor FL 34695

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

NDN Naples Daily News 01/13/2026
NDN naplesnews.com 01/13/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/13/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

Notice of Neighborhood Meeting

The public is invited to attend a Neighborhood Meeting held by Mattaniah S. Jahn, Esq. of the Law Office of Mattaniah S. Jahn, P.A., representing Diamond Communications, LLC ("Diamond") on:

Thursday, February 5, 2026, at 6:00 pm being held at the Hunters Ridge Golf and Country Club, 12500 Hunters Ridge Blvd., Bonita Springs, FL 34135. Please use the entrance to Hunters Ridge off of Hunters Ridge Blvd. The entrance off of Bonita Grande is for residents only.

Subject Property: 12760 Fox Ridge Dr., Bonita Springs, FL 34135 – Strap 06-48-26-B3-0010G.10CE – Project # PD25-124697-BOS

The property owner and Diamond are petitioning (PD25-124697-BOS) the City of Bonita Springs to grant a Planned Development Amendment approval to allow for the construction of a 149' AGL Monopine camouflage style wireless facility and support facility compound. The subject property is 2.66 acres, part of the Hunter's Ridge PD that is programmed as a support area for the golf course, on the West side of Bonita Grande Blvd., about 2100' South of Worthington Way.

WE VALUE YOUR INPUT

Business and property owners, residents, and visitors are welcome to attend the presentation and discuss the project with the owner/developer and City of Bonita Springs staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, or e-mail by Monday, February 2, 2026, to:

Vicki Clark, Planner
Mattaniah S. Jahn, P.A.
935 Main Street, Suite C4
Safety Harbor, FL 34695
727-773-2221
vclark@thelawmpowered.com
January 13 2026
LSAR0437902

LAW OFFICE OF
Mattaniah S. Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

January 13, 2026

**Neighborhood Meeting (NM) for:**
**Planned Development Amendment # PD25-124697-BOS**

Dear Property Owner:

Please be advised that a formal application has been submitted to the City of Bonita Springs seeking approval of a Planned Development Amendment for the property located at 12760 Fox Ridge Drive, Bonita Springs, FL 34135, also described as:

The West side of Bonita Grande Blvd., about 2100' South of Worthington Way - Project # PD25-124697-BOS.

The petitioner is asking the City to approve this application to allow development of a 149' AGL Monopine Camouflage Style Wireless Facility and support compound on the described property. In compliance with the Land Development Code requirements, a Neighborhood Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. The Neighborhood Meeting will be held on February 5, 2026, at 6:00 p.m. at the Hunters Ridge Golf and Country Club, 12500 Hunters Ridge Blvd., Bonita Springs, FL 34135. Please use the entrance to Hunters Ridge off of Hunters Ridge Blvd. The entrance off of Bonita Grande is for residents only.

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact my Planner, Vicki Clark, at 727-773-2221 or vclark@thelawmpowered.com.

Sincerely,

Mattaniah S. Jahn

Mattaniah S. Jahn, Esq.
MSJ/vlc

# DIAMOND COMMUNICATIONS, LLC FL391 Hunter's Ridge

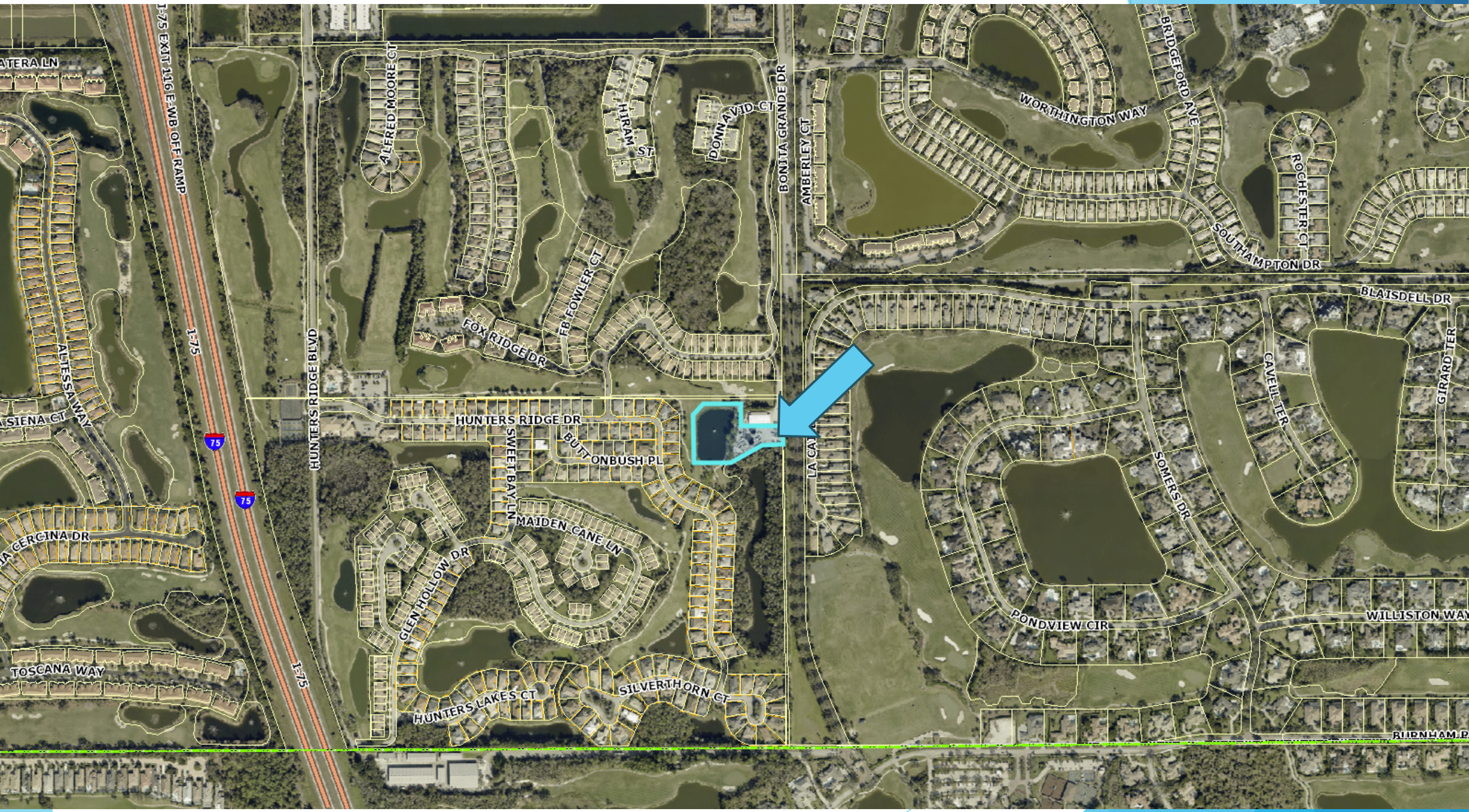
Fox Ridge Drive, Bonita Springs, FL

# Reasons a new tower is needed:

- Coverage:
  - Coverage is generally lacking in the area
- Capacity:
  - Just like roads, towers have a limited amount of capacity before they can't handle any more "traffic"
  - When a tower reaches capacity, it can't receive new calls
  - The neighboring "handoff" towers have reached a capacity level that triggers the need for a new tower

# Considerations when placing a tower:

- Neighboring towers
  - Too Close, and the new tower will interfere with the next tower over
  - Too Far away, and there will be a hole in coverage + it won't offload traffic
- Neighboring Properties
  - Height dictated by need – shorter = insufficient coverage/offload
- Located near the traffic source
  - Towers must be near the cellular users to serve them
  - Not like old AM/FM radio stations… far side of the county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BRIDGEFORD AVE
ROCHESTER CT
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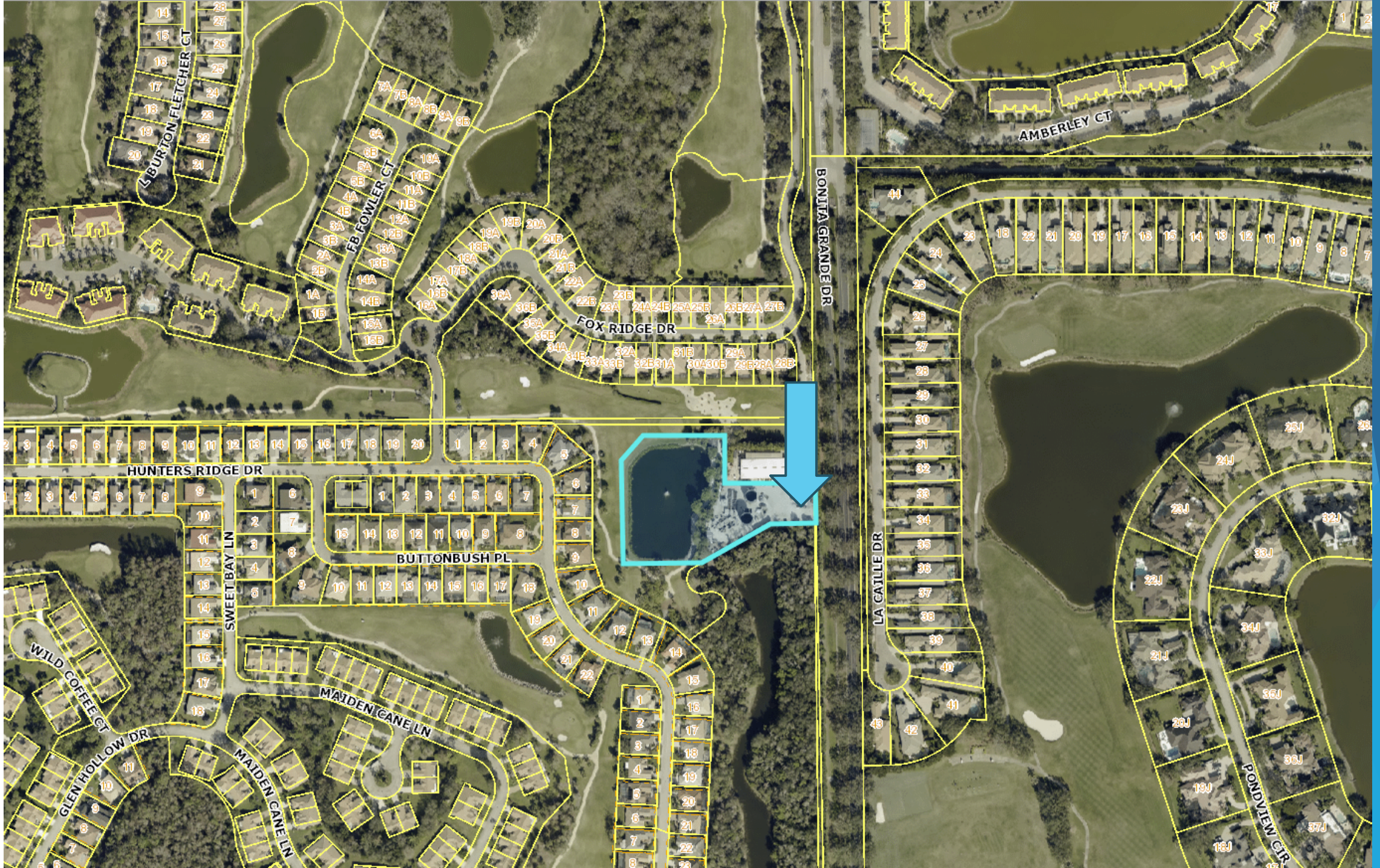
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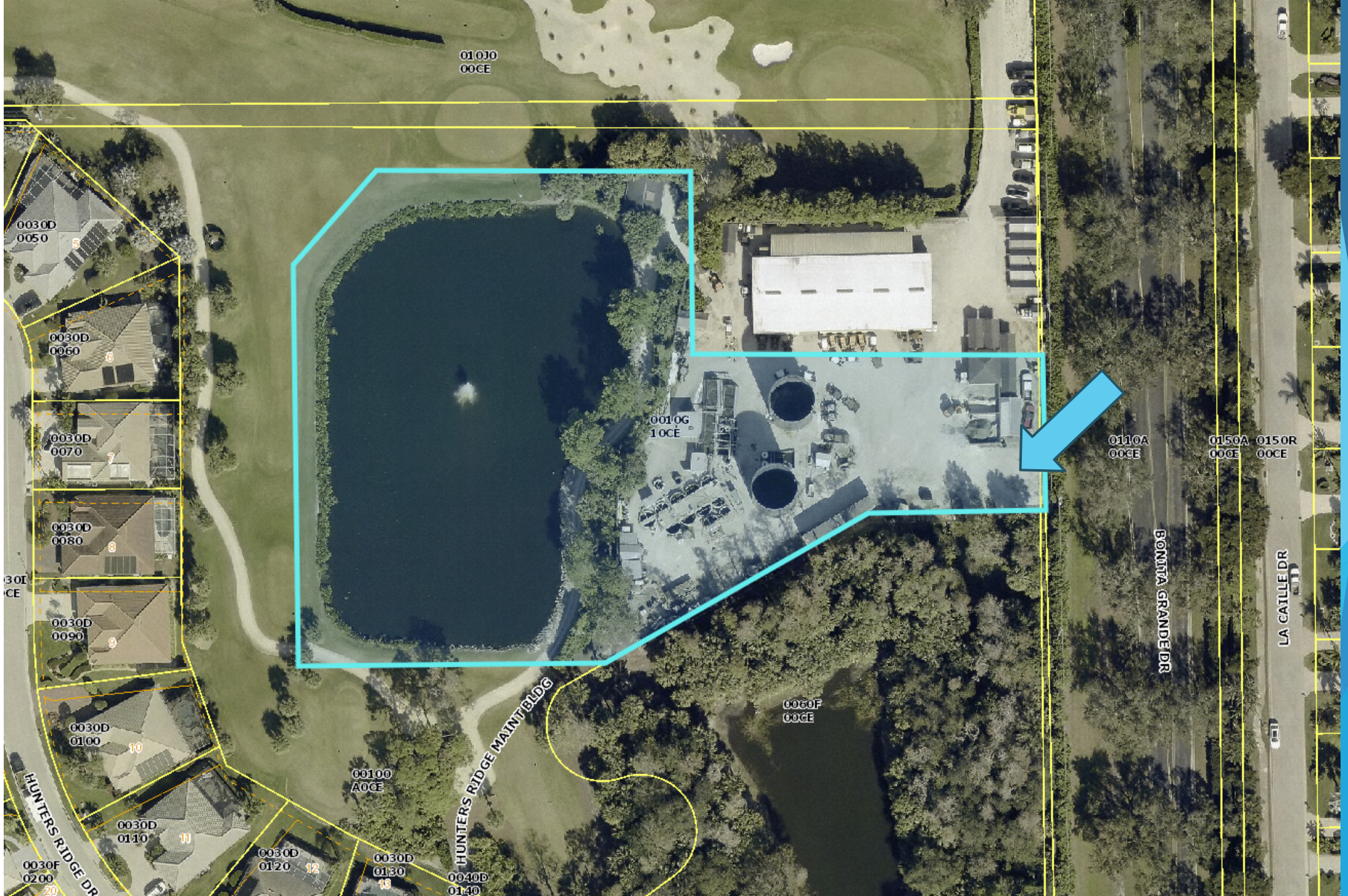
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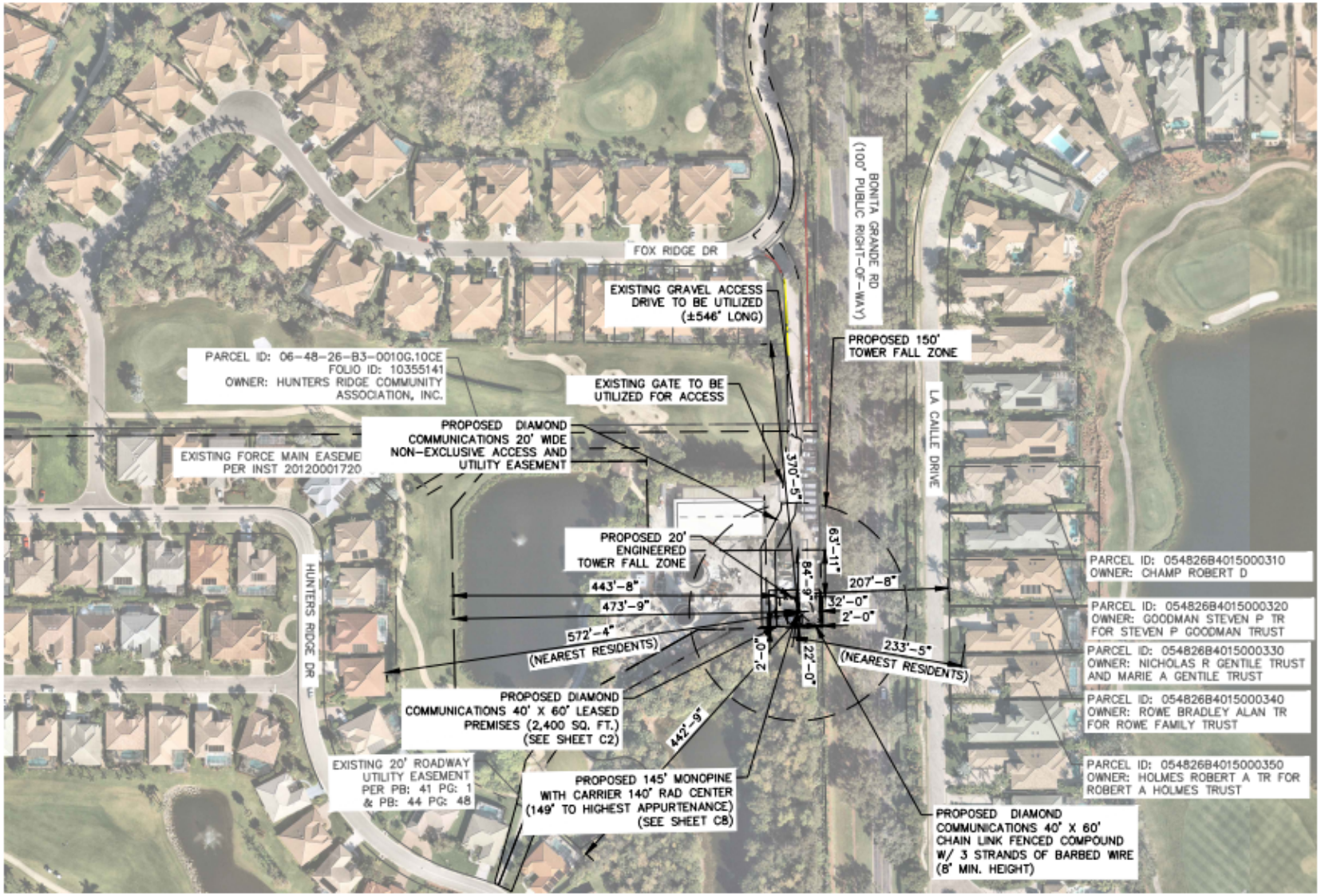
A0CE
BONITA GRANDE DR
LA CATILLE DR
HUNTERS RIDGE MAINT BLDG
HUNTERS RIDGE DR

# What's proposed?

- 149' Tall Monopine
  - Monopine = Designed to look like a tall pine tree
  - Foliated canopy from 55' off ground all the way to top, branches tapered.
  - Antennas mounted on headframe at top, nestled in canopy.  Vegetated socks over antennas
  - Trunk and branches are dull brown, foliage is dull green
  - All Cables inside trunk
- This monopine will be completely dark at night
- This monopine will be designed to hold antennas for up to 4 carriers
  - T-Mobile will be the first carrier
  - The remaining 3 will be made available for colocation

| TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER) | |
|---|---|
| NORTH | 84'-9" |
| SOUTH | 22'-0" |
| EAST | 32'-0" |
| WEST | 473'-8" |

| COMPOUND SETBACK TABLE | |
|---|---|
| NORTH | 63'-11" |
| SOUTH | 2'-0" |
| EAST | 2'-0" |
| WEST | 443'-8" |




1 C1.1 OVERALL SITE PLAN

SCALE: 1" = 150'

NORTH

0 75 150 300

GRAPHIC SCALE: 1" = 150'

**SURVEY NOTE:**

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 01/20/2025.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

| REV: | DATE: | ISSUED FOR: | BY: |
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| 8 | | | |
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| 1 | 02/25/24 | CONSTRUCTION | ALP |
| 0 | 03/05/25 | CONSTRUCTION | ALP |

LICENSER:

ANDREW LAMAR PITTS LICENSE No. 89887 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
|---|---|
| WTB | DMF |

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C1.1

C1.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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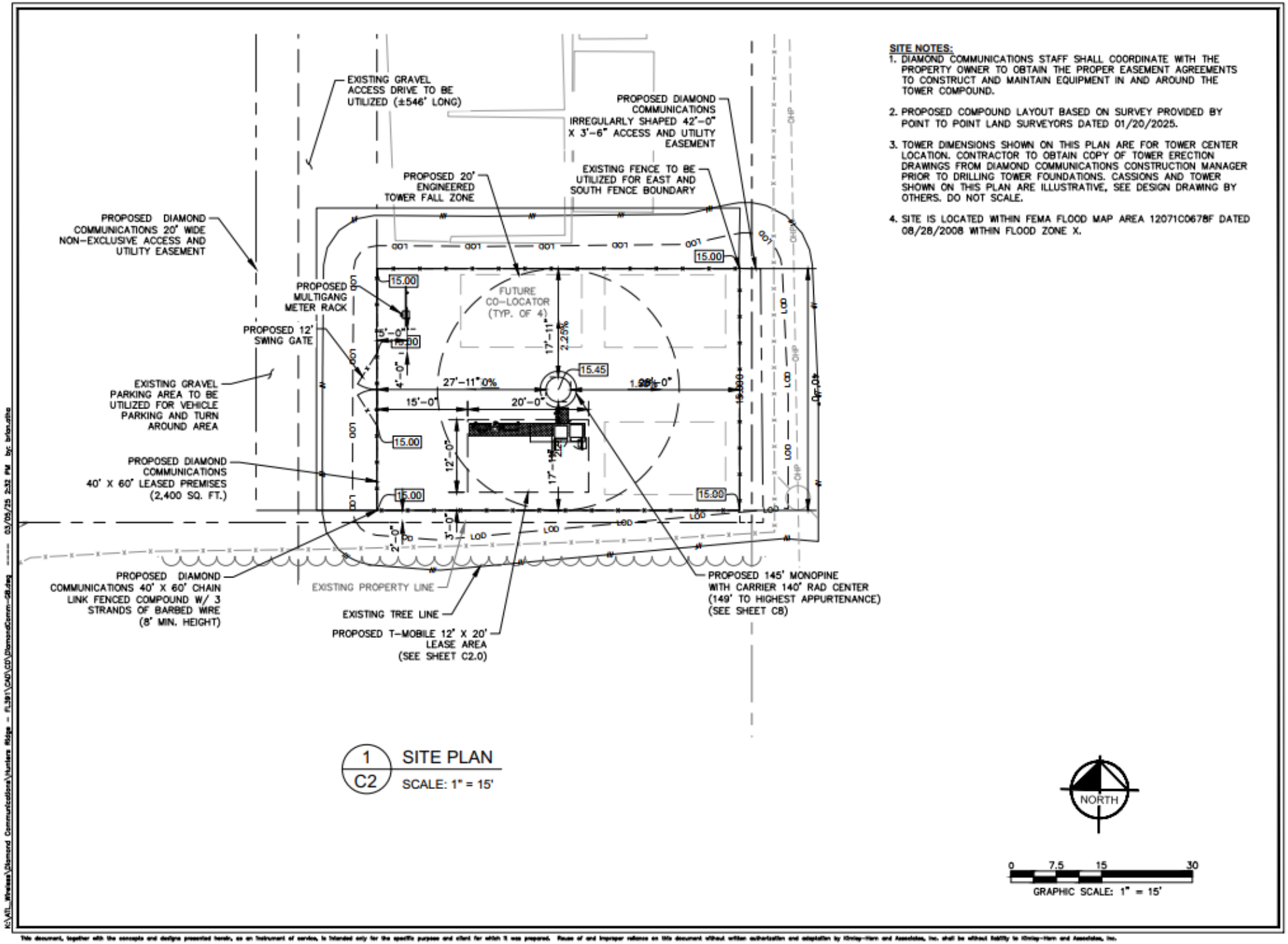


**SITE NOTES:**

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 01/20/2025.
3. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
4. SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12071C0678F DATED 08/28/2008 WITHIN FLOOD ZONE X.

1 / C2 SITE PLAN
SCALE: 1" = 15'

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

| REV: | DATE: | ISSUED FOR: | BY: |
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| 2 | | | |
| 1 | 02/25/24 | CONSTRUCTION | ALP |
| 0 | 03/05/25 | CONSTRUCTION | ALP |

LICENSER:

ANDREW LAMAR PITT
LICENSE
No. 89881
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
3/5/25

KHA PROJECT NUMBER:
013541047

| DRAWN BY: | CHECKED BY: |
|---|---|
| WTB | DMF |

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2

K:\ATL_Wireless\Diamond Communications\Hunters Ridge - FL391\CAD\CD\DiamondComm-C8.dwg ---- 03/05/25 2:32 PM by: brian.stiles

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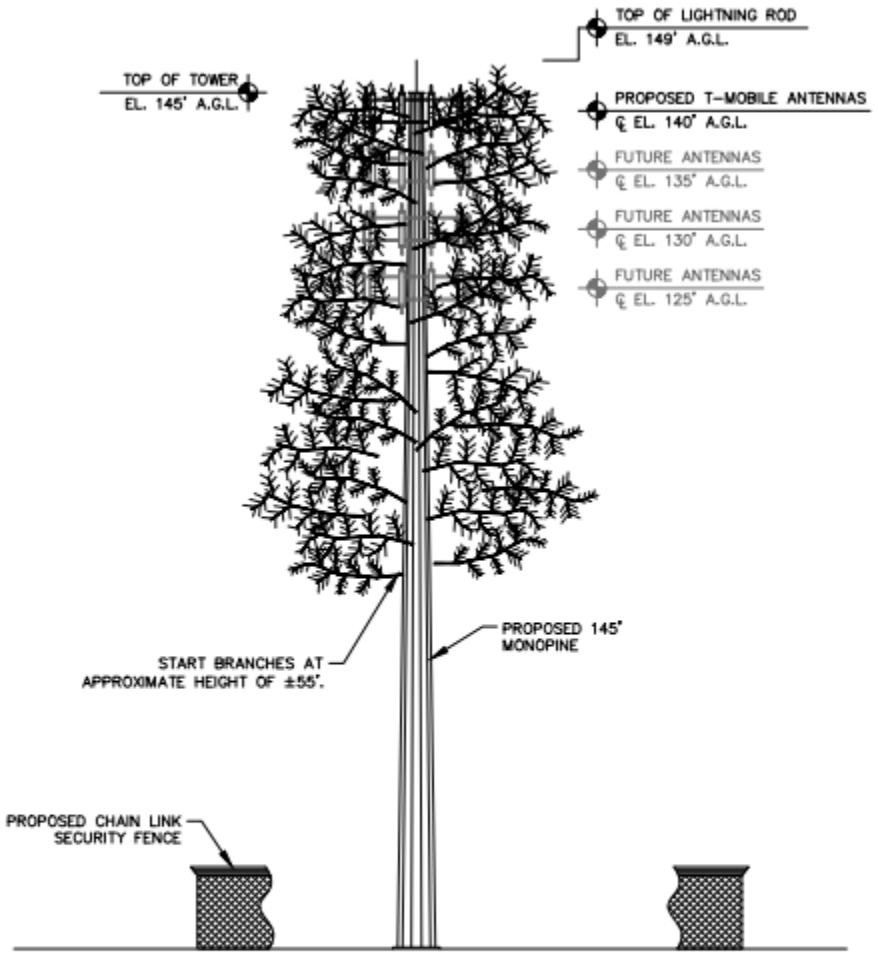
C2



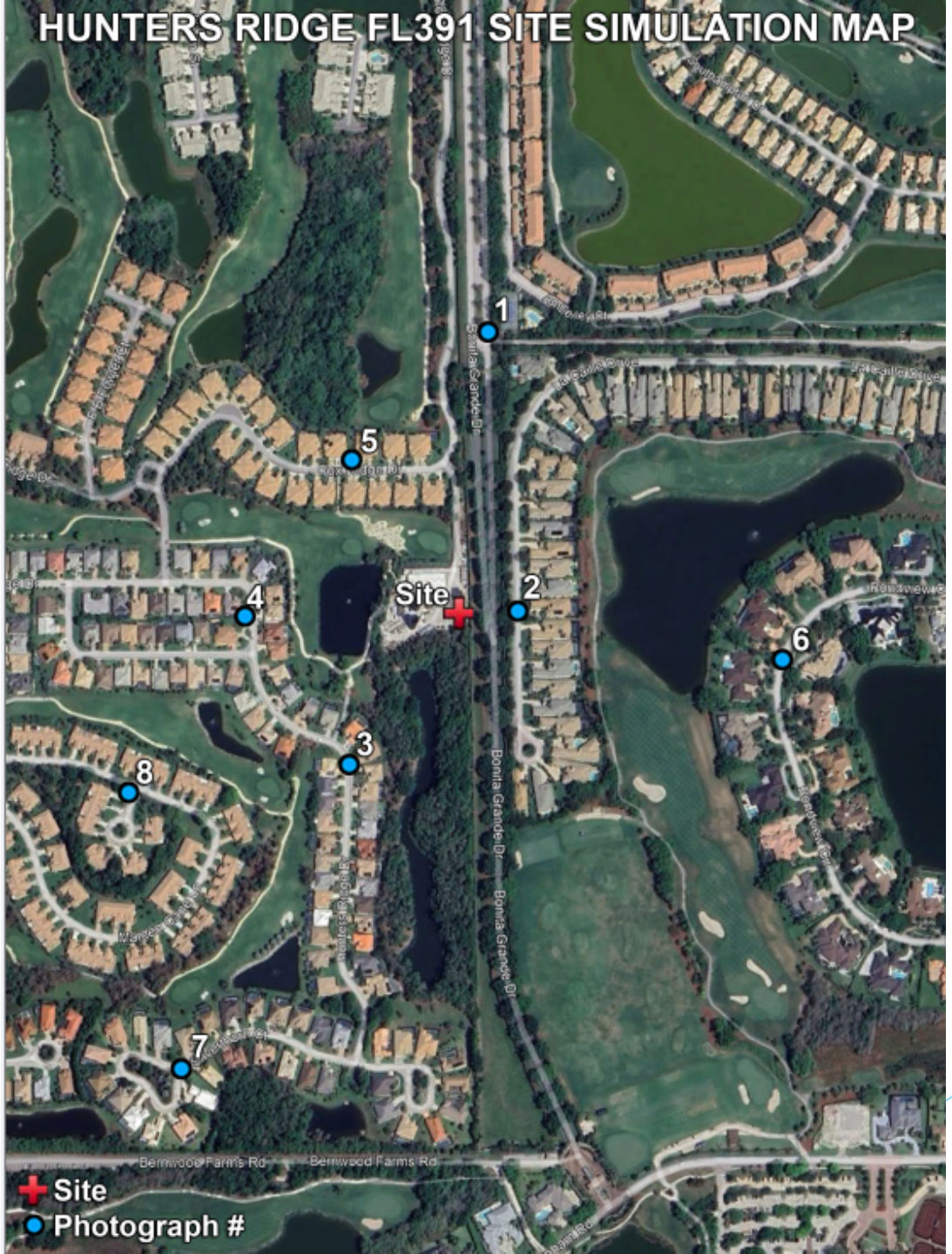

2 / C8 MONOPINE TOWER ELEVATION

NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.

C8


HUNTERS RIDGE FL391 SITE SIMULATION MAP
1
2
3
4
5
6
7
8
Site
Bonita Grande Dr
Bonita Grande Dr
Bermuda Farms Rd
Bermuda Farms Rd
Site
Photograph #

Bonita Grande Dr., looking S

La Caille Dr., looking W

Hunters Ridge Dr., looking NE

Hunters Ridge Dr., looking E

Fox Ridge Dr., looking SE

Pondview Circle, looking N, NW

Silverthorn Ct., looking NE

Hunters Ct., looking NE

T··Mobile··
Engineering & Operations

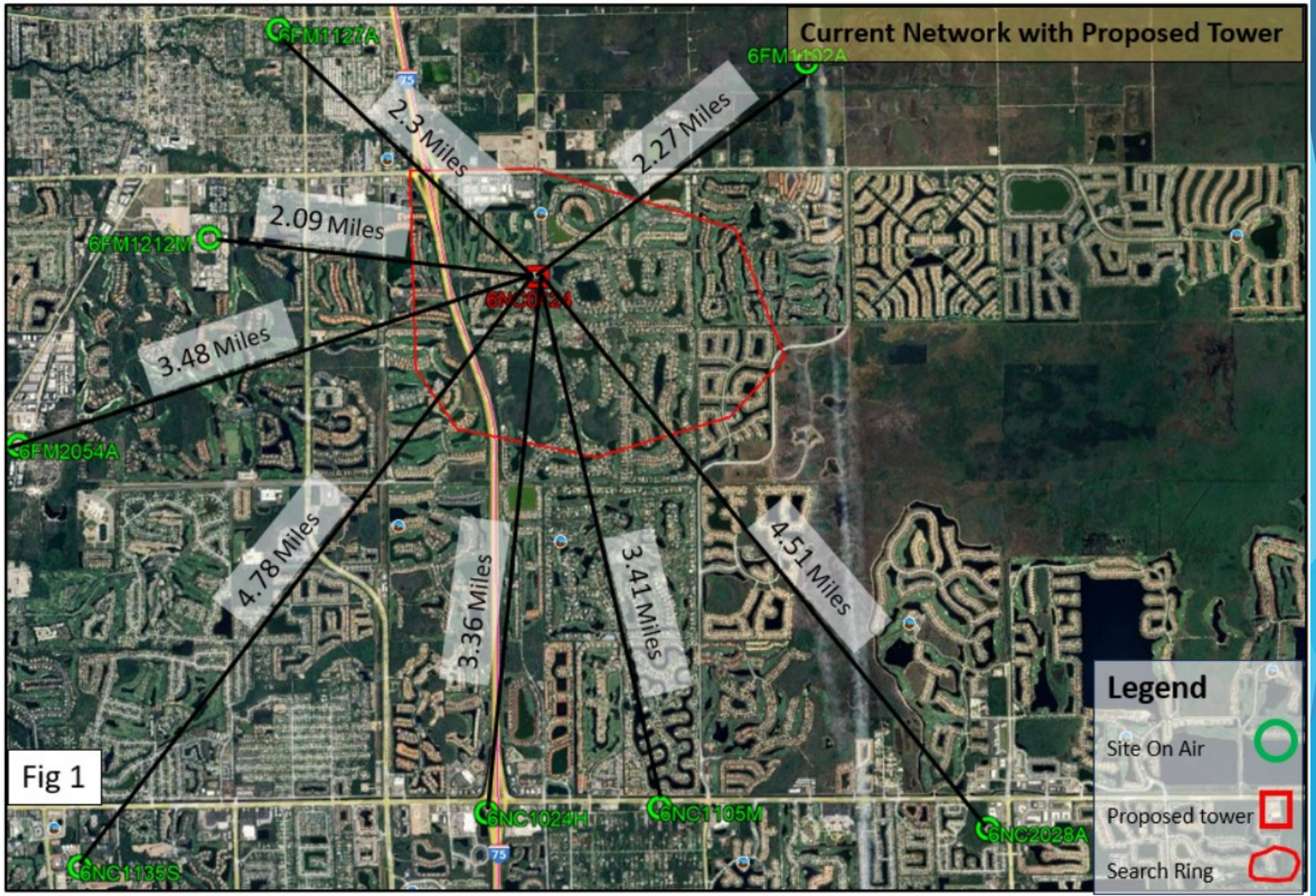
# 6NC0424D

## Hunters Ridge FL391 Diamond

## Wireless Telecommunication Facility

**Radio Frequency (RF) Engineering Report**

| | |
|---|---|
| Last Updated | 02/28/25 |
| Revision Number | V1.0 |


Current Network with Proposed Tower
6FM1127A
6FM1102A
2.3 Miles
2.27 Miles
2.09 Miles
6FM1212M
6NC0124
3.48 Miles
6FM2054A
4.78 Miles
3.36 Miles
3.41 Miles
4.51 Miles
6NC1024H
6NC1105M
6NC2028A
6NC1135S
Legend
Site On Air
Proposed tower
Search Ring
Fig 1

| Most Reliable Service | Moderate Service | Poor Service |
| --- | --- | --- |
| Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data. | Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances. | A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call. |

# Existing T-Mobile Service

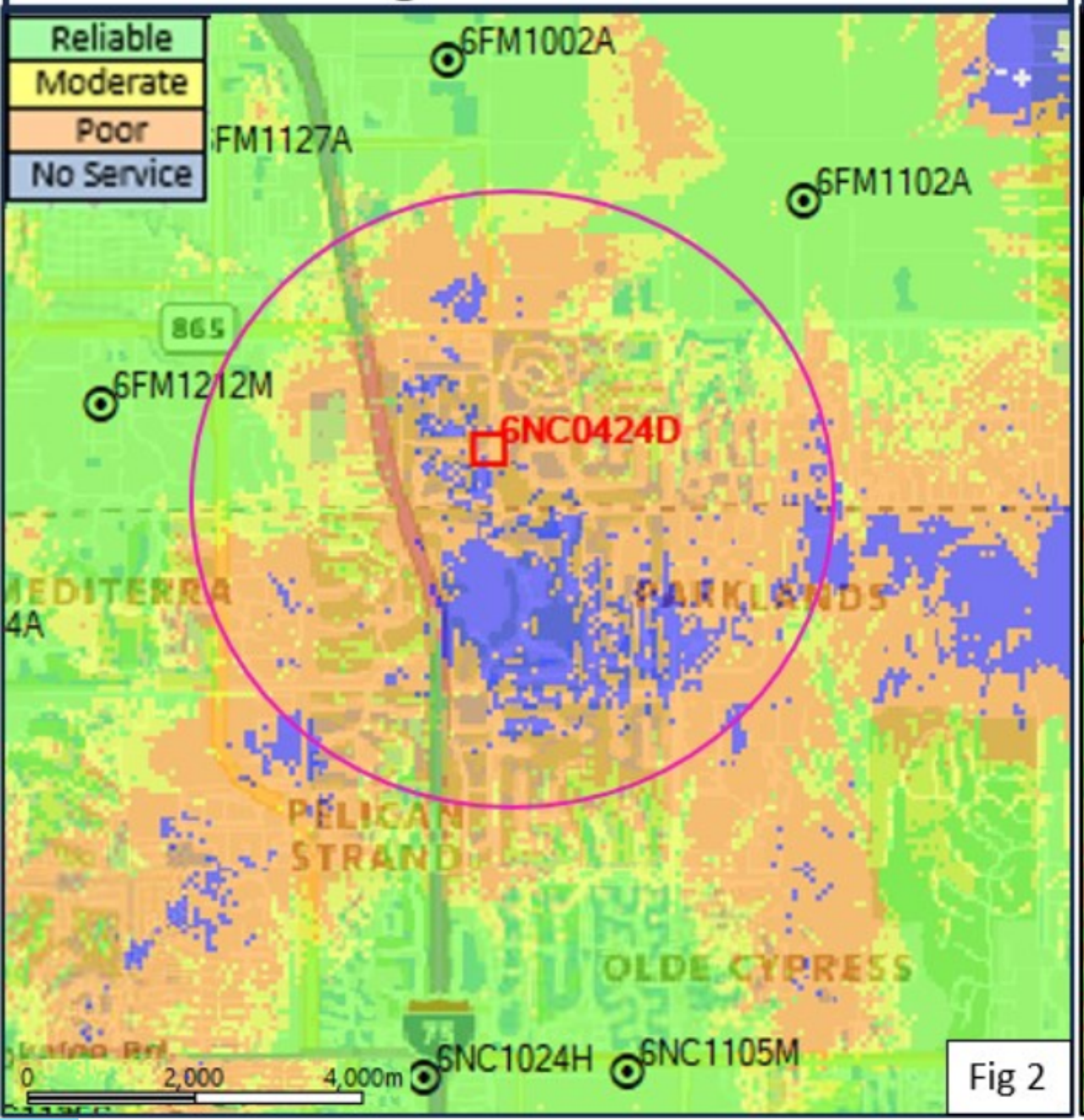



Fig 2

# Proposed T-Mobile Service @ 140 feet

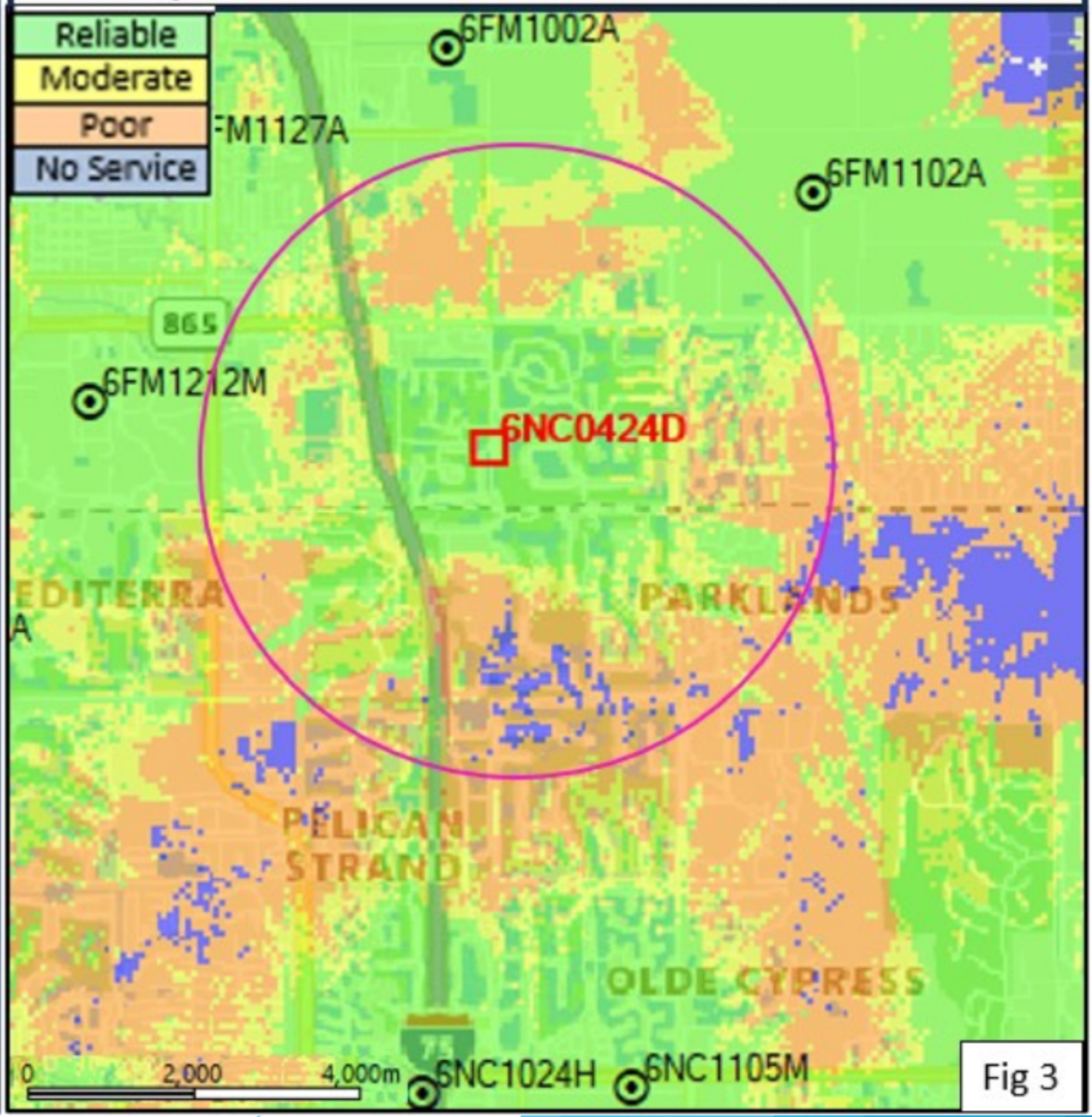



Fig 3

# What's the Process?

- Diamond Communications, LLC ("Diamond") is filing for a Planned Development Amendment with the City of Bonita Springs
- City Staff will review the application for compliance with the city code
- Public notice has been sent out for the community meeting
- Diamond is holding this community meeting today
- The Zoning Board and City Council hearings
  - The Zoning Board will hold a hearing on the application, date TBD
  - The City Council will hold two hearings on the application, date TBD

# Contact Information:

- **City Staff:**
  - Mike Fiigon
  - P: 239-444-6151
  - E: mfiigon@cityofbonitaspringscd.org
- **Applicant:**
  - Mattaniah S. Jahn
  - P: 727.773.2221
  - E: mjahn@thelawmpowered.com

# Thank You For Your Time

# RF Safety

FCC FDA NCI

- FCC:
  - RF Safety FAQ | Federal Communications Commission
- FDA: http://www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/ucm116335.htm
- The National Cancer Institute: http://www.cancer.gov/cancertopics/causes-prevention/risk-factors/radiation/cell-phones-fact-sheet
- YouTube presentation on RF signals and safety
  - https://www.youtube.com/watch?v=wmLzZh8r3Tk

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

**CITY OF BONITA SPRINGS**
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

# MAILING NOTICES AFFIDAVIT

Property owners within 375 feet (or 500 feet in the case of on-premises consumption special exceptions) of the subject parcel(s) must be notified in writing of the proposed zoning action going before council within thirty CALENDAR (30) days of the initial Public Hearing. Property owners must be informed of their ability to participate in these hearings and/or given the opportunity to return a Citizen Response Form, should they have any comments or concerns regarding the matter. This affidavit must be returned assuring the following:

a. Affidavit for case # PD25-124697-BOS sent on February 17th, 2026.
b. Names and addresses of property owners are those appearing on the latest tax rolls for Lee County.
c. The Zoning Board for land use adjustments and City Council public hearing dates, times, and locations of hearings that were provided in the notices.
d. All notices have been sent by first-class mail.

NOTE: AFTER THE NOTICES HAVE BEEN SENT, THE AFFIDAVIT OF THE MAILING NOTICES, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Jamee Bjerk, as Agent WHO ON OATH SAYS THAT HE/SHE HAS SENT PROPER NOTICE AS REQUIRED BY SECTION 4-229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

ZONING APPLICATION CASE NUMBER: PD25-124697-BOS
SIGNATURE OF APPLICANT OR AGENT: _____
NAME (TYPED OR PRINTED): Jamee Bjerk, as Agent
SITE ADDRESS OR P.O. BOX: 935 Main Street, Suite C4
CITY, STATE & ZIP: Safety Harbor, FL 34695

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of physical presence ☒ or online notarization ☐,
this (day) 17th of (month) February, (year) 2026,
by (name of person making statement) Jamee Bjerk

Signature of Notary Public - State of Florida: _____
Name of Notary Typed, Printed, or Stamped: Cindy-Jean Le Blanc

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

CINDY-JEAN LE BLANC
Notary Public-State of Florida
Commission # HH 589063
My Commission Expires
September 16, 2028

# CITY OF BONITA SPRINGS
# COMMUNITY DEVELOPMENT DEPARTMENT
# NOTICE OF PUBLIC HEARING
# APPLICATION: PD25-124697-BOS

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mike Fiigon, Planner, at (239) 444-6151, or mfiigon@cityofbonitaspringscd.org.** Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

http://cityofbonitasprings.org/cms/one.aspx?pageId=13788499

| **Planning and Zoning Board:** | **City Council:** |
|---|---|
| March 17th, 2026 at 9:00am<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135 | April 1st, 2026 at 5:30pm (Tentative)<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135<br><br>April 15th, 2026 at 9:00am (Tentative)<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135 |

CASE NUMBER: PD25-124697-BOS

CASE NAME: Hunter's Ridge Planned Development Amendment

REQUEST: An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.

LOCATION: The subject property is located at 12760 Fox Ridge Dr. Bonita Springs FL 34135. STRAPs: 06-48-26-B3-0010G.10CE.

*The City of Bonita Springs is committed to equal opportunity and does not discriminate on the basis of race, color, national origin, gender, age, disability, religion, income, or marital status. Under the Americans with Disabilities Act, anyone who requires an ADA-qualified accommodation to participate in this proceeding should contact City Clerk Mike Sheffield at (239) 949-6248 at least 48 hours in advance of the meeting. Such reasonable accommodation will be provided at no cost to the requester.*

*Any person who may seek to appeal a decision made by the board on any matter at the meeting is responsible for ensuring that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.*

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

_____
_____
_____
_____
_____
_____

DATE: _____
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

**RECOMMENDATIONS AND POSTPONEMENTS:** The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

**CONDUCT OF HEARINGS:** These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

**GROUP REPRESENTATIVES:** Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP:_____

**APPEALS:** If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-5-26
NAME: GARY PANCHIK PHONE: 724-525-2432
ADDRESS: 28782 WILD COFFEE CT CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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REILLY PATRICK W &
28795 HUNTERS CT
BONITA SPRINGS FL 34135

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-2-2026
NAME: MARGARET REILLY PHONE: 630-341-1011
ADDRESS: 28795 HUNTER CT CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2-27-26
NAME: MARK T WILSON PHONE: 856-220 9701
ADDRESS: 12699 HUNTERS RIDGE DR CITY/STATE/ZIP: 34135

**RECOMMENDATIONS AND POSTPONEMENTS:** The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

EYESORE FOR A BEAUTIFUL COMMUNITY

CONCERNED ABOUT HEALTH RISK W/ HAVING A TOWER SO CLOSE TOO SO MANY PEOPLE

DATE: 3-1-2026
NAME: GREGORY KRATZ PHONE: 860-508-0268
ADDRESS: 12621 HUNTERS Ridge Dr CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment
It will allow us to make calls w/o them dropping.

DATE: 3/1/26
NAME: Charles Flvm, Patti Blake-Flvm PHONE: 239-316-9611
ADDRESS: 28760 Sweet Bay Ln. CITY/STATE/ZIP: Bonita Springs FL 34135

**RECOMMENDATIONS AND POSTPONEMENTS:** The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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ADDRESS: _____ CITY/STATE/ZIP: _____

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/3/26
NAME: JOANNE SPROULL PHONE: 860-690-4698
ADDRESS: 28134 LA CAILLE DR CITY/STATE/ZIP: NAPLES, FL 34119

**RECOMMENDATIONS AND POSTPONEMENTS:** The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-4-26
NAME: Karen Greco PHONE: 719-651-9947
ADDRESS: 12727 Fox Ridge Dr CITY/STATE/ZIP: Bonita Springs, FL 34135

**RECOMMENDATIONS AND POSTPONEMENTS:** The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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DILLAN JOHN W & CAROL L
158 CROSSWYNDS DR
BEAVER FALLS PA 15010

Support ✓ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: John W Dillan PHONE: 724 630 1259
ADDRESS: 12818 Maiden Cane Ln CITY/STATE/ZIP: Bonita Springs FL 34135
Florida Address

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I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: John Dillan PHONE: Florida address 724 630 1259
ADDRESS: 158 Crosswynds Dr CITY/STATE/ZIP: 12818 Maiden Cane Ln. Bonita Springs FL 34135
North address Beaver Falls PA 15010

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Attn: Mike Fiigon
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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/8/26
NAME: Gayla Wehman PHONE: 330-328-8600
ADDRESS: 13721 Hunters Ridge Dr CITY/STATE/ZIP: Bonita Springs, FL 34135

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Bonita Springs, FL 34135
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Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

I AM Strongly OPPOSED TO The amedment TO allow The construction of a cell Phone Tower located at 12760 Fox Ridge Drive. The site already contains a waste water treatment Plant which was not disclosed when I Purchased The property a Few years ago. The odor from The Plant and The proposed 149 Foot cell Tower will further de-value my property. Cell Towers currently are not allowed in Residential neighborhoods for a reason, there should be no exceptions.

DATE: 3/15/2026
NAME: Scott Labonte PHONE: 508-889-1871
ADDRESS: 12732 Hunters Ridge Dr. CITY/STATE/ZIP: Bonita Springs FL 34135

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 9 MARCH 2026
NAME: PAUL TETZLAFF PHONE: 416 · 209 - 6605
ADDRESS: 12739 FOX RIDGE DR. CITY/STATE/ZIP: BONITA SPRINGS FL 34135.

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RECEIVED
CITY OF BONITA SPRINGS
MAR 17 2026
COMMUNITY DEVELOPMENT
DEPARTMENT

Support ✓ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

THIS TOWER WILL BE IN OUR BACKYARD AND WHILE POTENTIALLY VISUALLY INTRUSIVE, IT IS NECESSARY TO REMEDIATE THE ABOMINABLE CELL SERVICE IN OUR AREA. WE ENTHUSIASTICALLY SUPPORT AND ENDORSE

DATE: 12 MARCH 2026
NAME: JOE AND BROOKE BASSO PHONE: 314-341-4095 / 239 405 8138
ADDRESS: 12981 SILVERTHORN CT CITY/STATE/ZIP: BONITA SPRINGS 34135

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Attn: Mike Fiigon
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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/1/2026
NAME: Randall + Ellen Stronk PHONE: 205-682-9872
ADDRESS: 12613 Glen Hollow Drive CITY/STATE/ZIP: Bonita Springs, FL 34135

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Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

WE oppose any change in the zoning. IT SHOULD BE LOCATED AWAY FROM OUR HOUSES. THERE ARE ALTERNATE AREAS THAT WOULD BE MORE APPROPRIATE.

THANK YOU

DATE: 3/2/26
NAME: MR & MRS RICHARD BONIFER PHONE: 914-912-4683
ADDRESS: 12741 HUNTERS RIDGE DR CITY/STATE/ZIP: BONITA SPRINGS FL 34135

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-2-2026
NAME: MARK D FISHER PHONE: 219-508-4332
ADDRESS: 12667 BUTTONBUSH CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspring scd.org

Support ✓ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: Norman Talbert PHONE: 401-529-0424
ADDRESS: 12810 Silverthorn Ct CITY/STATE/ZIP: Bonita Springs, FL 34135

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Support _____ Oppose ✓

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

FOR FOLLOWING REASONS

1) TOO CLOSE TO OUR HOME - WE ARE THE CLOSEST UNIT TO POLE
2) NEGATIVE AFFECT ON ABILITY TO SELL PROPERTY AND REDUCED VALUE OF PROPERTY. WE PAID EXTRA FOR THIS LOCATION WHEN WE PURCHASED PROPERTY. POLE IS TOO HIGH - UNSIGHTLY!
3) POTENTIALLY A HEALTH HAZARD

DATE: MARCH 2, 2026
NAME: KEVIN KEANE PHONE: 203 558 7815
ADDRESS: 12752 FOX RIDGE DR. CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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Bonita Springs, FL 34135
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OBERT JOSEPH G TR
28803 HUNTERS CT
BONITA SPRINGS FL 34135

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/1/2026
NAME: JOSEPH OBERT PHONE: 239-450-1345
ADDRESS: 28803 HUNTERS CT CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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Support ____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

→ MDsafetech.org/cell-tower 5G "Cell towers" are absolutely not safe! - radiofrequency illness, cancer, changes in biochemistry among many others.

- Also Pubmed, A Balmori, Environ Res. 2022 Nov pubmed.ncbi.nlm.nih.gov/35843283 More + more scientific studies are being documented DAILY!

DATE: 2-26-26
NAME: Robert + Cynthia Shone PHONE: 412-480-7257
ADDRESS: 28622 La Caille Dr Naples FL 34119 CITY/STATE/ZIP: Naples, FL 34119 (Quail West)

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Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

_____

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_____

DATE: 2-19-26
NAME: Kaylyn Sievert PHONE: 719-314-8575
ADDRESS: 12727 Fox Ridge Dr CITY/STATE/ZIP: Bonita Springs, FL 34135

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SULLIVAN KATHLEEN TR
12723 MAIDEN CANE LN
BONITA SPRINGS FL 34135

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2/24/2026
NAME: Kathleen Sullivan PHONE: 860-662-3179
ADDRESS: 12723 Maiden Cane Ln CITY/STATE/ZIP: Bonita Springs 06355

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: FEB 26, 2026
NAME: William Wehman PHONE: 330-329-5962
ADDRESS: 12221 Hunters Ridge Dr CITY/STATE/ZIP: Bonita Springs 34135
Bonita Springs 34135

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## Cynthia Vargas

**From:** Carol Doak <qcarol@comcast.net>
**Sent:** Sunday, February 22, 2026 1:11 PM
**To:** Mike Sheffield
**Subject:** Public Hearing on March 17

Unfortunately I will not be able to attend the public hearing below. However, I am totally in favor of this cell tower and it is much needed in our area.
Placing and receiving calls is hit or miss. I would hate to think I would not be able to call for help and not be able to connect with services.
Thank you for your attention to this matter as it is very much needed.

Alan and Carol Doak
12941 Silverthorn Court
Bonita Springs, FL
Placing alls

## Cynthia Vargas

**From:** Michael Fiigon
**Sent:** Wednesday, February 25, 2026 4:48 PM
**To:** Cynthia Vargas
**Subject:** Fwd: Notice of Public Hearing.

For the file please
Sent from my iPhone

Begin forwarded message:

> **From:** Mike Sheffield
> **Date:** February 25, 2026 at 4:43:13 PM EST
> **To:** Michael Fiigon
> **Subject: FW: Notice of Public Hearing.**
>
> Mike - Public Comment Received today - Hunter's Ridge RPD amendment.
>
> **From:** Mike Sheffield
> **Sent:** Wednesday, February 25, 2026 4:38 PM
> **To:** 'Ida Carlson'
> **Subject:** RE: Notice of Public Hearing.
> Good afternoon,
> Your comment has been received and will be shared with members of the Planning & Zoning Board.
> Thank you,
>
> Mike Sheffield, CPM, CMC
> City Clerk
> 9101 Bonita Beach Road
> Bonita Springs, Florida 34135
> O: 239-949-6248
>
> **From:** Ida Carlson <pandi0624@yahoo.com>
> **Sent:** Wednesday, February 25, 2026 4:04 PM
> **To:** Mike Sheffield <michael.sheffield@cityofbonitasprings.org>
> **Subject:** Fw: Notice of Public Hearing.
> I support the addition of this tower in Hunters Ridge. We need the additional cell tower coverage. We have trouble with our phones during rush hour traffic going past our Hunters Ridge Community on I-75. With all of the traffic and drivers on their phones you can't receive calls or texts at peak times.
> My best,
> Ida Carlson
> 12921 Silverthorn Ct.
> Bonita Springs, FL34135

## Cynthia Vargas

**From:** Janice Morgando <jmorgando@outlook.com>
**Sent:** Monday, February 23, 2026 12:18 AM
**To:** Mike Sheffield
**Subject:** Comment for Case Number PD25-124697-BOS - Hunters Ridge Planned Development Amendment- 3/17 City Planning and Zoning Meeting

Dear Mr. Sheffield:

There will be a Planning and Zoning meeting on March 17, 2026 for the Hunters Ridge Planned Development Amendment for a monopoll cell tower and surrounding structure.

I will not be able to attend this meeting, however wanted to share my comments in favor of this project.

The area where the monopoll will service is in need of this new cell tower. The cell tower service is spotty for users in the area and this monopoll will help the residents in the surrounding area with less dropped calls.

The fact that the cell tower will be in the shape of a pine tree will also mask the stark nature of existing towers in the area and will blend more aesthetically to the golf course communities adjacent to the tower location.

This cell tower is very much needed for the Bonita Springs residents in this area.

Thank you for your consideration of this matter and I hope you and the planning commission will support the building of this needed structure.

Respectfully,

Janice T. Morgando, Resident
12751 Maiden Cane Lane
Bonita Springs, FL 34135

**Cynthia Vargas**

---

**From:** linda dworaczyk <lindadw10@hotmail.com>
**Sent:** Friday, February 20, 2026 2:46 PM
**To:** Mike Sheffield
**Subject:** Cell tower in Hunters Ridge

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

I cannot attend the meeting due to a conflict. This proposed tower is desparately needed. Lots of dropped calls due to lack of enough bandwidth. Please Hurry.

Linda Dworaczyk
28861 Marsh Elder Ct
Bonita Springs, FL 34135
585-766-1176

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

I AM VERY MUCH IN FAVOR OF AND SUPPORT THIS AMENDMENT TO HUNTERS RIDGE'S RPD. SUCH INSTALLATION OF THE WIRELESS FACILITY WILL IMPROVE COMMUNICATIONS FOR ALL RESIDENTS IN THE IMMEDIATE AREA.

DATE: 2/20/2026
NAME: RICHARD DECOSTE PHONE: 508-817-7464
ADDRESS: 28509 F B FOWLER CT CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: NOT APPLICABLE
ADDRESS: _____ CITY/STATE/ZIP: _____

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Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support ✓ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

Improving cell phone service in the area is a good idea.

DATE: 2/20/2026
NAME: Rosdiane DeCoste PHONE: 508 817-5996
ADDRESS: 28509 FB Fowler CITY/STATE/ZIP: Bonita Springs, FL 34135

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# CITY OF BONITA SPRINGS
# COMMUNITY DEVELOPMENT DEPARTMENT
# NOTICE OF PUBLIC HEARING
# APPLICATION: PD25-124697-BOS

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http://cityofbonitasprings.org/cms/one.aspx?pageId=13788499

| **Planning and Zoning Board:** | **City Council:** |
|---|---|
| March 17th, 2026 at 9:00am<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135 | April 1st, 2026 at 5:30am (Tentative)<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135<br><br>April 15th, 2026 at 9:00am (Tentative)<br>Bonita Springs City Hall<br>9101 Bonita Beach Road<br>Bonita Springs, FL 34135 |

CASE NUMBER: PD25-124697-BOS

CASE NAME: Hunter's Ridge Planned Development Amendment

REQUEST: An amendment to a Residential Planned Development (RPD) to amend the schedule of uses to allow a 149ft monopole wireless facility and related infrastructure.

LOCATION: The subject property is located at 12760 Fox Ridge Dr. Bonita Springs FL 34135. STRAPs: 06-48-26-B3-0010G.10CE.

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Community Development Department
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9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: Emile Mourad PHONE: (212)628-8316
ADDRESS: 12737 Hunters Ridge CITY/STATE/ZIP: Bonita Springs, FL 34135

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Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3/2/26
NAME: Francie Mourad PHONE: (239)405-4000
ADDRESS: 12737 Hunters Ridge CITY/STATE/ZIP: Bonita Springs, FL 34135

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Support ✓ Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 3-2-2026
NAME: Daniel Kopp PHONE: 630-542-4662
ADDRESS: 12668 Hunters Ridge Drive CITY/STATE/ZIP: Bonita Springs, FL 34135

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# CITY OF BONITA SPRINGS
# COMMUNITY DEVELOPMENT DEPARTMENT
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Bonita Springs, FL 34135
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Support X Oppose _____

Application: PD25-124697-BOS: Hunter's Ridge PD Amendment

DATE: 2/27/2026
NAME: KENNETH HAMILTON PHONE: 860-751-9523
ADDRESS: 12911 SILVERTHORN CT. CITY/STATE/ZIP: BONITA SPRINGS FL. 34135

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