

149' AGL MONOPINE TOWER

FL391 HUNTERS RIDGE - PD25-124697-BOS

**City Council Adoption Hearing – First and Second
Reading - 04-01-26 and 04-15-26**

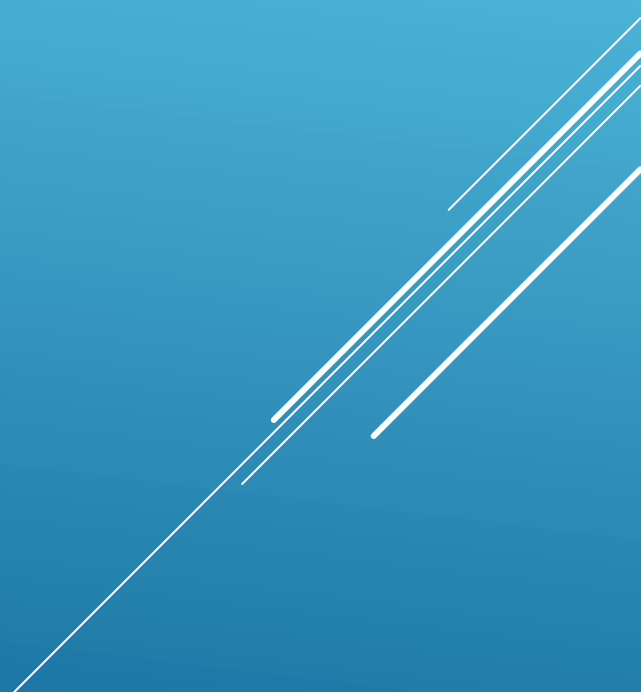
Diamond Communication, LLC.

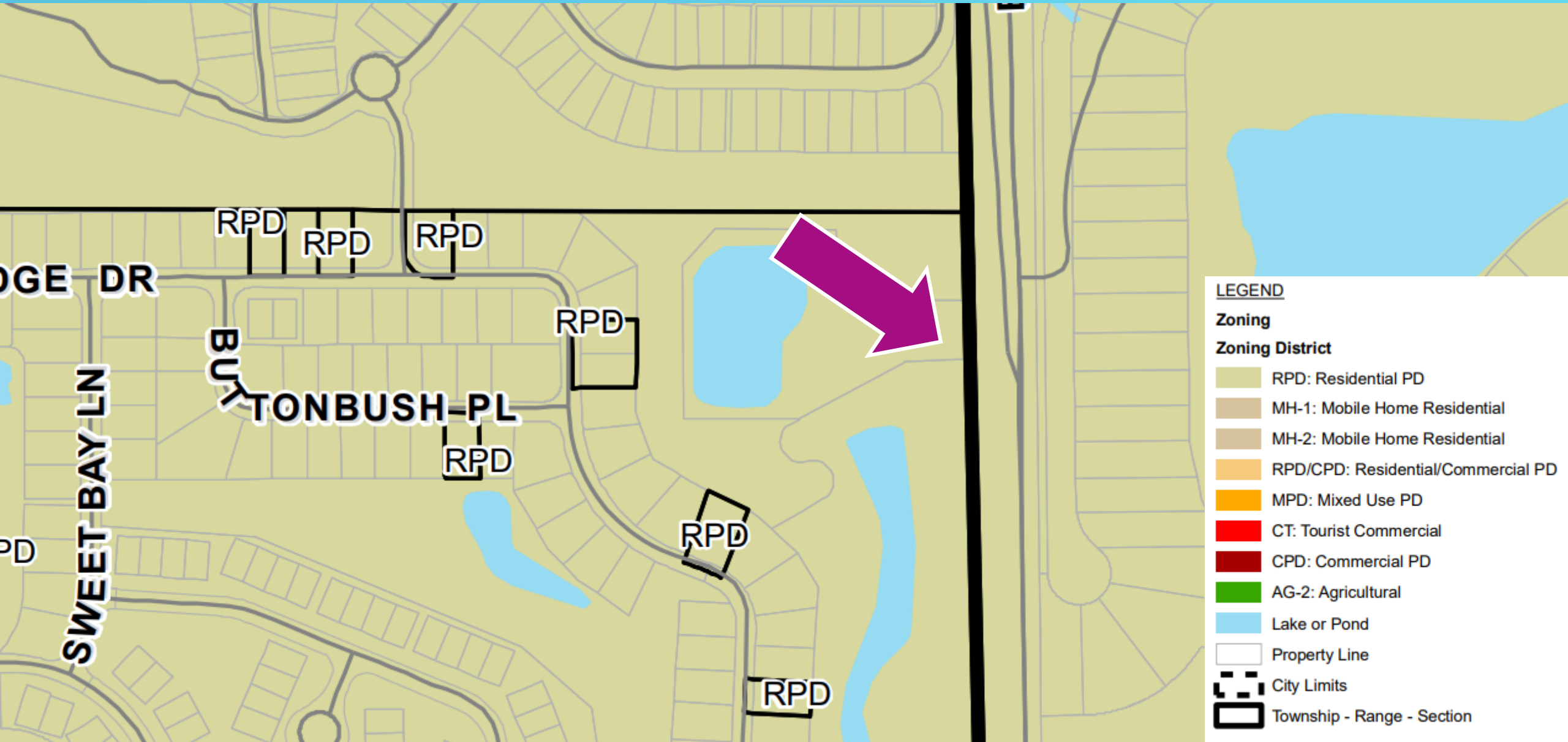
12760 Fox Ridge Drive, Bonita Springs, FL 34135

PID: 06-48-26-B3-0010G.10CE

BASE INFORMATION

Mattaniah S. Jahn

















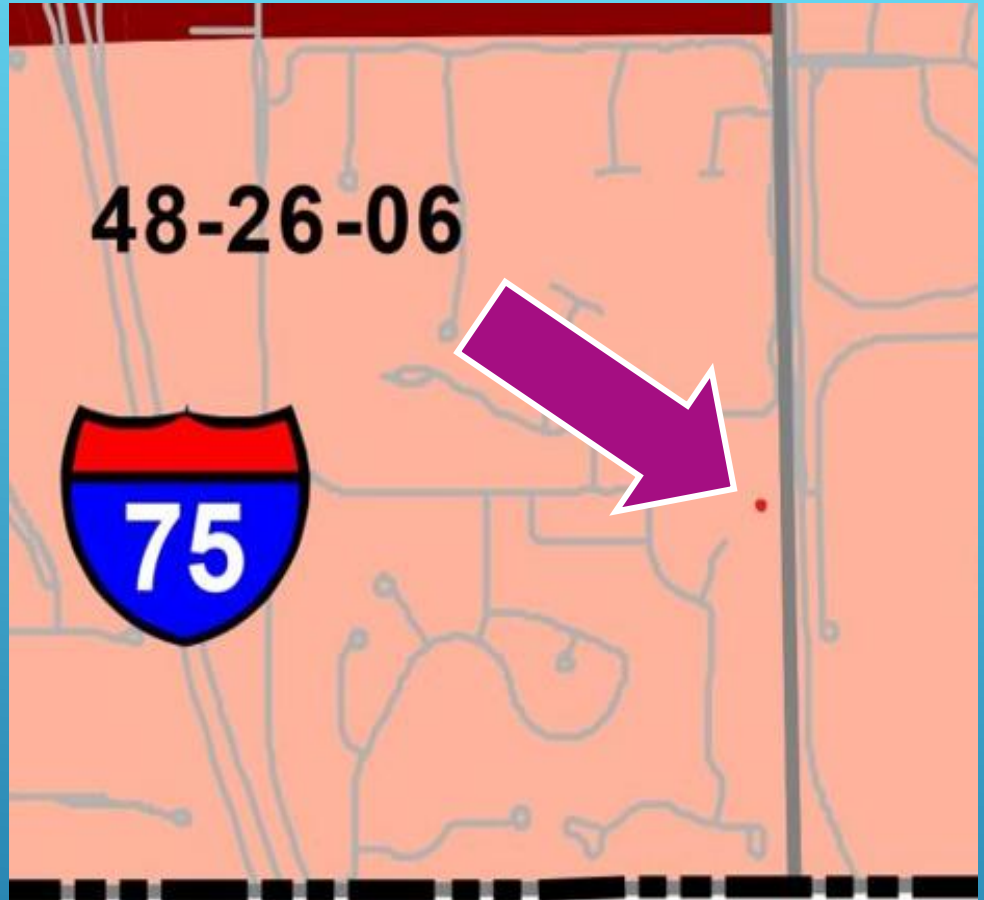
LEGEND

Zoning

Zoning District

-  RPD: Residential PD
-  MH-1: Mobile Home Residential
-  MH-2: Mobile Home Residential
-  RPD/CPD: Residential/Commercial PD
-  MPD: Mixed Use PD
-  CT: Tourist Commercial
-  CPD: Commercial PD
-  AG-2: Agricultural
-  Lake or Pond
-  Property Line
-  City Limits
-  Township - Range - Section

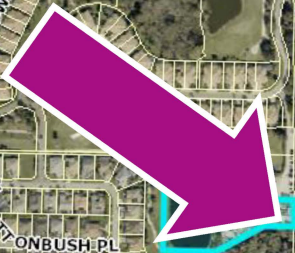
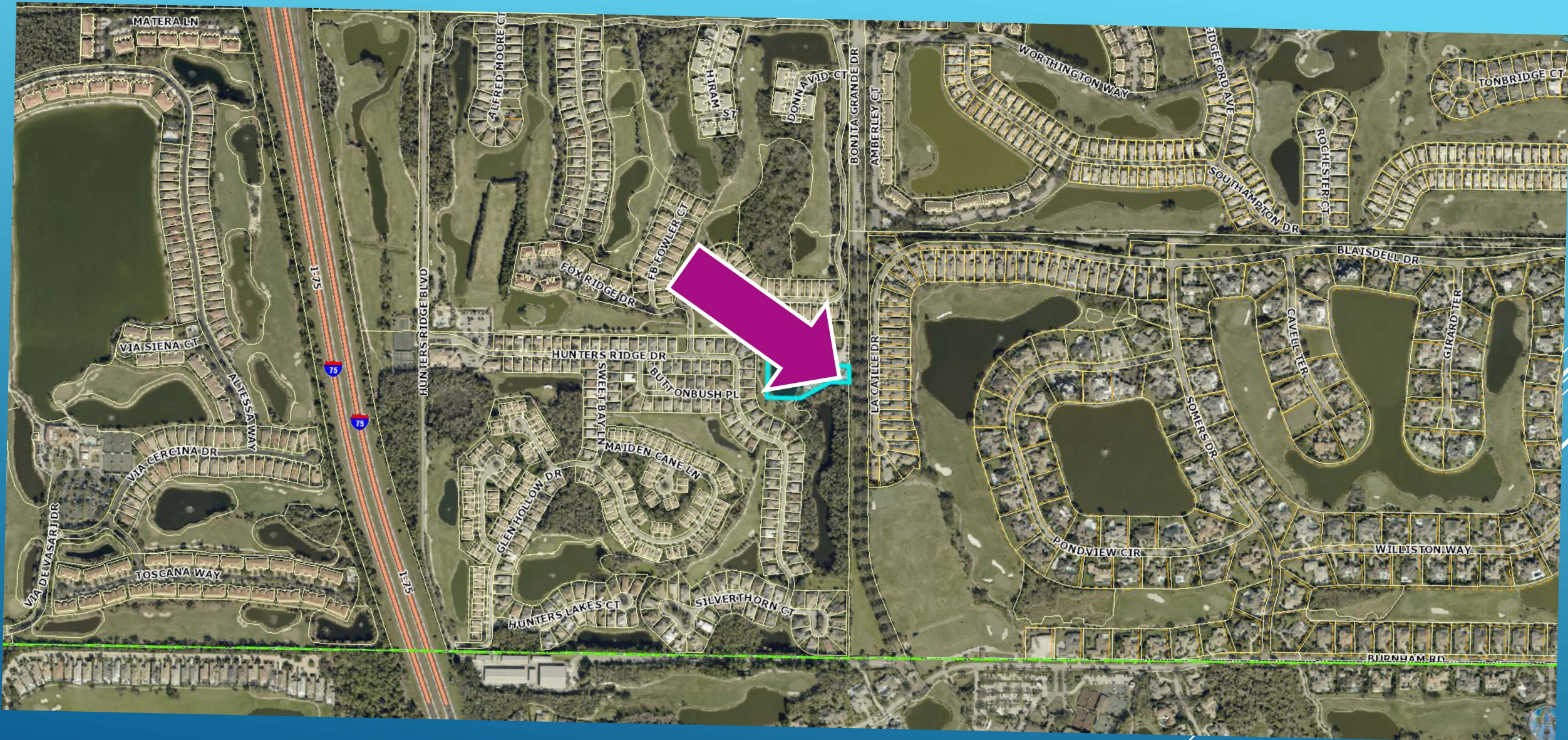
Zoning: RPD



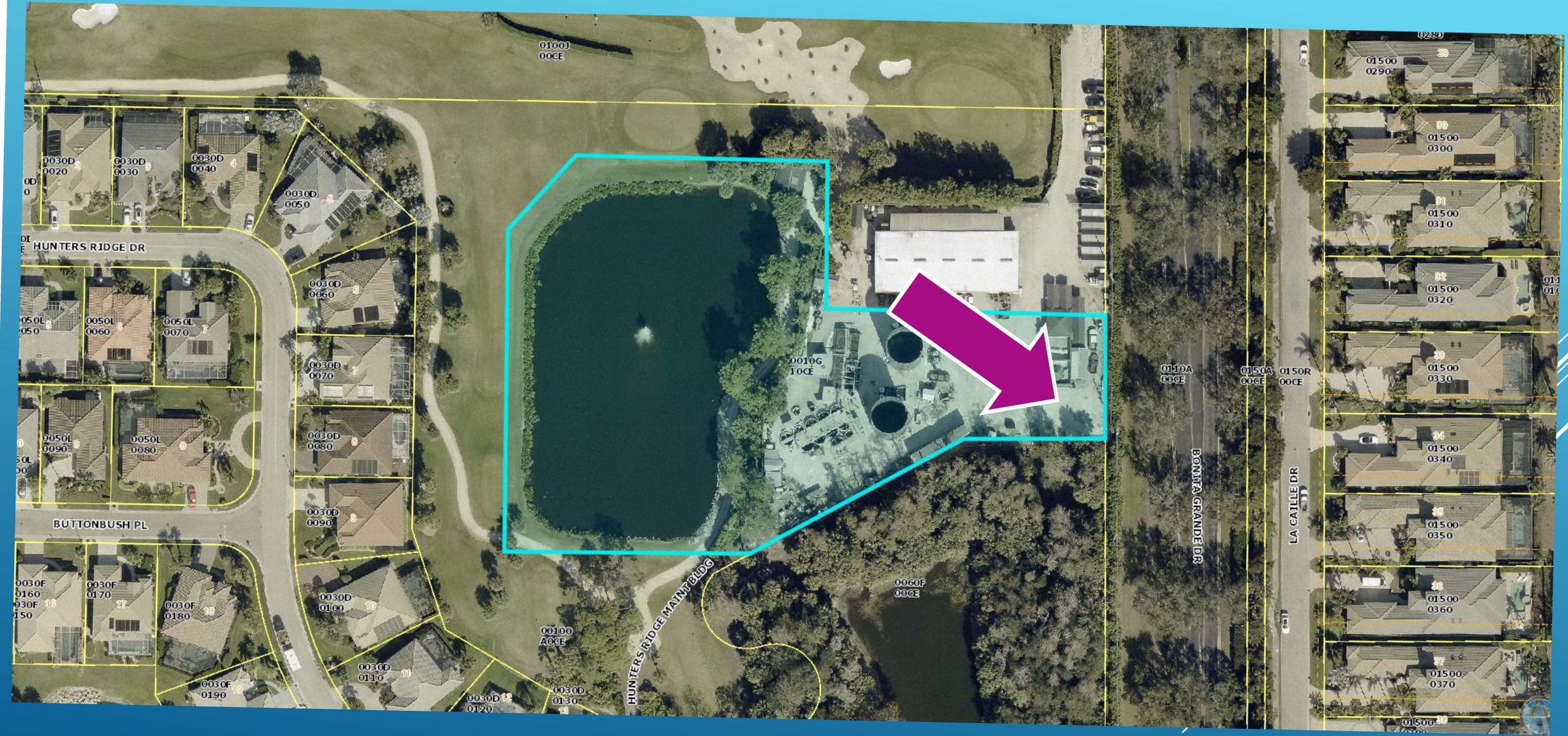
LEGEND

Overlay Districts	
	Felts Ave. Subdistrict
	Rural Agriculture Overlay
	Old U.S. 41 Redevelopment
Annexed Lee County FLUM Designations	
	Outlying Suburban
	Urban Community
	Wetlands
Donita Springs FLUM Designations	
	Low Den. Res.
	Mod. Den. Res.
	Med. Den. Res.
	Med. Den. MF Res.
	High Den. Res.
	High Den. MU/Village Res.
	Mod. Den. MU/PD
	Coconut Village
	Estate Residential
	Suburban
	Urban Fringe-Community District
	General Commercial
	Interchg. Commercial
	Industrial
	Public/Semi-Public
	Recreation
	Conservation
	Resource Protection
	DRGR

FLU: Moderate Density MU/PD



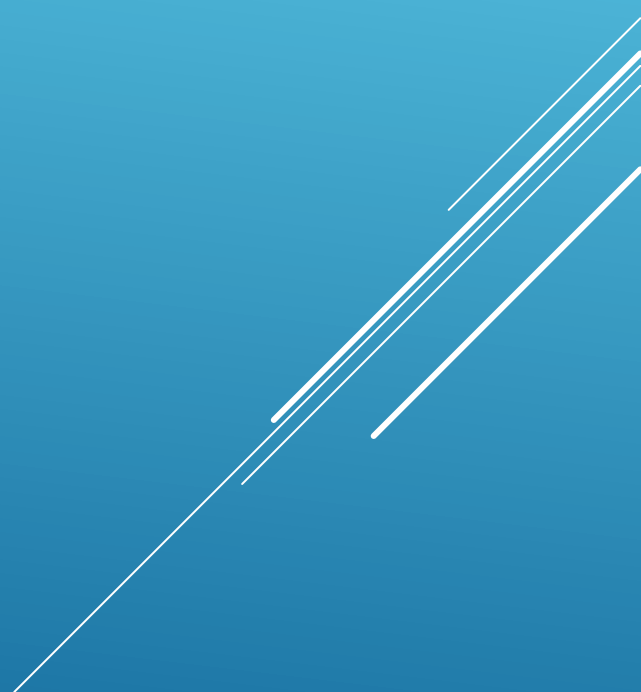


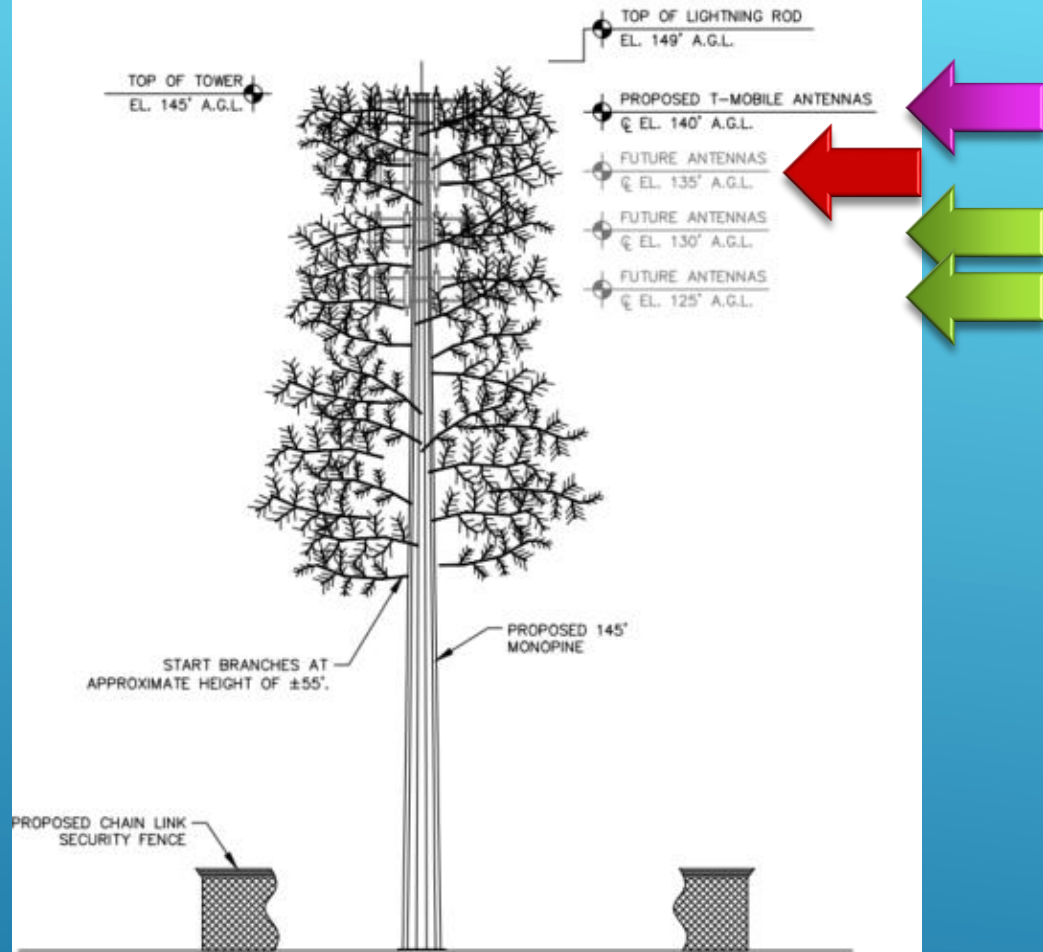




HUNTERS RIDGE 149' AGL MONOPINE TOWER

[Select Plan Sheets](#)



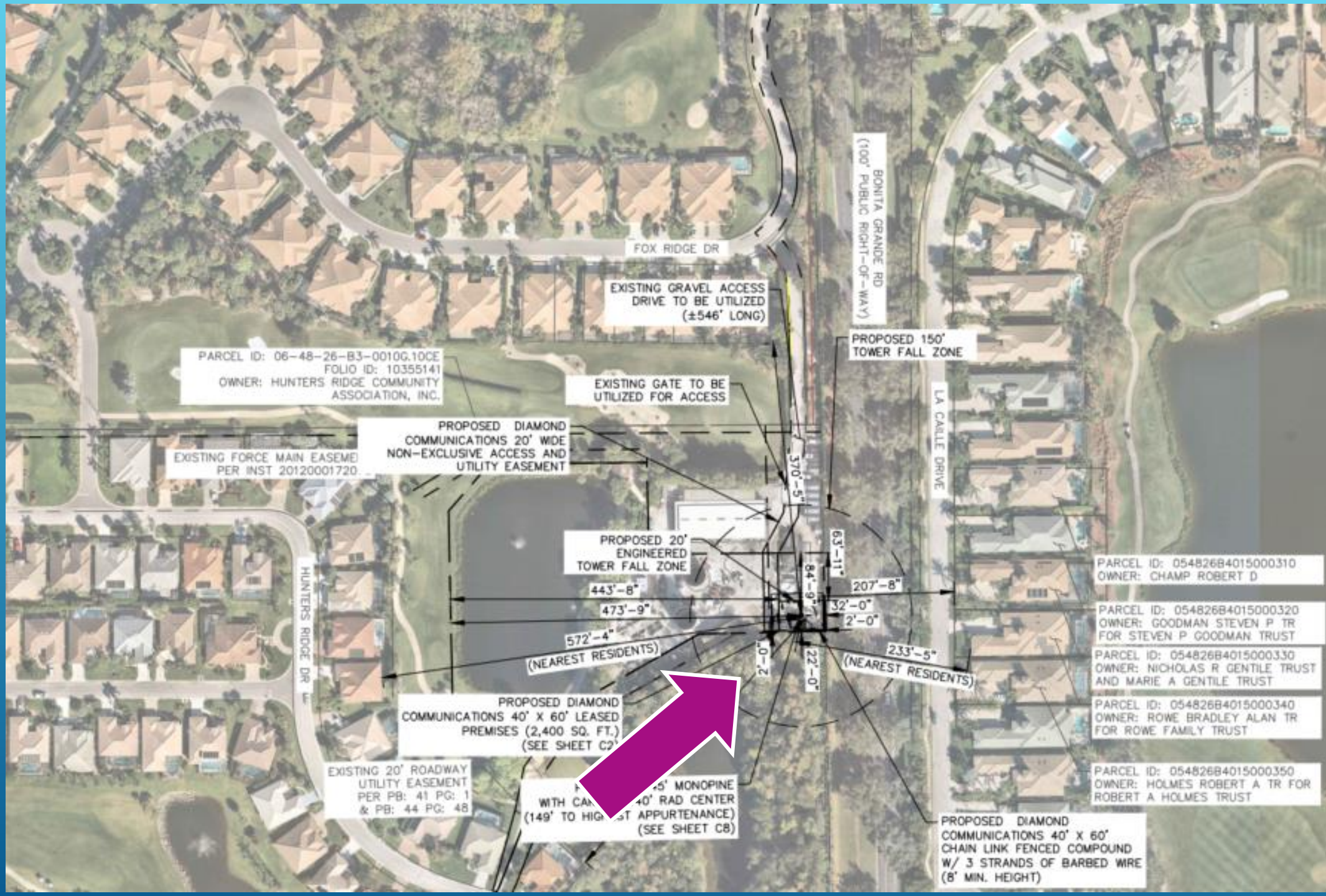


2 MONOPINE TOWER ELEVATION

C8 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.



PARCEL ID: 06-48-26-B3-0010G.10CE
FOLIO ID: 10355141
OWNER: HUNTERS RIDGE COMMUNITY ASSOCIATION, INC.

EXISTING GRAVEL ACCESS DRIVE TO BE UTILIZED (±546' LONG)

EXISTING GATE TO BE UTILIZED FOR ACCESS

EXISTING FORCE MAIN EASEMENT PER INST 20120001720

PROPOSED DIAMOND COMMUNICATIONS 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

PROPOSED 20' ENGINEERED TOWER FALL ZONE

443'-8"

473'-9"

572'-4"

(NEAREST RESIDENTS)

PROPOSED DIAMOND COMMUNICATIONS 40' X 60' LEASED PREMISES (2,400 SQ. FT.) (SEE SHEET C2)

EXISTING 20' ROADWAY UTILITY EASEMENT PER PB: 41 PG: 1 & PB: 44 PG: 48

PROPOSED 15' MONOPINE WITH 40' RAD CENTER (149' TO HIGH POINT APPURTENANCE) (SEE SHEET C8)



PROPOSED 150' TOWER FALL ZONE

BONITA GRANDE RD (100' PUBLIC RIGHT-OF-WAY)

LA CARLE DRIVE

PARCEL ID: 054826B4015000310
OWNER: CHAMP ROBERT D

PARCEL ID: 054826B4015000320
OWNER: GOODMAN STEVEN P TR FOR STEVEN P GOODMAN TRUST

PARCEL ID: 054826B4015000330
OWNER: NICHOLAS R GENTILE TRUST AND MARIE A GENTILE TRUST

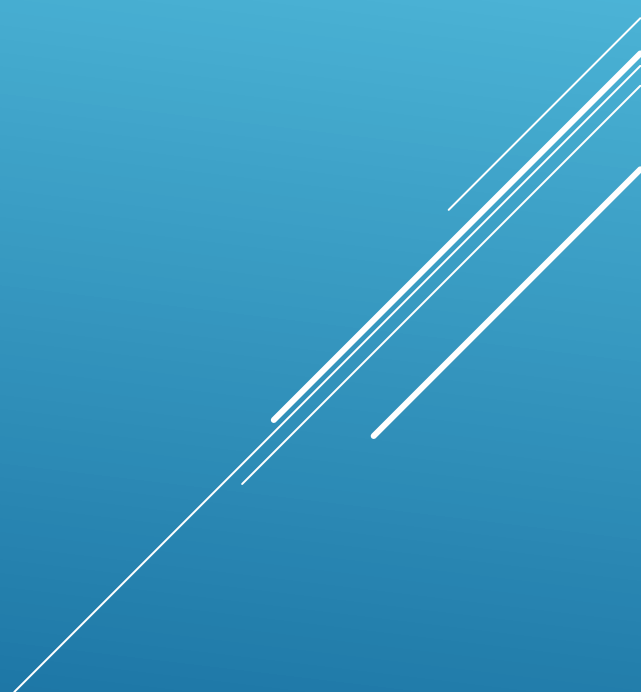
PARCEL ID: 054826B4015000340
OWNER: ROWE BRADLEY ALAN TR FOR ROWE FAMILY TRUST

PARCEL ID: 054826B4015000350
OWNER: HOLMES ROBERT A TR FOR ROBERT A HOLMES TRUST

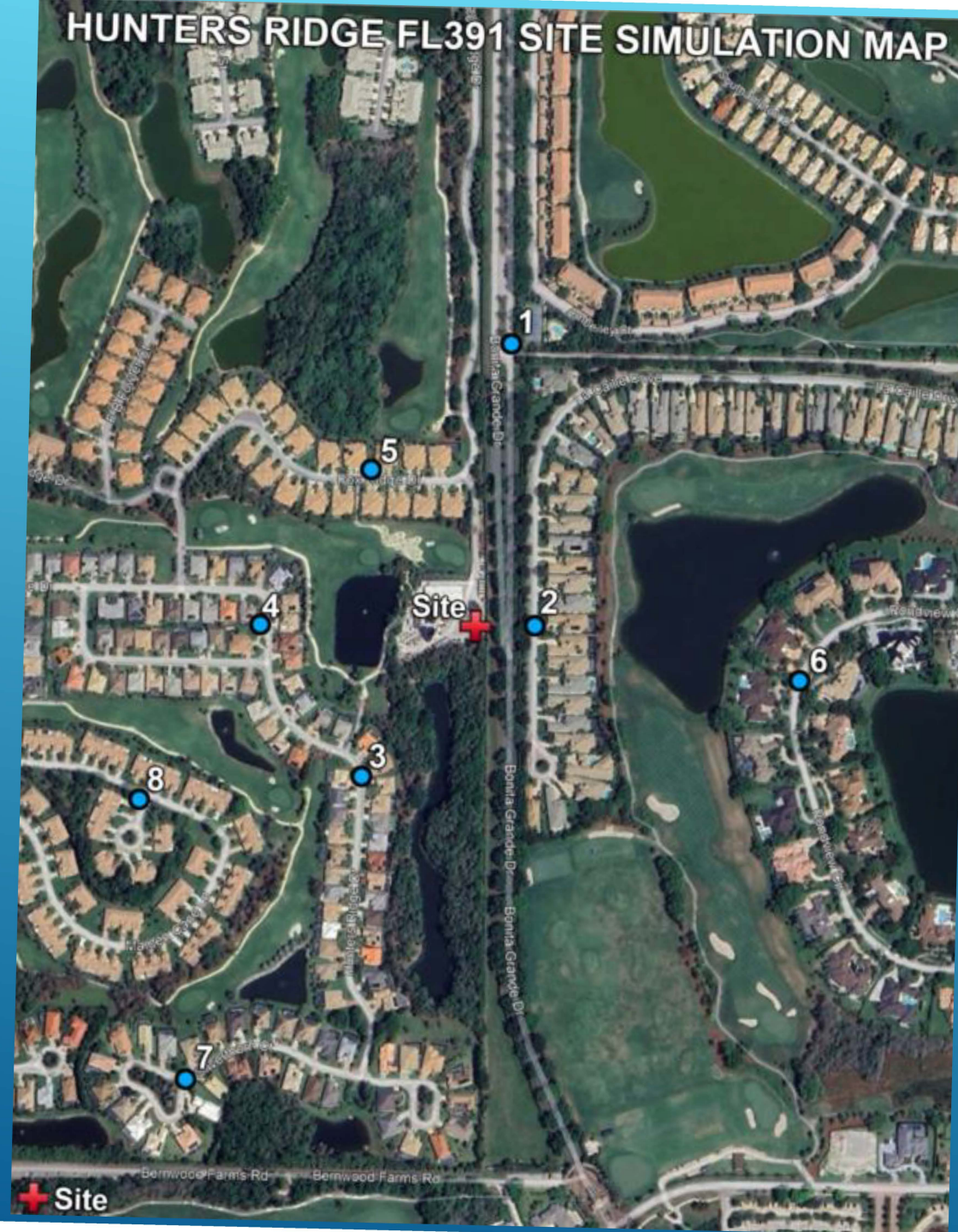
PROPOSED DIAMOND COMMUNICATIONS 40' X 60' CHAIN LINK FENCED COMPOUND W/ 3 STRANDS OF BARBED WIRE (8' MIN. HEIGHT)

PHOTO SIMULATIONS


Mattaniah S. Jahn



HUNTERS RIDGE FL391 SITE SIMULATION MAP





 **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

Bonita Grande Drive, looking S



 **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

La Caille Drive, looking W



 **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



Hunters Ridge Drive, looking NE



 **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



Hunters Ridge Drive, looking E



 **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



Fox Ridge Drive, Looking SE



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

Pondview Circle, looking W, NW



 **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

Silverthorn Court, looking NE



 **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



Hunters Court, looking NE

T-MOBILE RF NEED

Mattaniah S. Jahn



6NC0424D

Hunters Ridge FL391 Diamond

Wireless Telecommunication Facility

Radio Frequency (RF) Engineering Report

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

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)

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 Monopole 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.

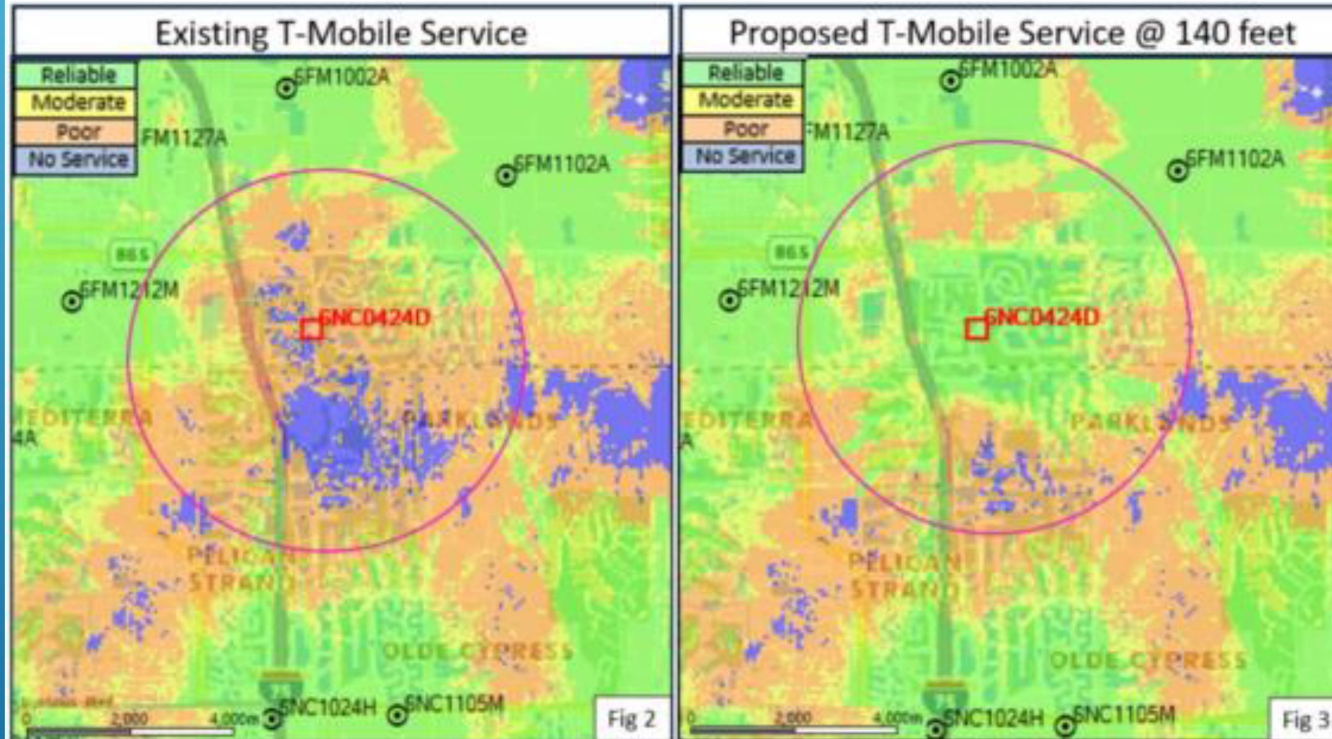


T-Mobile ID	Name	Class	Address	City	Antenna Elevation (ft)	Structure Height (ft)	Distance (mi)
6FM1102A	GLOBAL SIGNAL - BONITA SP	Guyed Tower	27100 Radio Tower Road	Bonita Springs	150	954	2.27
6FM1127A	Vertex Vision Baptist	Flagpole	11400 E. Terry Street	Bonita Springs	115	120	2.3
6FM1212M	SFL250 - 3_305 - 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 B30336	Monopole	15205 Collier Blvd	Naples	180	195	4.51
6NC0424D	Hunters Ridge FL391 Diamond	Monopole	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.



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 RF NEED

Mattaniah S. Jahn



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.

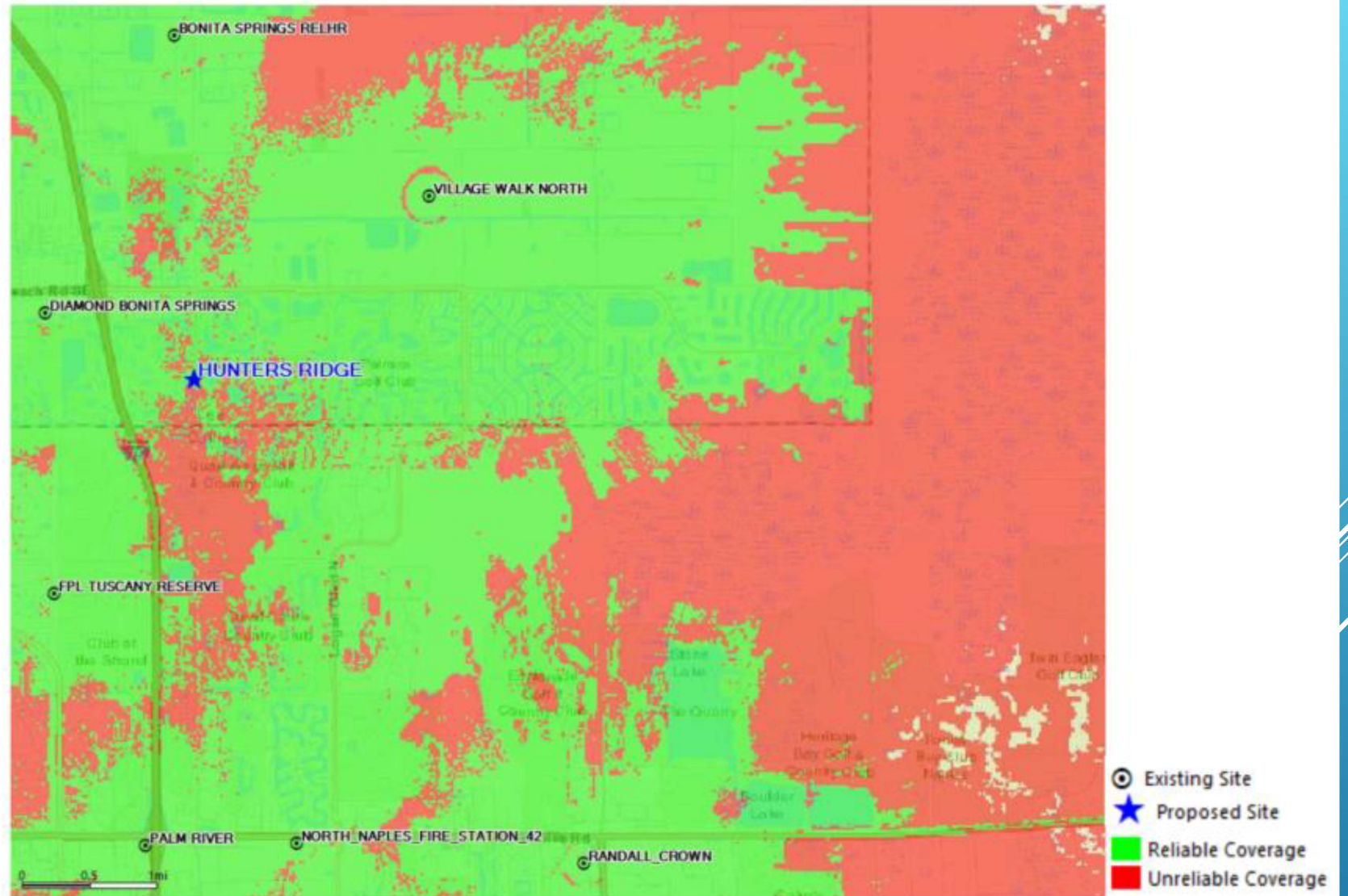
Contact Name	Contact Email	Contact Phone
Santiago Torres	Santiago.Torres@VerizonWireless.com	813-326-3793

Sincerely,

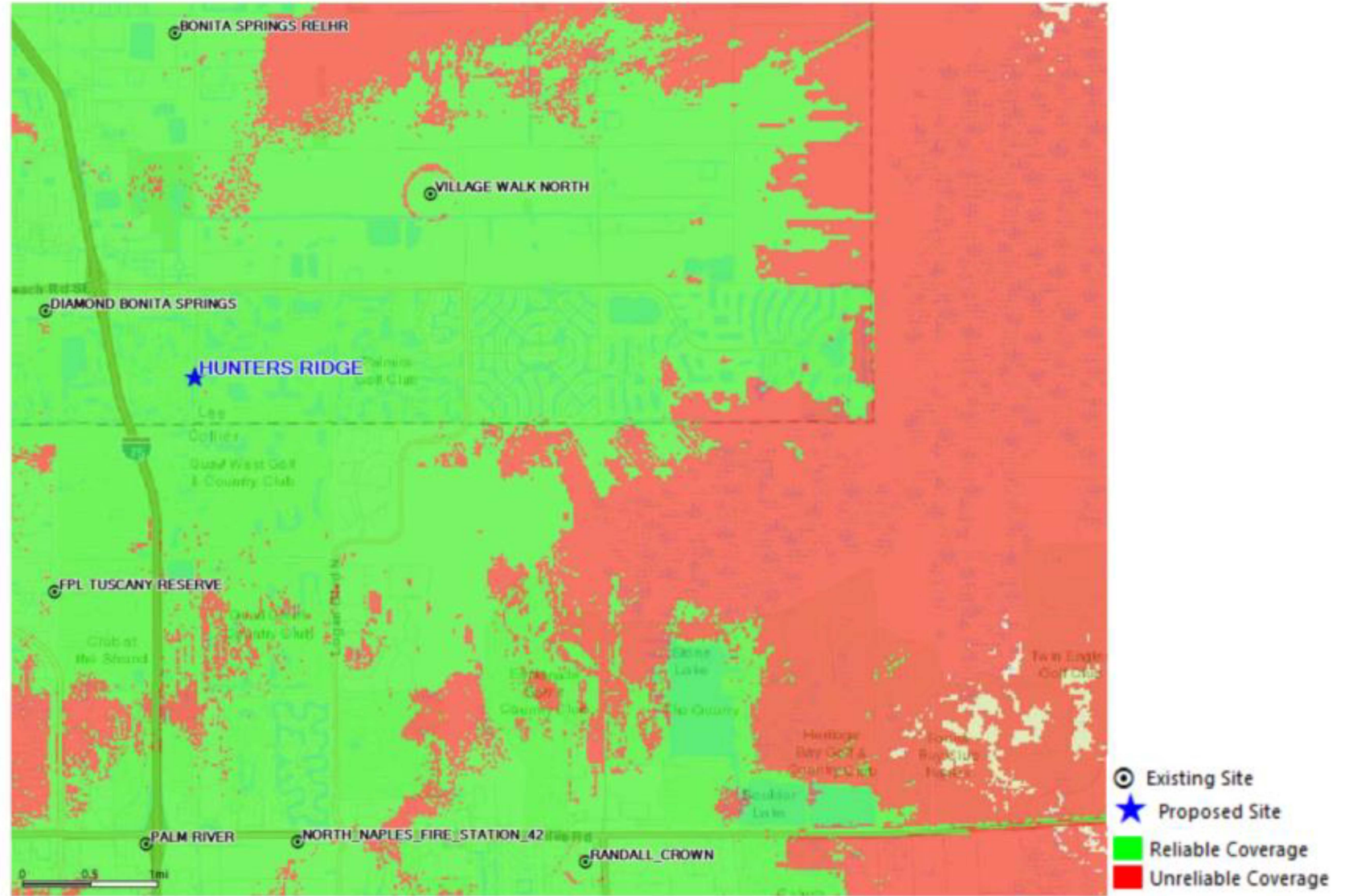


Ryan Lay
Manager-RF System Design
Verizon

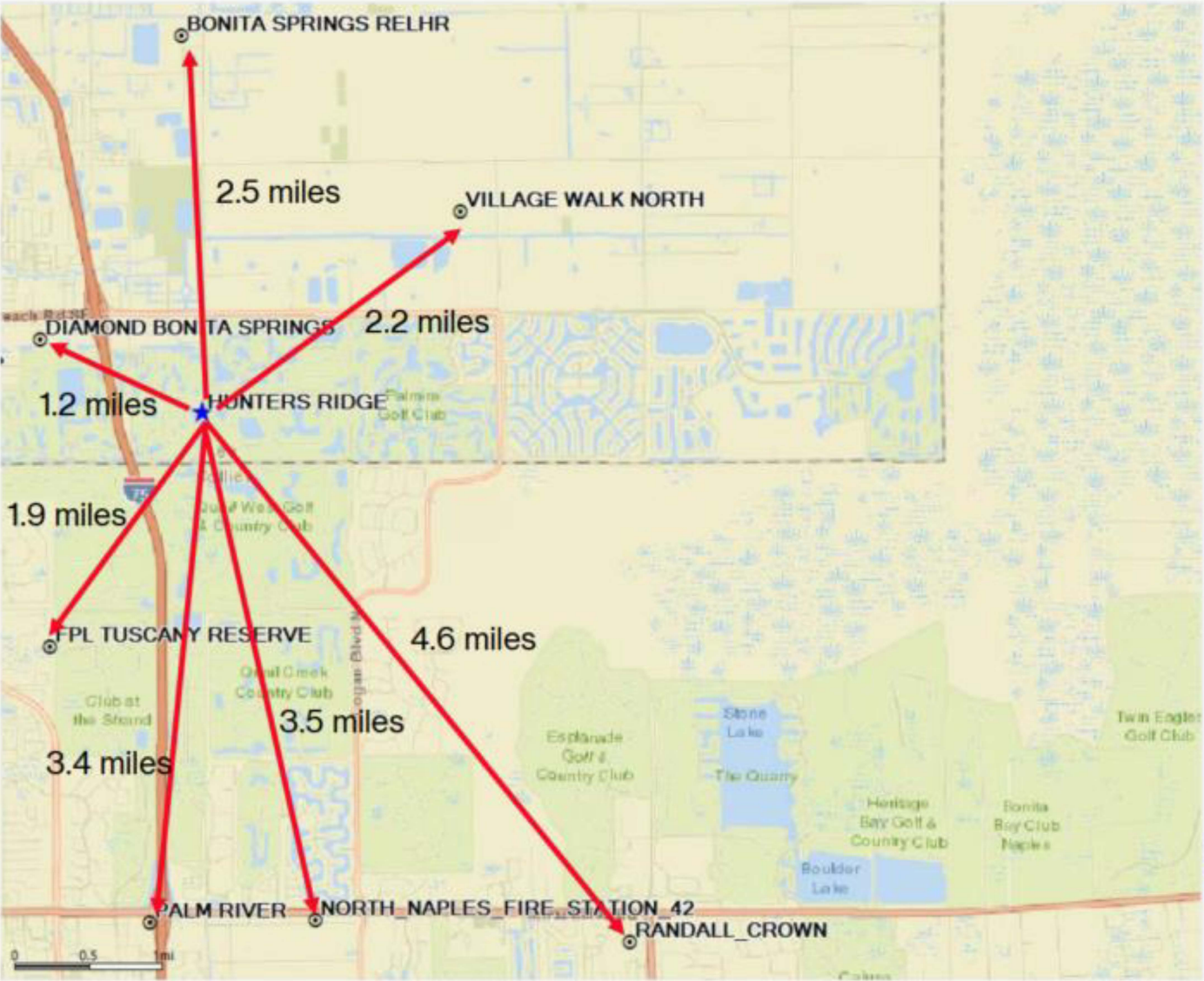
AWS LTE Current Coverage



AWS LTE Proposed Coverage



Distance to Existing On Air Macro Verizon Sites



HOUSEKEEPING

Mattaniah S. Jahn



* 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

For calendar year 2021

Wireline – 9,153

Wireless – 153,427

VoIP – 14,493

SMS – 270

Unclassified – 5,327



**A message was sent to you regarding
record request #22-9347:**

RE: PUBLIC RECORDS REQUEST

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,

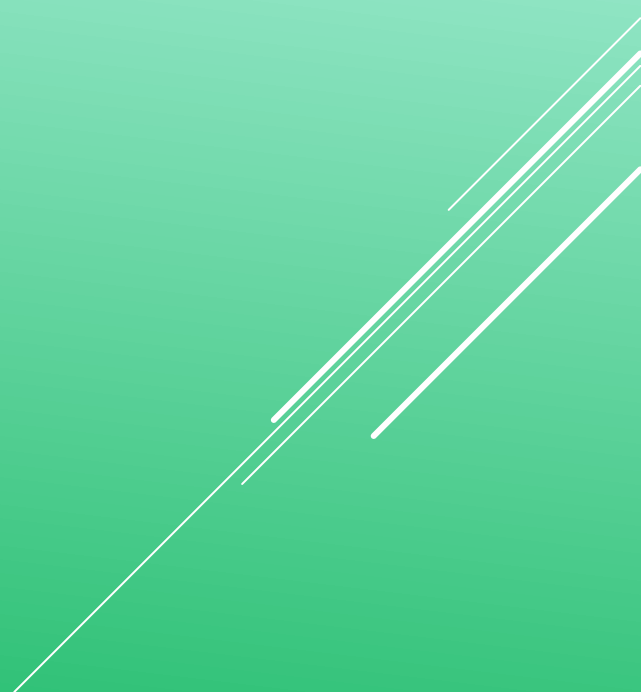
Orange County Sheriff's Office
Records Section

Orange County 911 Call Statistics

HUNTERS RIDGE

Diamond Communications, LLC

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