



**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SITE PLAN REVIEW  
PUBLIC HEARING**

According to Planning and Development Services Department records, **no Commissioner** has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **May 3, 2023 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 23-32000003 PLAT SHEET: F-21

REQUEST: Approval of a Site Plan Modification to replace an existing 149-foot-tall wireless communication monopole tower with a new 162-foot-tall monopole tower with variances to setback and landscaped buffer.

OWNER: William and Carmen Jean Pupo  
2659 Granada Circle E  
St. Petersburg, FL 33712

APPLICANT: Crown Castle  
8000 Avalon Blvd, Ste. 700  
Alpharetta, GA 30004

AGENT: Katie Cole, Esq. and Jaime Maier, Esq.  
Hill Ward Henderson, P.A.  
600 Cleveland Street, Ste. 800  
Clearwater, FL 33755

ADDRESS: 4001 6<sup>th</sup> Street S

PARCEL ID: 06-32-17-03942-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1)

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**SITE AREA TOTAL:** 19,240 square feet or 0.44 acres

**GROSS FLOOR AREA:**

Existing:	3,084 square feet	0.16 F.A.R.
Proposed:	2,087 square feet	0.10 F.A.R.
Permitted:	10,582 square feet	0.55 F.A.R.

**BUILDING COVERAGE:**

Existing:	3,084 square feet	16 % of Site MOL
Proposed:	2,087 square feet	10 % of Site MOL

**IMPERVIOUS SURFACE:**

Existing:	16,175 square feet	84 % of Site MOL
Proposed:	16,175 square feet	84 % of Site MOL
Permitted:	16,201 square feet	85 % of Site MOL

**OPEN GREEN SPACE:**

Existing:	3,029 square feet	16 % of Site MOL
Proposed:	3,029 square feet	16 % of Site MOL

**PAVING COVERAGE:**

Existing:	13,127 square feet	69 % of Site MOL
Proposed:	14,124 square feet	73 % of Site MOL

**PARKING:**

Existing:	7; including 1 ADA space
Proposed:	7; including 1 ADA space
Required:	4; including 1 ADA space

**BUILDING HEIGHT: (of proposed monopole):**

Existing:	149 feet
Proposed:	162 feet
Permitted:	150 feet

**APPLICATION REVIEW:**

**I. PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.50.480.3.D.2. of the Municipal Code for a replacement Wireless Communications Support Facility with variances located in the CCS-1 Zoning District.

**II. DISCUSSION AND RECOMMENDATIONS:**

**The Request:** The applicant seeks approval to erect a replacement wireless communication support facility (WCSF) on the subject property. The monopole will be 162 feet tall. A 10-foot-tall lightning rod will be mounted to the top of the monopole tower.

**Background:** The subject property is located at the southwest corner of 6<sup>th</sup> Street South and 40<sup>th</sup> Avenue South, in the Lakewood Terrace neighborhood, see Attachment 1 - Location Map and Attachment 2 - Photos. The property currently contains an autobody shop and a 149-foot-tall monopole with associated equipment cabinets. The current monopole on the subject property

received Special Exception and Site Plan approval in 2009 (DRC Case 08-32000023), which included variances to buffer landscaping and setback. The applicant was required to provide landscaping along the eastern and northern property lines as a condition of approval.

Surrounding land uses include the Lakewood Elementary School to the south and west, single-family residential uses to the north and commercial and multi-family uses to the east. The site does not directly abut any residential uses.

The applicant recently had a monopole located to the southeast at 4350 6<sup>th</sup> Street South (former Coquina Plaza) which held Verizon, T-Mobile and DISH antennas. The lease for that facility ended on December 31, 2021. The property owner declined to renew the lease and the applicant is dismantling the monopole. Temporary poles are installed at the subject property and at 400 45<sup>th</sup> Avenue South; these temporary poles will be removed after the new replacement monopole is constructed. After reviewing sites in the area and filing for Special Exception permission at the small commercial site located at 400 45<sup>th</sup> Avenue South, which was not viewed favorably by Staff, the applicant has applied to re-build a monopole on the subject property to accommodate all carriers in the area (see Attachment 3 – Application).

**Current Proposal:** Crown Castle proposes to construct a 162-foot-high replacement monopole for four wireless carriers: AT&T, Verizon, T-Mobile and DISH. The Zoning Official has determined that the height is allowed without variance per Section 16.50.480.6. because it is an increase in height of less than 30 feet from the existing monopole. The proposed monopole will have exterior racks, however will be a monopole design like the existing monopole.

The related electronic equipment will be located in separate equipment cabinets at the base of the monopole, within a fenced compound. A one-story block building currently leased by the owner to a separate repair business will be removed to accommodate the new cabinets. The existing 746 square-foot compound area will be expanded to 4,401 square feet.

The existing compound is surrounded by a block wall and solid vinyl 6-foot fencing. The fencing around the new compound is not noted in all locations, however, is recommended to also be solid vinyl.

**VARIANCE:**

- |   |   |                                     |
|---|---|-------------------------------------|
| 1 | Setback: Rear yard (west side)<br>Required: 20 feet<br>Proposed: 2 feet (see Sheet Z-3 of Site Plan)<br>Variance: 18 feet | Setback previously approved: 1 foot |
| 2 | Landscaped Buffer<br>Required: Perimeter buffer plantings around compound.<br>Proposed: None. Use solid wall and fencing. | Previously approved: Same.          |

**General Criteria:** City Code Section 16.50.480.3(A) sets forth the general criteria for evaluating WCSF applications. Staff responses to each of the criteria are provided below. The applicant has also provided responses to each of the general evaluation criteria in the submitted application, see Attachment 3.

1. *WCSFs shall be constructed in compliance with the Building Code.*

**The application notes the WCSF will be constructed in compliance with all applicable local building code regulations.**

2. *WCSFs shall comply with all applicable Federal Aviation Administration requirements.*

**The application notes that a “Determination of No Hazard” to aviation will be obtained from the FAA as a condition of approval.**

3. *The WCSF shall not be used for advertising purposes and all signage or symbols are prohibited.*

**The applicant notes the WCSF will not be used for advertising purposes and will not contain any signage thereon other than signage required for warning purposes.**

4. *WCSFs shall meet all requirements of the Zoning District that are not in conflict with these regulations.*

**The proposed WCSF would be the second principal use of the subject property, which is allowed in the CCS-1 Zone. As previously stated, the application requires variances to setback and landscaped buffer. The setbacks are similar to those previously approved.**

5. *A WCSF may be located on a lot containing other principal uses. In such cases, the area within which the WCSF is located shall be defined by landscaping or, where landscaping is not required, by fencing. The area may be smaller than the minimum lot size of the applicable zoning district.*

**The existing compound is contained by a 10-foot-tall wall on a portion of the western and the southern side, and by a 6-foot-tall solid vinyl fence on the other sides that are not abutted by the existing building. A six-foot-tall solid fence is required for the expanded compound. Staff finds that buffer landscaping around the compound is not practical, and the compound is adequately screened by the solid fence and wall. Further, the compound is located in an area next to open space on the Lakewood Elementary School property. No further visual mitigation is recommended.**

6. *If a WCSF is located on a lot as the only principal permitted use, the minimum lot size shall be 5,000 square feet with a minimum lot width of 50 feet.*

**This criterion is not applicable.**

7. *Minimum yard requirements shall be measured from the lot boundary to the nearest point of the WCSF or the accessory equipment storage area, whichever is closer to the lot boundary.*

**Minimum yard requirements have been measured from the lot boundary to the nearest point of the monopole, which is closer to the western property line than the proposed new equipment shelters.**

8. *WCSFs shall have a landscaped buffer so that the base of the WCSF and accessory equipment storage area shall be screened from view from any right-of-way, residential use or residential zoning district. Such landscaped buffer shall consist of hedges planted leaf to leaf which shall reach a height of not less than six feet at maturity and shade trees of at*

*least three inches dbh planted every 30 feet along the approved buffer unless safety requirements of the principal use require otherwise (i.e. utility substations).*

**The previous approval and this modification do not provide perimeter landscaping; a variance was previously granted and is requested for the expanded compound area.**

9. *The construction of the WCSF shall be of monopole design unless it can be demonstrated that such design is not feasible to accommodate the user or co-location.*

**The applicant is proposing a monopole.**

10. *The application shall contain information showing the geographic search area within which the proposed WCSF must be located and shall also provide locations of all structures of similar height within and adjacent to the search area.*

**The search area was centered along 6<sup>th</sup> Street South in the vicinity of the existing monopole on the subject property and the monopole that is currently being dismantled. Staff's review of the area finds there are no additional tall structures such as electrical transmission towers or other lattice towers in the search area. The tallest structures in the area are a three-story Assisted Living Facility at 435 42<sup>nd</sup> Avenue South and a bell tower, approximately 24 feet tall, at the house of worship located at 4201 6<sup>th</sup> Street South.**

**The applicant provided a coverage map which shows AT&T, Verizon, T-Mobile and Dish coverage on the existing tower on the subject property and on the former tower located at 4350 6<sup>th</sup> Street South. It also shows coverage of the area without the towers, and then with the proposed new tower at 4001 6<sup>th</sup> Street South. The proposed tower is indicated to provide coverage for all carriers in the search area.**

11. *If co-location or location as a permitted accessory use is not proposed, then the applicant must demonstrate in the application as to why co-location or location as a permitted accessory use is not possible.*

**This criterion does not apply; co-location is proposed.**

12. *WCSFs shall not have a shiny or reflective finish.*

**The application indicates the proposed WCSF will have a matte finish.**

13. *The applicant shall provide such financial assurances to the City as the City may reasonably require which shall insure the payment of the cost of removal of the WCSF when abandoned (for example: letter of credit, bond, cash held by the City).*

**The applicant indicates a willingness to provide financial assurances to the City as required.**

**Additional criteria for the review of variances:** City Code Section 16.70.040.1.6 sets forth the additional criteria for the review of variances. Staff's responses to each of the criteria are provided below.

1. Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:
  - a. Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site:

**The lot is currently developed with an existing WCSF with monopole and autobody shop. The existing tower would be replaced with a new tower, which would reduce the number of towers previously existing in the neighborhood from two to one.**
  - b. Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district:

**This criterion is not applicable.**
  - c. Preservation district. If the site contains a designated preservation district:

**This criterion is not applicable.**
  - d. Historic Resources. If the site contains historical significance:

**This criterion is not applicable.**
  - e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features:

**This is not a factor in this application.**
  - f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements:

**The application does not promote the traditional development pattern of the block face.**
2. The special conditions existing are not the result of the actions of the applicant;

**The special conditions related to the case are not the result of the actions of the applicant.**
3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;

**Literal enforcement of this Chapter would result in unnecessary hardship. If the applicant cannot replace the existing tower on this site, they likely would apply to use the less favorable site located at 400 45<sup>th</sup> Avenue South, which is closer to residential uses, and there would be two monopoles in the neighborhood instead of the proposed one consolidated monopole.**
4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;

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**Strict application of the provisions of this chapter would not provide the applicant with no means of reasonable use of the land.**

5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;

**The variance requested is similar to the variance approved in DRC Case 08-3200023. A larger rear setback could be provided to the tower, however likely would require a similar setback to one of the new equipment cabinets.**

6. The granting of the variance will be in harmony with the general purpose and intent of this chapter; the following purposes of the Land Development Regulations apply in this case:

- *D. Development standards. The development standards contained within this chapter have been established in order to ensure adequate levels of light, air and density of development, to maintain and enhance locally recognized values of community appearance and to promote the safe and efficient circulation of pedestrian and vehicular traffic. The standards are in furtherance of the goals and objectives of the plan and are found to be necessary for the preservation of the community, health, safety and general welfare.*
- *E. Site requirements. The required area and dimensions of all building sites is sufficient to accommodate the anticipated density of development, open spaces, setbacks and parking spaces.*

**The application would maintain and enhance locally recognized values for community appearance by reducing the number of towers previously existing, and necessary, in the area to one. The site accommodates the proposed density of development.**

7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;

**The granting of the variance is not anticipated to be injurious to the residential properties to the north and east; the monopole will replace two poles in the area.**

8. The reasons set forth in the application justify the granting of a variance;

**The reasons set forth in the application narrative justify granting of the variances.**

9. No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.

**This criterion is not applicable. No nearby nonconforming use situations are being considered.**

**Public Comments:**

As of 4/19/23, Staff received no comment from the public, the Lakewood Terrace Neighborhood Association, CONA or FICO.

**III. RECOMMENDATION:**

- A. **Staff recommends APPROVAL of the application.** The proposed WCSF does not comply with the regulations set forth in City Code Section 16.50.480 regarding compliance with all required setbacks, however the proposed tower is replacing a

tower in a similar location. The required landscaping around the compound received a variance for the previous compound and was mitigated by solid walls and fencing. The expanded compound area will be similarly fenced with solid fence to mitigate visual impact. One building will remain on the autobody site which will further shield the view of the compound and tower base from view of 6<sup>th</sup> Street South.

**B. SPECIAL CONDITIONS OF APPROVAL:**

1. This Special Exception/Site Plan approval shall be valid through May 3, 2026. Substantial construction shall commence prior to this expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
2. The two temporary cellular towers on wheels on the subject property and at 400 45<sup>th</sup> Avenue South shall be removed after the new monopole is in operation.
3. The conditions from the previous approval (DRC 08-32000023, see Attachment 4) shall remain in place.
4. The monopole shall be galvanized grey in color and matte in finish.
5. In areas where new fencing is proposed, it shall be 6-foot-tall solid PVC fence to match existing. The entire compound area shall be contained with either solid fence or wall.
6. No ground equipment shall be visible above the fence line.
7. The applicant shall provide the required financial assurance to the City to ensure removal of the WCSF when abandoned, prior to issuance of a building permit.
8. An FAA determination of "No Hazard to Aviation" shall be provided to the City prior to the issuance of a building permit.
9. Any proposed security lighting within the compound shall not be visible from outside the security fence.

**C. STANDARD CONDITIONS OF APPROVAL:**

*(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)*

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT REVIEW SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

**Building Code Requirements:**

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.



2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.

**Engineering Requirements:**

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Where new sidewalk is required, curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

**Landscaping Requirements:**

1. Any plans for tree removal and permitting shall be submitted to the Development Review Services Division for approval.
2. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree or shrub.
3. Concrete curbing, wheel stops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.

4. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

**IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):**

- A. The use is consistent with the Comprehensive Plan;  
**Staff finds that the proposed use is consistent with the Comprehensive Plan policies and objectives.**
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;  
**The Future Land Use classification is Planned Redevelopment – Mixed Use which allows a wireless communication support facility use.**
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;  
**Vehicular access to the compound will be from 40<sup>th</sup> Avenue South. There will be no new demand for additional public services. The increase in number of vehicles servicing the tower facilities is anticipated to be minimal.**
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;  
**The Transportation and Parking Management Department in their correspondence, (see Attachment 5), recommends that any redundant curb cuts be removed.**
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;  
**As previously noted, the wireless communication facility use will add a minimal number of additional vehicular trips to the site.**
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;  
**The proposed development will be required to comply with the applicable stormwater requirements at time of permitting, and Engineering has requested that any redundant entrances from the street be closed, see Attachment 6.**
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

**The plans do not show any exterior lighting.**

- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

**The monopole and equipment buildings will be in the same location on the property. There has been a monopole on this property since the 2009 approval, which has established that character on this property.**

- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

**There are no such resources within the vicinity of the proposed improvements.**

- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

**There is not a concentration of similar uses in the neighborhood. The proposed tower would replace an existing tower.**

- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

**There is not a concentration of similar uses in the neighborhood.**

- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

**As previously noted, the proposed setbacks are sufficient and the buffer in this case is provided by solid walls, fencing and the existing building to remain.**

- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

**Land area is sufficient to accommodate the proposed tower and compound. The owner of the property has agreed to the expanded compound and will be required to adjust their use of the property accordingly.**

- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

**Existing landscaping that was previously required on site will be retained.**

- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070)
2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050). Equipment and enclosures will be designed as required by the Florida Building Code.

- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

**The proposed improvements do not impact demand for hurricane facilities.**

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service.

**The modification will not add demand for additional public services.**

The future land use classification of the subject property is: Planned Redevelopment-Mixed Use (PR-MU)

The land uses of the surrounding properties are:

North:	<b>Residential</b>
South:	<b>Educational/Institutional</b>
East:	<b>Commercial and Multi-family</b>
West:	<b>Institutional</b>

**In conclusion, staff finds that the site plan is consistent with the standards for review as listed above.**

REPORT PREPARED BY:

/s/Cheryl Bergailo

4/19/23

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II  
Development Review Services Division  
Planning & Development Services Department

Date

REPORT APPROVED BY:

/s/ Corey Malyszka

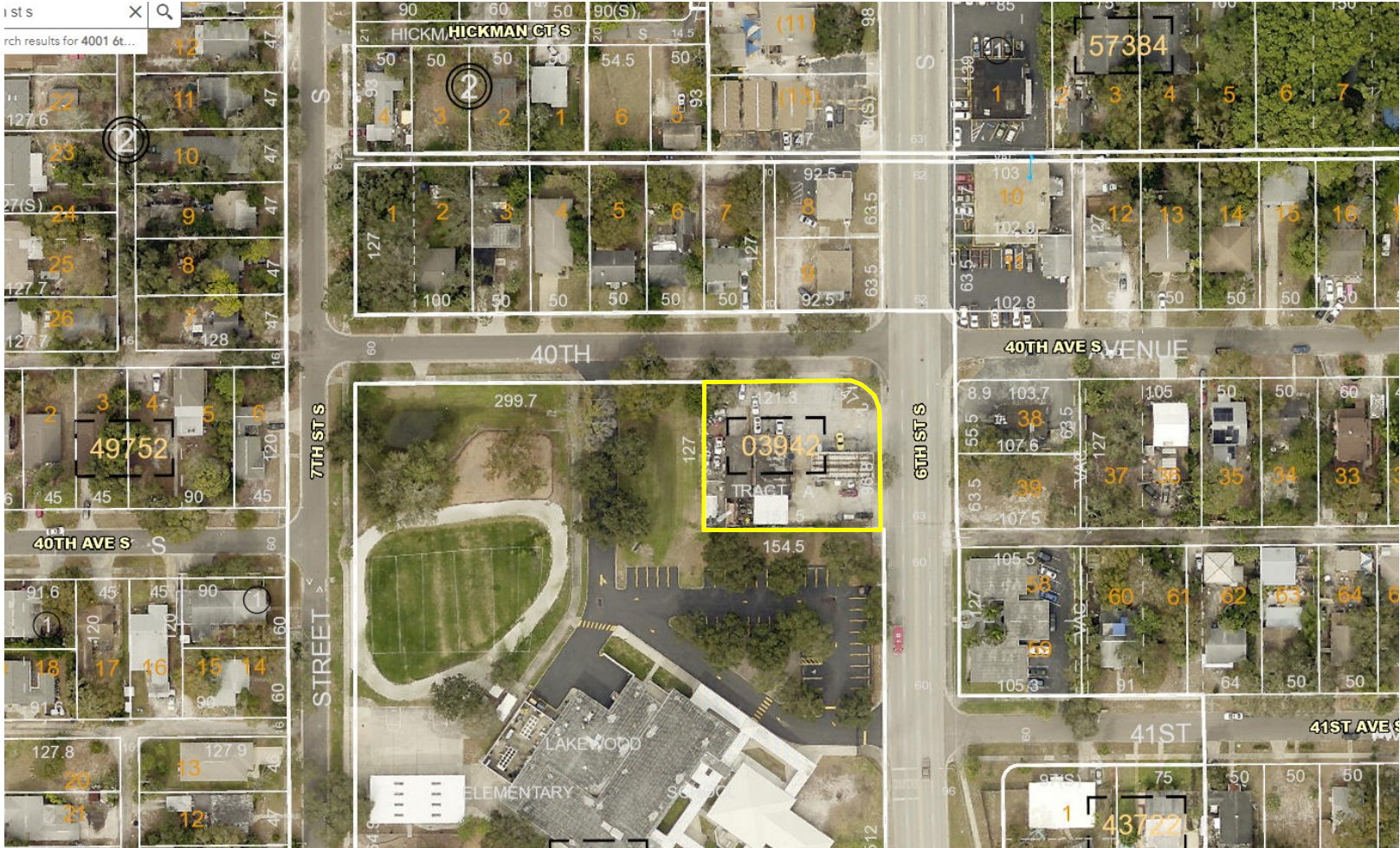
4/19/23

Corey Malyszka, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

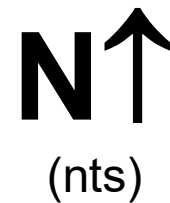
Date

ATTACHMENTS: 1) Location Map, 2) Photos, 3) Application, 4) Original Approval 08-32000023, 5) Transportation and Parking Management Department Review Memo, 6) Engineering Review Memo

# ATTACHMENT 1



**ATTACHMENT – 1**  
**PROJECT LOCATION MAP**  
 Case No.: 23-3200003  
 Addresses: 4001 6<sup>th</sup> Street S  
  
 City of St. Petersburg, Florida  
 Planning & Development Services Department



# ATTACHMENT 2



Views toward existing compound and temporary mobile tower area from 40th Ave. S.



Views toward existing tower and front of property along 6th St. S.



# ATTACHMENT 3



**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

Application No. \_\_\_\_\_

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Crown Castle (Applicant) / William and Carmen Jean Pupo (Owners)	
Street Address: 8000 Avalon Blvd. Ste. 700	
City, State, Zip: Alpharetta, GA 30004	
Telephone No: 813-606-6184	Email: Katie.Cole@hwhlaw.com / Jaime.Maier@hwhlaw.com
<b>NAME of AGENT OR REPRESENTATIVE:</b> Katie Cole, Esq. / Jaime Maier, Esq.	
Street Address: 600 Cleveland St., Ste. 800	
City, State, Zip: Clearwater, FL 33755	
Telephone No: 813-606-5184	Email: Katie.Cole@hwhlaw.com / Jaime.Maier@hwhlaw.com
<b>NAME of ARCHITECT or ENGINEER:</b> Tony Dawson	
Company Name: Kimley Horn	Contact Name:
Telephone No: 813 636 5524	
Website:	Email: tony.dawson@kimley-horn.com
<b>PROPERTY INFORMATION:</b>	
Address/Location: 4001 6TH ST S, St. Petersburg Email:	
Parcel ID#(s): 06-32-17-03942-000-0010	
<b>DESCRIPTION OF REQUEST:</b> Site Plan Review for Wireless Communication Tower	
<b>PRE-APP MEETING DATE:</b> 1/10/23	
<b>STAFF PLANNER:</b> Cheryl Bergallo	

**FEE SCHEDULE**

	<u>SPECIAL EXCEPTION (SE)</u>		<u>SITE PLAN REVIEW (SPR)</u>
Special Exception (SE), General Application:	\$1,250.00	Site Plan Review (SPR), General, By Commission	\$1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
<b><u>VARIANCES</u></b>		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

*Cash, credit, and checks made payable to the "City of St. Petersburg"*

**AUTHORIZATION**

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner/Agent\*: Jaime Maier, Esq., As Agent 3/2/2023  
 \*Affidavit to Authorize Agent required, if signed by Agent. Date




# SPECIAL EXCEPTION

# SITE PLAN REVIEW

## DATA SHEET

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

DATA TABLE				
1.	<b>Zoning Classification:</b> CCS-1			
2.	<b>Existing Land Use Type(s):</b> Motor Vehicle Repair and WCSF			
3.	<b>Proposed Land Use Type(s):</b> Motor Vehicle Repair and WCSF			
4.	<b>Area of Subject Property:</b> 19,240 SF			
5.	<b>Variance(s) Requested:</b> landscape, and setbacks			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing: 3,084	Sq. ft.		
	Proposed: 2087	Sq. ft.		
	Permitted: 10,582	Sq. ft.		
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)			
	Existing: .16	Sq. ft.		
	Proposed: .108	Sq. ft.		
	Permitted: .55	Sq. ft.		
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing:	3,084	Sq. ft.	16 % of site
	Proposed:	2087	Sq. ft.	10.8 % of site
	Permitted:	10,582	Sq. ft.	55 % of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing:	3,029	Sq. ft.	16% % of site
	Proposed:	3,029	Sq. ft.	16% % of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)			
	Existing:	3,029	Sq. ft.	16% % of vehicular area
	Proposed:	3,029	Sq. ft.	16% % of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:	13,127	Sq. ft.	69 % of site
	Proposed:	14,124	Sq. ft.	73 % of site



**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

**DATA SHEET**

DATA TABLE (continued page 2)						
12.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:	16,175	Sq. ft.	84	% of site	
	Proposed:	16,175	Sq. ft.	84	% of site	
	Permitted:	16201.85	Sq. ft.	85	% of site	
13.	<b>Density / Intensity</b>					
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>	
	Existing:	0/.16	Existing:	N/A	Existing:	N/A
	Proposed:	0/.108	Proposed:	N/A	Proposed:	N/A
	Permitted:	15/.55				
14 a.	<b>Parking (Vehicle) Spaces</b>					
	Existing:	7	includes	1	disabled parking spaces	
	Proposed:	7	includes	1	disabled parking spaces	
	Permitted:	4	includes	1	disabled parking spaces	
14 b.	<b>Parking (Bicycle) Spaces</b>					
	Existing:	0	Spaces	0	% of vehicular parking	
	Proposed:	0	Spaces	0	% of vehicular parking	
	Permitted:	N/A	Spaces	N/A	% of vehicular parking	
15.	<b>Building Height</b>					
	Existing:	149	Feet	12.5	Stories	
	Proposed:	162	Feet	13.5	Stories	
	Permitted:	150	Feet	12.5	Stories	
16.	<b>Construction Value</b>					
	What is the estimate of the total value of the project upon completion? \$					
	\$450,000					
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>					



# PUBLIC PARTICIPATION REPORT

Application No. \_\_\_\_\_

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.**

## APPLICANT REPORT

<b>Street Address:</b>
1. Details of techniques the applicant used to involve the public
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
n/a
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications
Notice of Intent to file emailed to CONA and Bayou Highlands neighborhood association, and emailed and mailed to FICO on February 24th.
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located
FICO, CONA, and registered neighborhood association within 300 feet per pre-app notes.
2. Summary of concerns, issues, and problems expressed during the process
No response received as of filing date.

## NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at [variance@stpetecon.org](mailto:variance@stpetecon.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24<sup>th</sup> Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: February 24, 2023

Attach the evidence of the required notices to this sheet such as Sent emails.

## **Special Exception – Wireless Communication Support Facility**

**Site: 4001 6<sup>th</sup> St. South, St. Petersburg**

**Applicant: Crown Castle USA, Inc.**

The Applicant seeks approval of a new Wireless Communication Support Facility (a "WCSF") through the Special Exception site plan review process, at the above-referenced Site in the City of St. Petersburg. The Site is zoned CCS-1, in which a WCSF is a use permitted by right. However, the Site is within 250' of residential uses (across 40<sup>th</sup> Ave to the north), therefore, per the City Code the use must be processed as a Special Exception. There is an existing stealth-style WCSF on the Site, which cannot accommodate the facilities that must move to the Site and therefore necessitates the new WCSF, as described more fully herein. That existing stealth tower was approved as a special exception, including variances for setbacks and relief from landscaping requirements, in 2009.

The proposed WCSF is a 162' monopole tower. The service providers that will be accommodated by the proposed WCSF have been accommodated at the Applicant's WCSF at 4350 6<sup>th</sup> St. South, which is less than ¼ mile southeast of the Site. The Applicant's lease for the WCSF space on that current property expired at the end of 2021, and was on a month-to-month lease since then until March 2022. Now, the lease is completely terminated and the tower is being decommissioned. Temporary cellular-on-wheels facilities have been deployed as stand-ins to continue to provide the service provided by the decommissioned tower; one such facility is located on the Site, and another further to the southeast of the Site.

Verizon and T-Mobile (including Sprint legacy antennae purchased by T-Mobile) located their antennae on the WCSF that is being decommissioned, and will be moving their antennae to the proposed new WCSF. The selected Site is the best candidate in the necessary coverage radius that could support the new proposed tower as a replacement for the existing WCSF discussed above. The surrounding area is predominantly residential in nature, and the Site was only one of two available commercial properties with space for a permanent WCSF in a location to maintain adequate levels of service coverage to replace the current tower. The Applicant used a ½ mile search diameter, centered around S. 6<sup>th</sup> Street. Please see the search radius exhibit included with this application. Within that search radius, the Applicant found 9 other properties that were potential candidates on which to construct a new permanent tower. Although one other property owner in the search radius was willing to lease space to the Applicant, that property was not ideal for the WCSF due to its even closer proximity to residential uses and its very small lease area. Please see the letters mailed to the candidates included with this application. Therefore, the Site is the only viable property in the necessary radius on which to locate the proposed WCSF.

The existing stealth tower on the Site cannot support the providers moving from the 4350 6<sup>th</sup> St. South site. Due to rapid wireless technology advancements, tower-mounted equipment is much larger and heavier than it was at the time the stealth tower was approved, over 10 years ago. Therefore, AT&T occupies 2 out of 3 of the available antennae canisters at the top of the stealth tower structure. Dish Network seeks to utilize the 3<sup>rd</sup> canister, however, Dish requires a canister expansion, which is currently unclear if the stealth tower can even support. The existing 3 canisters are at the 145', 135', and 125' centerlines, and there is no vertical structural capacity remaining to accommodate Verizon, T-Mobile, and

Sprint legacy antenna. Therefore, a monopole at 162' in height is necessary to accommodate all 4 carriers (AT&T, DISH, T-Mobile, and Verizon) on one structure. This is an upgrade for the area, given that it consolidates carriers that utilized a 125' tower and a 149' tower, onto a single 162' tower. It is a net reduction of approximately 112' of tower height in the immediate vicinity.

Without the proposed WCSF, there will be a void in coverage to users of Verizon and T-Mobile for almost the entirety of Coquina Key. Please see the Coverage Exhibit included in this application. Verizon and T-Mobile make up a significant portion of the cell service provider market, and are necessarily used for E911 emergency calls in addition to all other cell phone use for their customers. Therefore, the new WCSF within the necessary search radius is critical to continued cell service to these residents and businesses within the Coquina Key area. Moreover, pursuant to the Federal Telecommunications Act, when there is significant gap in coverage a WCSF must be permitted, otherwise the effect is to deny the provision of personal wireless services in an area in violation of statute. The Coquina Key area is a mandatory evacuation zone. Wireless service is a critical component of evacuation efforts and routine emergency services. The ALERTPinellas service is a joint effort between Pinellas County, the Sheriff's office, and the municipalities, and allows residents to sign up for critical safety alerts via text and cell calls. Residents must also be able to call the County Information Center or access the Ready Pinellas app during emergencies to receive important emergency instructions and information. Without sufficient cell service, especially in an evacuation zone, serious safety impacts arise.

The Site includes a commercial auto repair building and associated facilities. This auto repair facility was approved pursuant to a reinstatement of a grandfathered use application in 2001. The approval included relief from the applicable landscaping requirements, with specific landscape requirements laid out in the conditions of approval. The location of the lease area and proposed WCSF on the Site is behind (to the west) of the auto repair shop structure. The Site perimeter on the west and south boundary lines is fenced. On the west of the Site is open space belonging to the adjacent school site. To the south is landscaping and vehicle use/parking area also belonging to the school site. The Site is not directly adjacent to any residential uses. There are residential uses to the north across 40<sup>th</sup>, as well as some commercial, with more commercial uses to the east across 6<sup>th</sup>.

The existing structure in the rear of the Site which is marked to be demolished pursuant to the site plan included with this application has been used by a tenant that is separate from the main auto repair use owner/operator. In preparation for the transition of the Site to this proposed WCSF, that tenant has vacated that space, and the area is not needed for the auto repair use. Therefore the expansion of the WCSF lease area and removal of that structure will not impact the operations of the auto repair use on the Site.

The proposed WCSF satisfies the applicable Code criteria as follows:

**Section 16.50.480.1.A.** The proposed WCSF satisfies the purpose and intent of the Code regarding antennae and support facilities, as it recognizes the public need for the WCSF in this location, minimizes the impact of the WCSF on adjacent properties through site design as described herein, and maximizes the use of the WCSF by collocating multiple service providers on a single WCSF.

Section 16.50.480.3.A. WCSF general criteria.

1. *WCSFs shall be constructed in compliance with the Florida Building Code.*

The proposed WCSF will be constructed in compliance with the Building Code.

2. *WCSFs shall comply with all applicable Federal Aviation Administration requirements.*

The proposed WCSF will comply with FAA requirements.

3. *WCSFs shall not be used for advertising purposes and all signage or symbols are prohibited.*

The proposed WCSF shall have no signage/symbols/advertising on it.

4. *WCSF's shall meet all requirements of the zoning district that are not in conflict with these regulations.*

The proposed WCSF will meet all requirements of the zoning district except for maximum height, with necessary variance requests for landscaping and setbacks included herein. The accessory equipment cabinets installed by the service providers will meet the zoning district requirements as to permitted height (please see the included example drawings of typical equipment cabinets and ice bridges, which typically are 10' or less in height).

5. *A WCSF may be located on a lot containing other principal uses. In such cases, the area within which the WCSF is located shall be defined by landscaping or, where landscaping is not required, by fencing. The area may be smaller than the minimum lot size of the applicable zoning district.*

The proposed WCSF lease area is smaller than the overall lot, which contains a principal use of an auto repair shop. The WCSF is sectioned off from the rest of the Site and is located behind the principal structures.

6. *If a WCSF is located on a lot as the only principal permitted use, the minimum lot size shall be 5,000 square feet with a minimum lot width of 50 feet.*

N/A

7. *Minimum yard requirements shall be measured from the lot boundary to the nearest point of the WCSF or the accessory equipment storage area, whichever is closer to the lot boundary.*

The yard requirements/setbacks have been measured to the appropriate point of the outer base of the tower. The equipment cabinets will not encroach into the setbacks further than the base of the WCSF, therefore the requested variance is in reference to the base of the tower relative to the rear boundary line.

8. *WCSFs shall have a landscaped buffer so that the base of the WCSF and accessory equipment storage area shall be screened from view from any right-of-way, residential use or residential zoning district. Such landscaped buffer shall consist of hedges planted leaf to leaf which shall reach a height of not less than six feet at maturity and shade trees of at least three inches dbh planted every 30 feet along the approved buffer unless safety requirements of the principal use require otherwise (i.e., utility substations).*

Appropriate WCSF landscape buffering and screening is proposed, as described in the variance request herein. Specifically, the existing landscaping and screening that was required for the prior stealth WCSF approval will be retained.

9. *The construction of the WCSF shall be of monopole design unless it can be demonstrated that such design is not feasible to accommodate the user or co-location.*

The proposed WCSF is of monopole design.



10. *The application shall contain information showing the geographic search area within which the proposed WCSF must be located and shall also provide locations of all structures of similar height within and adjacent to the search area.*

Included in this application is the search radius and candidates.

The only other structures of similar height are those previously described herein; namely, the existing WCSF that was decommissioned and the stealth tower WCSF on the Site.

11. *If co-location or location as a permitted accessory use is not proposed, then the applicant shall demonstrate in the application why co-location or location as a permitted accessory use is not possible.*

The applicant is a provider of the WCSF, not the actual service provider. The proposed WCSF will be co-locating service providers of the current tower, who are moving their antennae to the proposed new WCSF. Please see the correspondence between the applicant and providers who are currently located on temporary towers, confirming their intent to collocate on the proposed WCSF with the two existing providers already located on the Site.

12. *WCSFs shall not have exterior materials with a shiny or reflective finish.*

The proposed WCSF has a matte finish.

13. *The applicant shall provide such financial assurances to the City as the City may reasonably require which shall ensure the payment of the cost of removal of the WCSF when abandoned (for example: letter of credit, bond, cash held by the City).*

The applicant is prepared to provide the above as may be required.

*Review criteria for all new WCSFs, except replacement WCSFs.*

1. *A new WCSF shall not be approved unless it can be demonstrated by the applicant that there is no existing WCSF or other structures or replacement of an existing WCSF that can be used for the placement of a WCA. Information concerning the following factors, which shall be provided by the applicant, shall be considered in determining whether such locations exist:*
  - b. *Unavailability of suitable locations (including other sites within the zoning districts listed in columns B and C of the use matrix for WCSFs (section 16.50.480.7) to accommodate system design or engineering on an existing WCSF or other structures;*

There are no other suitable locations in the necessary search radius, as indicated by the number of candidate sites reviewed by the applicant. Only one other candidate site agreed to enter into a WCSF area lease with the applicant, and that site is very small and is surrounded by adjacent residential uses.

2. *The applicant shall include a statement in the application of its good faith intent to allow the co-location of the WCA of other entities, provided that the cost of modifying the WCSF to accommodate the co-location WCA is borne by the co-locating entity.*

The proposed WCSF will already be a co-locating tower, as the current service providers which use the existing WCSF are co-locating, and they will be using the new tower once constructed and the existing tower is removed.

3. *The applicant shall send a written notice to all potential users of the new WCSF offering an opportunity for co-location. The list of potential users shall be provided by the City based on those entities who have requested approval of WCSF in the past, current FCC license holders and any other entities requesting to be included on the list. Copies of the notice letters shall be provided to the City at the time the application is filed. If, during a period of 30 days after the notice letters are sent to potential users, a user or users request, in writing, to co-locate on the new WCSF, the applicant shall accommodate the request, unless co-location is not reasonably possible.*

Included in this application are the notices sent to the potential users of the new WCSF. With these users signed on to utilize the tower, there is no additional room for collocation.

4. *WCSFs shall not exceed 150 feet in height. WCSFs over 100 feet in height shall be designed for co-location of at least one other WCA.*

The proposed WCSF is 162' in height, and will co-locate several WCAs.

5. *WCSFs shall meet all general criteria.*

The general criteria are all satisfied, as described herein.

6. *The installation of a WCSF in any zoning district listed in column C of the Use Matrix for WCSFs (section 16.50.480.7) must be reviewed by the POD prior to installation. The POD shall review all such WCSFs and shall approve such WCSFs that meet the requirements of this section. Such review by the POD shall be without notice.*

Due to factors described herein, the proposed WCSF must be reviewed under the special exception criteria/DRC. Otherwise, the WCSF is a permitted use by right in the zoning district.

*D. Additional criteria for special exception review of new WCSFs, except replacement WCSFs.*

1. *WCSFs shall meet all general and review criteria.*

Criteria met as described above.

2. *WCSFs which are located within 250 feet of a lot used for a residential use in the zoning districts listed in column A of the use matrix for WCSFs (section 16.50.480.7) as measured from the base of the WCSF, or located on a designated landmark or within a local or National Register of Historic District shall be special exception uses subject to review and approval by the Development Review Commission.*

This application is submitted as a special exception use review as required per the above.

3. *WCSFs in the zoning districts listed in column A of the use matrix for WCSFs shall be located on lots of not less than four acres.*

N/A

4. *WCSFs in the zoning districts listed in column A of the use matrix for WCSFs (section 16.50.480.7) shall be located only on property which is owned and used as a principal permitted use by:*

N/A

5. *If the WCSF is not entirely surrounded by commercial or industrial uses, a written justification showing why other sites are not reasonable.*

The analysis provided herein demonstrates why other sites are not reasonable or available, as indicated by the termination of the existing tower lease area, the number of candidates contacted by the applicant within the necessary search radius, the generally residential nature of the entire area, the critical coverage provided by the existing and proposed towers – all of which resulted in the applicant's search narrowing to the proposed Site as the only viable candidate to achieve necessary coverage.

6. *WCSFs proposed to be located on a historic landmark or in a designated local or National Register Historic District shall be denied if the WCSF creates a detrimental impact on the historic character of the historic landmark or district.*

N/A

7. *The POD may require a visual line-of-site analysis to assess impacts of the WCSF. Such analysis may require the applicant to provide visualization of the WCSF on site which may include graphic representations, balloons, crane or other acceptable method.*

The applicant is prepared to provide additional exhibits if required.

8. *The review shall consider the comparative evaluation provided by the applicant of alternative methods (placement of a new WCSF versus other alternatives) or alternative site to accomplish the same level of service and shall evaluate the impacts on surrounding properties (including the impact of multiple WCSFs within proximity of the subject application).*

The information herein demonstrates the evaluation the applicant has made regarding alternative sites and the ability to provide the same level of service. As described herein, there are very few areas within the radius of the Site on which to locate a tall structure such as a WCSF. The Site is relatively close to the current WCSF location thereon, and therefore is a prime location by which to maintain levels of service to the area.

9. *The review of WCSFs in the zoning districts listed in column A of the use matrix for WCSFs or within 250 feet thereof shall include but not be limited to whether impacts on the surrounding residential properties need to be minimized through additional setbacks, buffering, tower appearance and other visual impacts.*

As described herein and as evidenced by the variance requests, the design and siting of the proposed WCSF on the subject Site is designed to minimize the impacts to nearby residential properties to the maximum possible extent while providing critical and necessary cellular service coverage.

#### Variances:

As described above, the applicant requires several variances, including:

1. Variance from 16.20.090.6 for west (rear) yard setback from 20' to 2'.
2. Variance from 16.50.480.3.A.8 for existing landscaping and screening in lieu of WCSF landscaping requirements.
3. Variance from section 16.40.060.2.1.3 to utilize existing landscaping on the Site.

The applicant has optimized its design of the Site to produce as mitigated of an impact as possible, while providing critical and necessary cell service coverage to the radius area. These variance requests satisfy the variance criteria of the Land Development Code as follows:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in*

*the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

- a. Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site;*

The proposed WCSF involves utilization of an existing developed commercial site to locate a necessary communication/information use. There are no other viable sites in the necessary search radius on which to locate the use, and the surrounding area is fully developed, therefore, any location for the proposed WCSF would necessarily utilize existing developed sites. The constraints of an existing developed site dictate where on the Site the WCSF can be located. Fitting a WCSF and accessory equipment into an existing developed site requires flexibility and variances from the strict requirements of the Code, especially where options for a candidate Site are as limited as evidenced by the alternative site search/candidates in the applicant's analysis. The Site includes existing landscaping, both for the WCSF as approved in 2009, and for the Site overall as approved in the 2001 Reinstatement of a grandfathered use by the Board of Adjustments. In addition, setback variations were approved for the stealth tower. Therefore, although a variance is requested for these elements of the Code, the existing condition of the Site already reflects – and supports – the relief that the Applicant seeks. Moreover, the proposed WCSF location on the Site actually reduces the number of setback variances, whereas the existing approved stealth tower has variances from multiple setback but the proposed seeks only a setback from the west/rear.

- g. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals;*

The proposed WCSF is a communication facility that is necessary for emergency and public communication, in addition to everyday cell service for users of the service providers on the tower.

- 2. The special conditions existing are not the result of the actions of the applicant;*

The conditions described herein are not the result of the actions of the applicant. The applicant is being forced off of its prior WCSF site and the subject Site is the only viable candidate for relocation. The Site contains an existing WCSF, however, as described herein, that existing WCSF is an outdated design and does not have the structural capacity to support the co-location of the 4 necessary providers. The Site is currently developed, as is the surrounding area, which constrains the ability to locate a WCSF. The need to undergo DRC review is similarly not an action of the applicant, since it is the Site's proximity to residential uses (across 40<sup>th</sup> Ave. to the north) that triggers a DRC review for what is otherwise a permitted use and for a proposal that does not constitute an actual redevelopment of the Site.

- 3. Owing to the special conditions, a literal enforcement of this chapter would result in unnecessary hardship;*

Enforcement of the code without the requested variances would create a hardship by not allowing the proposed WCSF on the Site, which in turn will result in a void in coverage for the majority of Coquina Key and the area within the proposed (and current) tower's coverage radius, for several major service providers and their customers. This is a hardship for the applicant but also for all local users of the service providers. In addition, as described, the Site already has vested variances and other provisions

of relief from elements of the Code based on existing prior approvals; requiring the Applicant to strictly adhere to Code will result in unnecessary hardship where the need for relief has already been acknowledged.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

The applicant's proposed use of the Site is reasonable and it is also necessary and critical to everyday life of those in the radius who use the service providers for cell service, as well as emergency uses. Strict application of the code will deny the applicant the ability to relocate a WCSF in the radius, which will unreasonably deny wireless service to the area, in contravention of applicable statutes. The Site is currently approved for an existing WCSF in a similar location as the proposed WCSF that will replace it and increase the number of providers that can collocate on the Site. Due to advances in technology and the need for additional co-locators, upgrading the Site to the proposed 162' monopole WCSF is a reasonable use of the Site given the existing WCSF use thereon.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The existing fencing around the stealth WCSF and the Site will remain, which currently functions adequately to buffer and screen the base of the WCSF from the adjacent institutional uses to the south and west, and was a condition of the prior stealth tower approval. The request to reduce west yard setback is minimal for the same reasons, and constitutes a reduced variance from what is currently approved for the Site for the existing tower (which was a reduction to *both* west and south yard setbacks). Finally, the variance from the redevelopment landscaping requirements for the Site as a whole are minimal, given that the Site was approved for a reduced landscaping plan pursuant to its reinstatement approval, as well as the landscaping approved in the stealth tower approval. The Site contains adequate green yards and shade trees to complement a use that otherwise requires a significant amount of impervious area.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The granting of these variances is in harmony with the Code, as it promotes health, safety, and welfare generally by permitting a necessary WCSF to be located on the Site, which is critical to emergency services as well as daily cell service for users of the service providers. In addition, it reduces the proliferation of WCSFs throughout the City, because it replaces two existing towers and co-locates 4 providers onto one tower, on a Site that has been previously and currently deemed compatible for a WCSF.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and*

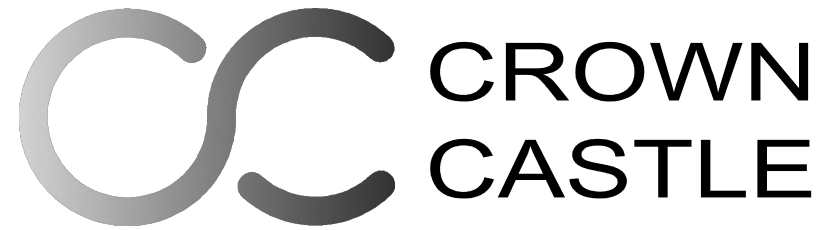
For the reasons described herein, the public welfare will be improved by the construction of the proposed WCSF, because it consolidates the need for two separate towers into one tower, on a Site where a WCSF has existed for many years. It maintains the existing condition of the Site with respect to landscaping, as well as similar setbacks. Finally, it ensures adequate service to the Coquina Key area by major cellular service providers, which is not only a critical part of daily life but is also necessary for E911 service and for critical communication within a mandatory evacuation zone.

8. *The reasons set forth in the application justify the granting of a variance;*

This application in its entirety demonstrates the necessity of the proposed WCSF on the Site, and the granting of the requested variances facilitates the most appropriate siting of the WCSF.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

N/A



# 6TH STREET SOUTH / 58000027 DROP & SWAP



4511 NORTH HIMES AVENUE,  
SUITE 210  
TAMPA, FL 33614

PLANS PREPARED BY:



201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

REV: DATE: DESCRIPTION: BY:

D	04/05/23	REVISED PER COMMENTS	HNG
C	03/02/23	REVISED PER COMMENTS	BCL
B	02/28/23	REVISED PER COMMENTS	BCL
A	02/08/23	ISSUED FOR REVIEW	BCL

DRAWN BY: CHECKED BY:

BCL	TWD
-----	-----

KHA PROJECT NUMBER:

148989085
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ENGINEER SEAL:

David A. Lerom, State of Florida, Professional Engineer, License No. 95398; This item has been Digitally Signed and Sealed by David A. Lerom on the date indicated here. Printed copies of this document are not considered signed and sealed and all signatures must be verified on any electronic copies.

PROJECT INFORMATION:

6TH STREET SOUTH  
4001 6TH STREET SOUTH  
SAINT PETERSBURG, FL 33705  
DROP & SWAP

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

### SITE INFORMATION

**SITE ADDRESS:** 4001 6TH STREET SOUTH  
SAINT PETERSBURG, FL 33705

**COUNTY:** PINELLAS COUNTY

**JURISDICTION:** SAINT PETERSBURG

**ZONING CLASSIFICATION** CCS-1 CORRIDOR COMMERCIAL  
SUBURBAN (CITY)

**SITE COORDINATES:** 27°43'56.42" N (LAT)  
82°38'28.88" W(LON)

**SITE TYPE:** DROP & SWAP

**STRUCTURE TYPE:** MONOPOLE

**STRUCTURE HEIGHT:** 162'

**PROPERTY OWNER:** WILLIAM PUPO AND CARMEN  
JEAN PUPO

**APPLICANT:** CROWN CASTLE

**PARCEL NUMBER:** 06-32-17-03942-000-0010

**KIMLEY-HORN PROJECT MANAGER:** TONY DAWSON

**THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION; THEREFORE, THERE IS NO HANDICAP ACCESS REQUIRED.**

**THE PROPOSED FACILITY IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY; THEREFORE, ADDITIONAL SITE PARKING IS NOT REQUIRED.**

**OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY ONCE A MONTH.**

**DOES NOT REQUIRE POTABLE WATER, SEPTIC TANKS OR SANITARY SERVICE.**

**NO EXISTING FIRE HYDRANTS OR WATER LINES ARE IN THE VICINITY OF THE PROPOSED TOWER.**

### PROJECT SCOPE OF WORK:

THIS PROJECT CONSISTS OF THE INSTALLATION OF A NEW TOWER AND ALL ASSOCIATED WORK.

### DRIVING DIRECTIONS:

HEAD NORTHEAST ON GEORGE J. BEAN INBOUND PKWY/GEORGE J BEAN PKWY TOWARD AIRPORT RECIRCULATION DR. FOR 2.3 MILES, THEN KEEP LEFT AT THE FORK AND MERGE ONTO I-275 S. FOR 1.8 MILES. FOLLOW I-275 S TO 5TH AVE S/DALI BLVD IN ST. PETERSBURG AND MERGE ONTO I-275 S, THEN CONTINUE FOR 16.3 MILES, USE THE LEFT 2 LANES TO TAKE EXIT 22 FOR I-175 E TOWARD TROPICANA FIELD FOR 0.4 MILES, THEN CONTINUE ONTO I-175 E FOR 0.9 MILES. TURN LEFT ONTO 5TH AVE S/DALI BLVD IN 246 FEET, THEN CONTINUE ONTO 4TH STREET S FOR 1.7 MILES, THEN STAY ON 4TH STREET S, IT TURNS INTO 6TH STREET S FOR 0.6 MILES. TURN RIGHT APPROX. 80FT AFTER 40TH AVE S. INTO SITE PARKING LOT. EDDIE'S AUTO REPAIR.

**THE CONTRACTOR MUST VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS PRIOR TO BID AND TO COMMENCEMENT OF CONSTRUCTION.**



KEY MAP



AREA MAP

### SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
SV-1	SURVEY (BY OTHERS)
SV-2	SURVEY (BY OTHERS)
SV-3	SURVEY (BY OTHERS)
SV-4	SURVEY (BY OTHERS)
SV-5	SURVEY (BY OTHERS)
SV-6	SURVEY (BY OTHERS)
Z-1	OVERALL SITE PLAN
Z-2	ENLARGED EXISTING SITE PLAN
Z-3	ENLARGED PROPOSED SITE PLAN
Z-4	EXISTING TOWER ELEVATION
Z-5	PROPOSED TOWER ELEVATION

### BUILDING CODES AND STANDARDS

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

FLORIDA BUILDING CODE: FBC 2020, 7th EDITION  
 BUILDING/DWELLING CODE: FBC 2020, 7th EDITION  
 STRUCTURAL CODE: FBC 2020, 7th EDITION  
 PLUMBING CODE: FBC 2020, 7th EDITION  
 MECHANICAL CODE: FBC 2020, 7th EDITION  
 ELECTRIC CODE: 2017 NEC  
 FIRE/LIFE SAFETY CODE: FLORIDA FIRE PREVENTION CODE  
 DESIGN WIND SPEED:  
 $V_{ULT} = 146$  MPH  
 $V_{ASD} = 114$  MPH  
 RISK CATEGORY: II  
 EXPOSURE CATEGORY: C

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.



# AS-BUILT SURVEY

## 5800027

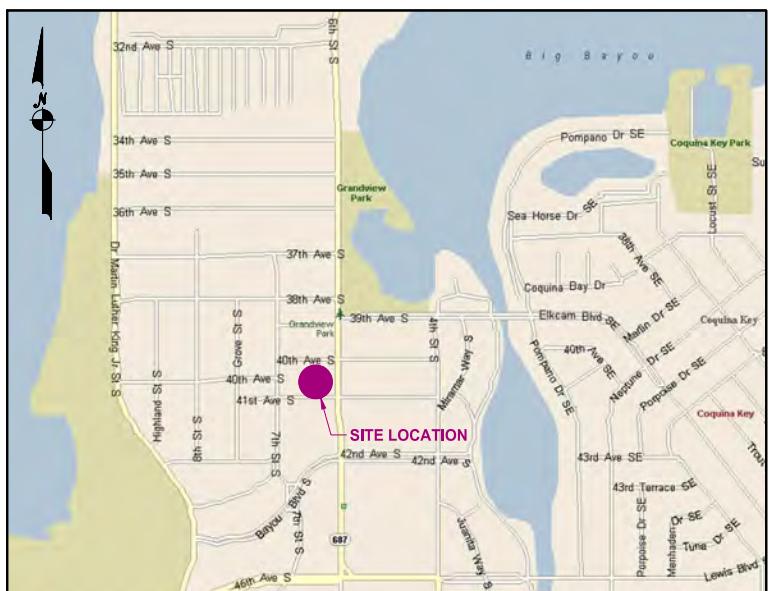
### 6TH STREET SOUTH

4001 6TH STREET SOUTH  
ST. PETERSBURG, FL 33705  
PINELLAS COUNTY

#### LEGEND

Additional Land Building	Set 1/2" Rebar W/Cap Stamped "GEOLINE / LB 7082"	Transformer (Aerial)
Asphalt Pavement	IP / Rebar Monu- Found	Transformer Pad
Contour - Major	Cased Monu	Catch Basin
Contour - Minor	Cased Monu - Found	Inlet
Easement	Traverse Point	Culvert
Guiderail	Survey Point	Utility Vault
Jurisdiction Line	Gravel	Manhole
Property Line	Dirt	Handhole
Property Tie	Concrete	Pull box
Parent Property	Retaining Wall	Pedestal
Tower Easement	Stairs	Riser
Right of Way	Door / Gate	Meter
Setback	Double Door / Gate	Valve
Treeline	Gate - Sliding	Cleanout
Wetland	Signs	Junction Box
Railroad Tracks	Mailbox	Pump Station
Centerline	Column	Utility Box
Road Centerline	Utility Pole	Controller
Stream	Guyed Pole	HVAC
Stream (Directional)	Pole	Generator
Ditch	Bollard	
Channel	Fire Hydrant	
Fence	Flag Pole	
Cable UG	Shrub	
Combined Sewer	Tree - Palm	
Cable TV & Elec UG	Tree - Coniferous	
Cable, Elec, & Tele	Tree - Deciduous	
Cable, Elec, & Tele UG	Metal Platform	
Electric	Fuel Tanks	
Electric UG	Traffic Signal Controller	
Fiber		
Fiber UG		
Gas		
Sewer		
Storm		
Telephone		
Telephone UG		
Unknown Utility		
Water		
Topo - High Point		
Topo - Low Point		
Breakline		
Match line		
Property Tie		

#### VICINITY MAP



#### AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	19,061	0.438
TOWER COMPOUND	746	0.017
EXISTING CROWN LEASE AREA	840	0.019
CROWN ADDITIONAL AREA	3561	0.082
CROWN NON-EXCLUSIVE ACCESS & UTILITY EASEMENT	386	0.009
NEW CROWN OVERALL AREA	4,401	0.101

#### CONTENTS

COVER SHEET
PROPERTY OVERVIEW
EASEMENT OVERVIEW
SITE OVERVIEW
SITE OVERVIEW DETAIL (INTERNAL USE)
LEGAL DESCRIPTIONS

#### SURVEY PROCEDURES & EQUIPMENT

The Accuracy Of This Survey Meets Or Exceeds The Minimum Standards As Required By Florida.  
Instruments Used:  
- Sokia Set 530R3  
- Champion TKO GPS Receiver

#### COORDINATES

For internal use

LABEL	LAT, LONG
MON #1 / POB	N27°43'55.91", -W82°38'28.93"
MON #2	N27°43'57.17", -W82°38'28.93"
POINT #3	N27°43'57.18", -W82°38'28.48"
POINT #4	N27°43'55.92", -W82°38'28.70"

#### ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
(R)	RECORD DESCRIPTION INFORMATION
(M)	MEASURED DESCRIPTION

SURVEY PERFORMED FOR:



1500 Corporate Drive  
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC., LB 7082  
13430 NW 104th Terrace, Suite A, Alachua, FL 32615  
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

GEOLINE SURVEYING, INC., LB 7082  
13430 NW 104th Terrace, Suite A, Alachua, FL 32615  
Tele: (386) 418-0500 | Fax: (386) 462-9986

DRAWN BY: ALS | CHK BY: DGS | JOB NO.: 265-14540

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO TOWER DEVELOPMENT CORPORATION - CBS, CROWN CASTLE USA INC. INCLUDING ITS PARENTS, SUBSIDIARIES AND AFFILIATED ENTITIES, AND [NAME OF TITLE COMPANY]:

GEOLINE SURVEYING INC., LB 7082

DAVID G. SHORT, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022



*David G. Short*  
SIGNATURE

AUGUST 30, 2022

DATE

LEASE AREA ZONING:

CCS-1 CORRIDOR COMMERCIAL SUBURBAN (CITY)

LEASE AREA FLOOD NOTE:

THE TOWER AREA AND EASEMENTS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA PER FEMA MAP #12103C0282H, EFFECTIVE 08/24/2021.

BEARING BASIS:

THE ASSUMED BEARING OF NORTH 0°00'00" EAST ALONG THE WEST LINE OF THE PARENT PARCEL (TRACT "A")

NOTES:

- SURVEY PERFORMED ON 7/19/2022.
- DATA PROJECTED IN FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE [FL83-WF], WITH [NAVD-88] VERTICAL DATUM. EPSG CODE: 2237
- BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS. NO SUBSURFACE EXCAVATION WAS PERFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HEREON. IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.
- NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
- ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

SITE INFORMATION:

Name	6TH STREET SOUTH
BUN	5800027
Address	4001 6TH STREET SOUTH ST. PETERSBURG, FL 33705
County	PINELLAS COUNTY

SITE LOCATED IN:  
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST

## AS-BUILT SURVEY

SHEET: COVER SHEET



**PROPERTY INFORMATION**

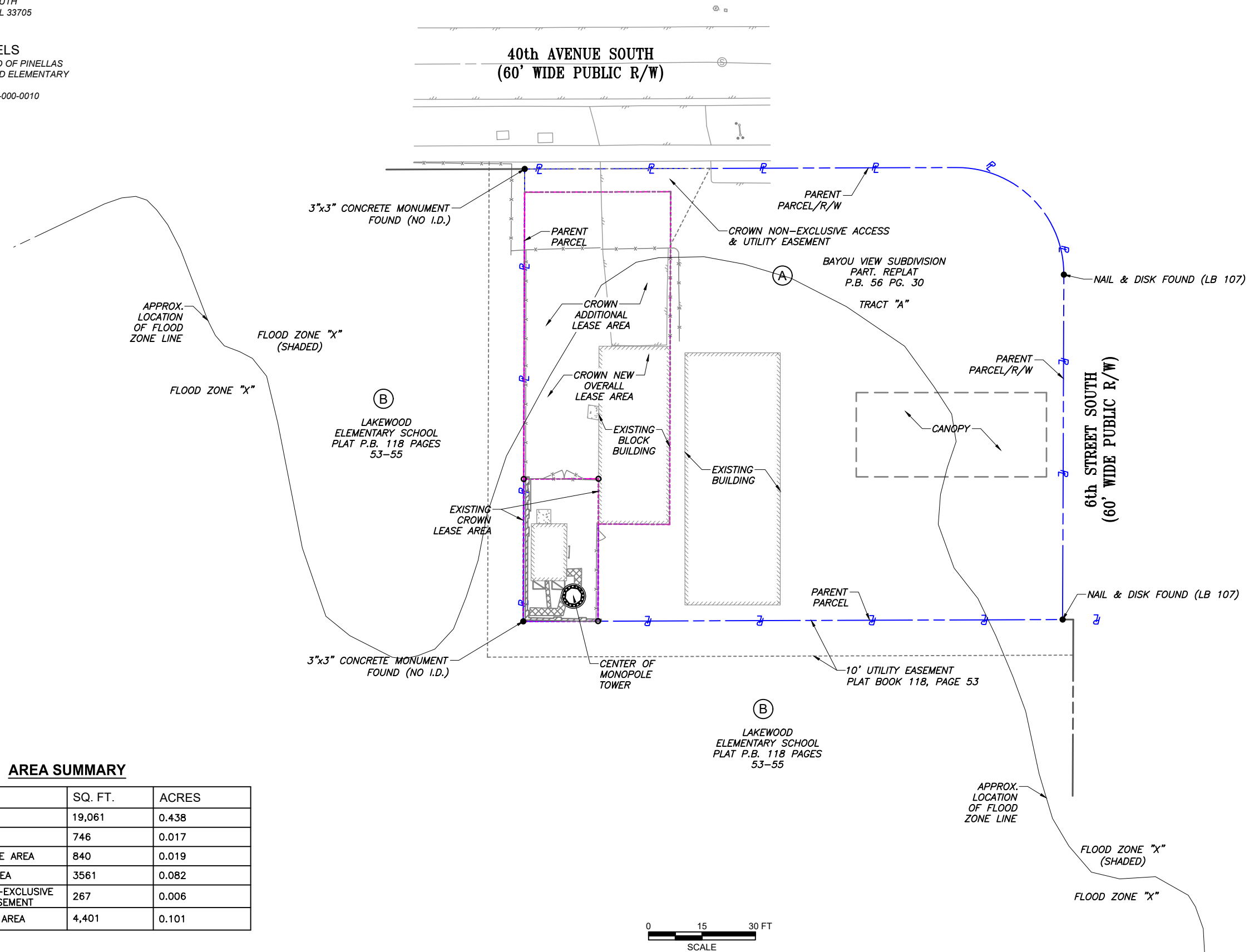
**PARENT PARCEL**

(A) WILLIAM PUPO AND  
CARMEN JEAN PUPO  
APN: 06-32-17-03942-000-0010  
DEED BOOK: 16276, PAGE: 481

ADDRESS:  
4001 6th STREET SOUTH  
ST. PETERSBURG, FL 33705

**ADJACENT PARCELS**

(B) THE SCHOOL BOARD OF PINELLAS  
COUNTY (LAKEWOOD ELEMENTARY  
SCHOOL)  
APN: 06-32-17-49334-000-0010



**AREA SUMMARY**

AREA	SQ. FT.	ACRES
PARENT PARCEL	19,061	0.438
TOWER COMPOUND	746	0.017
EXISTING CROWN LEASE AREA	840	0.019
CROWN ADDITIONAL AREA	3561	0.082
CROWN 41'x6.5' NON-EXCLUSIVE ACCESS & UTILITY EASEMENT	267	0.006
NEW CROWN OVERALL AREA	4,401	0.101



**SURVEY PERFORMED FOR:**

**CROWN CASTLE** 1500 Corporate Drive  
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

**SITE INFORMATION:**

Name: 6TH STREET SOUTH  
 BUN: 5800027  
 Address: 4001 6TH STREET SOUTH  
 ST. PETERSBURG, FL 33705  
 County: PINELLAS COUNTY

**SITE LOCATED IN:**  
 SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST

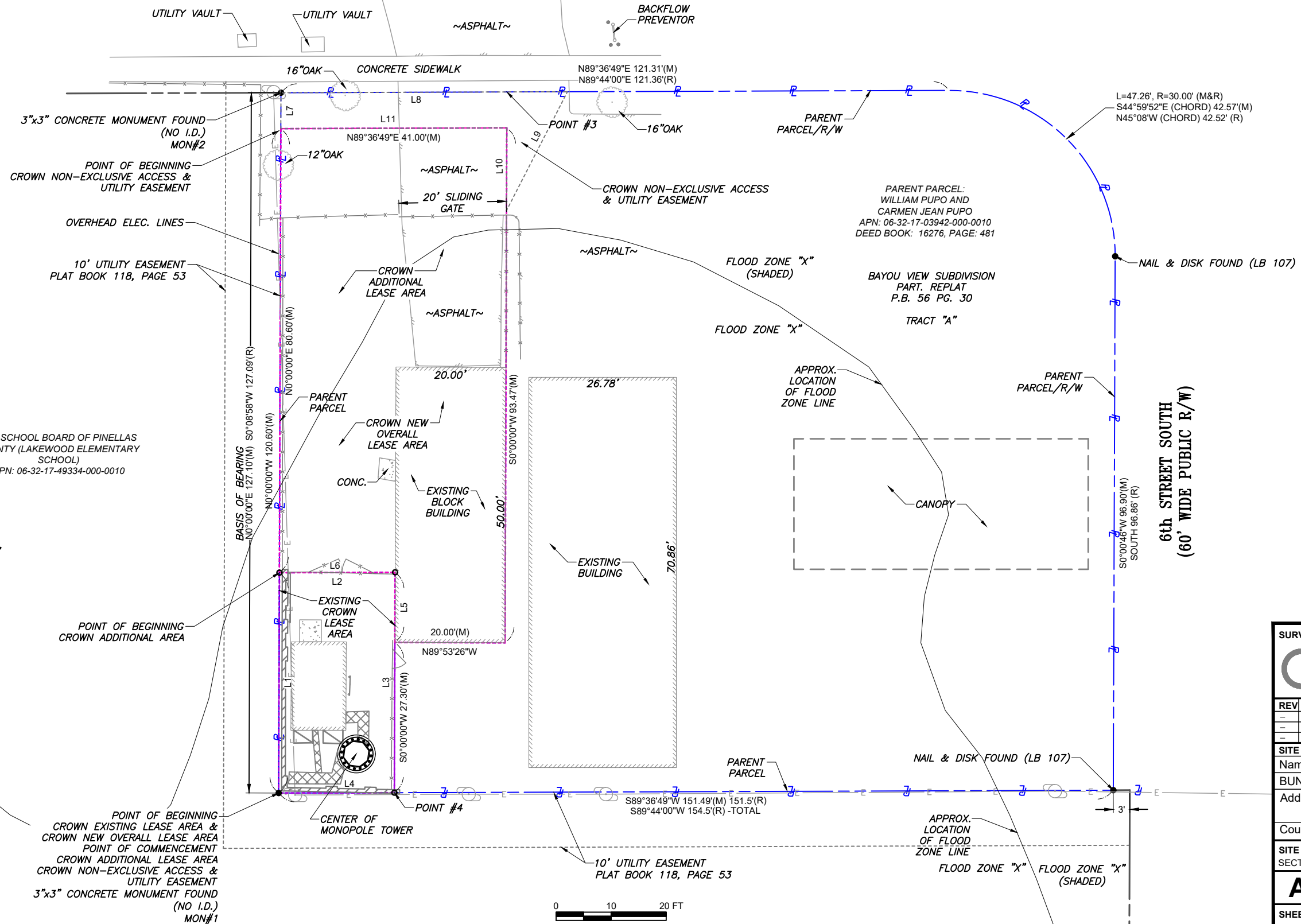
**AS-BUILT SURVEY**

SHEET: PROPERTY OVERVIEW



**40th AVENUE SOUTH  
(60' WIDE PUBLIC R/W)**

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°00'00"E	40.00'
L2	N89°36'49"E(M) N89°44'00"E(D)	21.00'
L3	S00°00'00"W	40.00'
L4	S89°36'49"W(M) S89°44'00"W(D)	21.00'
L5	N00°00'00"E	12.70'
L6	S89°36'49"W	21.00'
L7	N00°00'00"W	6.50'
L8	N89°36'49"E	52.00'
L9	S26°58'10"W	24.23'
L10	N00°00'00"E	15.00'
L10	S89°36'49"W	41.00'



**SURVEY PERFORMED FOR:**

**CROWN CASTLE** 1500 Corporate Drive  
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

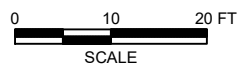
**SITE INFORMATION:**

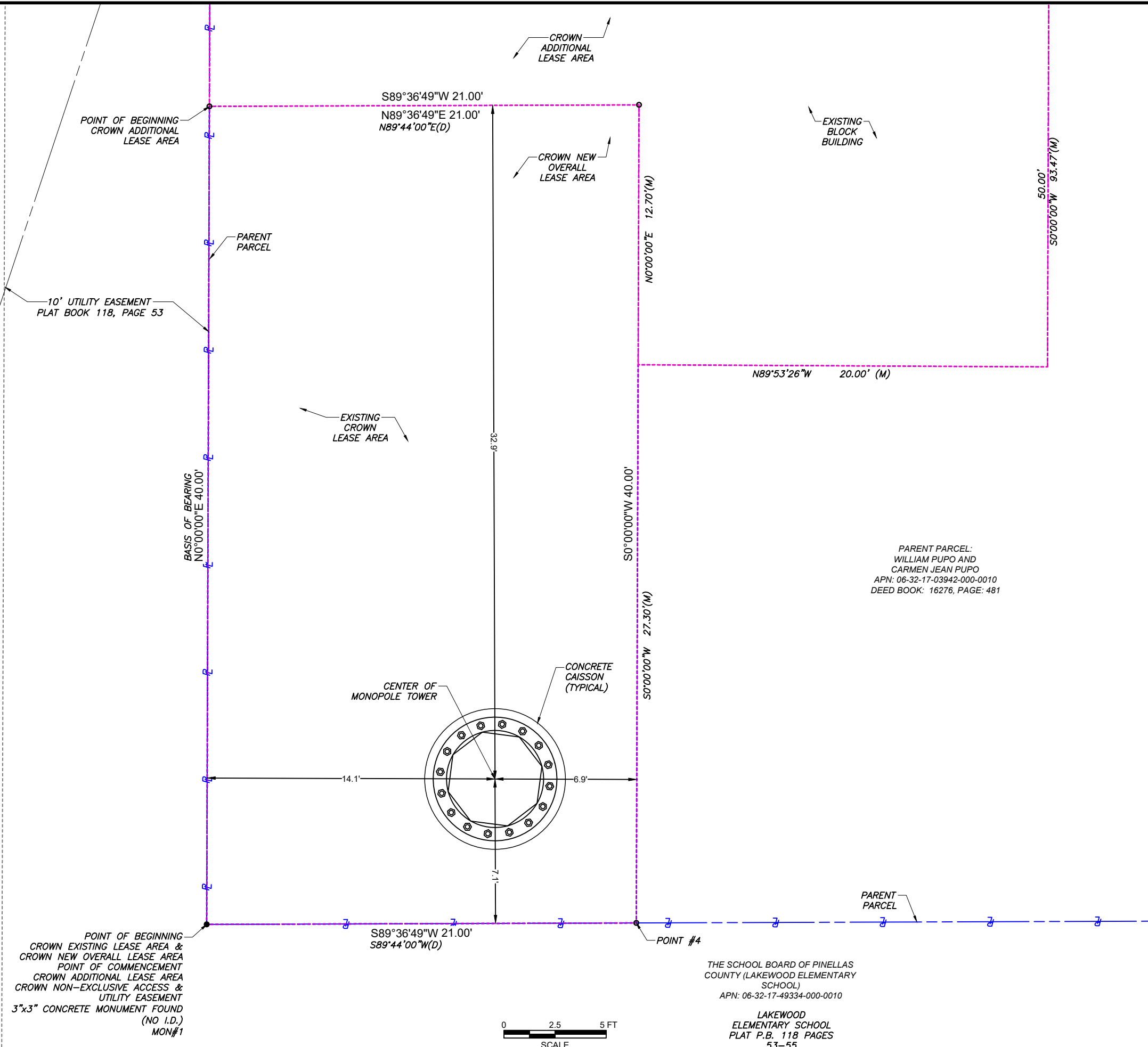
Name: **6TH STREET SOUTH**  
 BUN: **5800027**  
 Address: **4001 6TH STREET SOUTH  
ST. PETERSBURG, FL 33705**  
 County: **PINELLAS COUNTY**

**SITE LOCATED IN:**  
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST

**AS-BUILT SURVEY**

SHEET: **EASEMENT ACCESS OVERVIEW**





THE SCHOOL BOARD OF PINELLAS COUNTY (LAKEWOOD ELEMENTARY SCHOOL)  
APN: 06-32-17-49334-000-0010

LAKEWOOD ELEMENTARY SCHOOL  
PLAT P.B. 118 PAGES 53-55

POINT OF BEGINNING  
CROWN EXISTING LEASE AREA &  
CROWN NEW OVERALL LEASE AREA  
POINT OF COMMENCEMENT  
CROWN ADDITIONAL LEASE AREA  
CROWN NON-EXCLUSIVE ACCESS &  
UTILITY EASEMENT  
3"x3" CONCRETE MONUMENT FOUND  
(NO I.D.)  
MON#1

BASIS OF BEARING  
N0°00'00"E 40.00'

PARENT PARCEL

EXISTING CROWN LEASE AREA

32.9

CENTER OF MONOPOLE TOWER

CONCRETE CAISSON (TYPICAL)

14.1'

6.9'

7.1'

S89°36'49"W 21.00'  
S89°44'00"W(D)

POINT #4

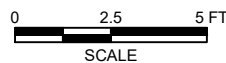
PARENT PARCEL

THE SCHOOL BOARD OF PINELLAS COUNTY (LAKEWOOD ELEMENTARY SCHOOL)  
APN: 06-32-17-49334-000-0010

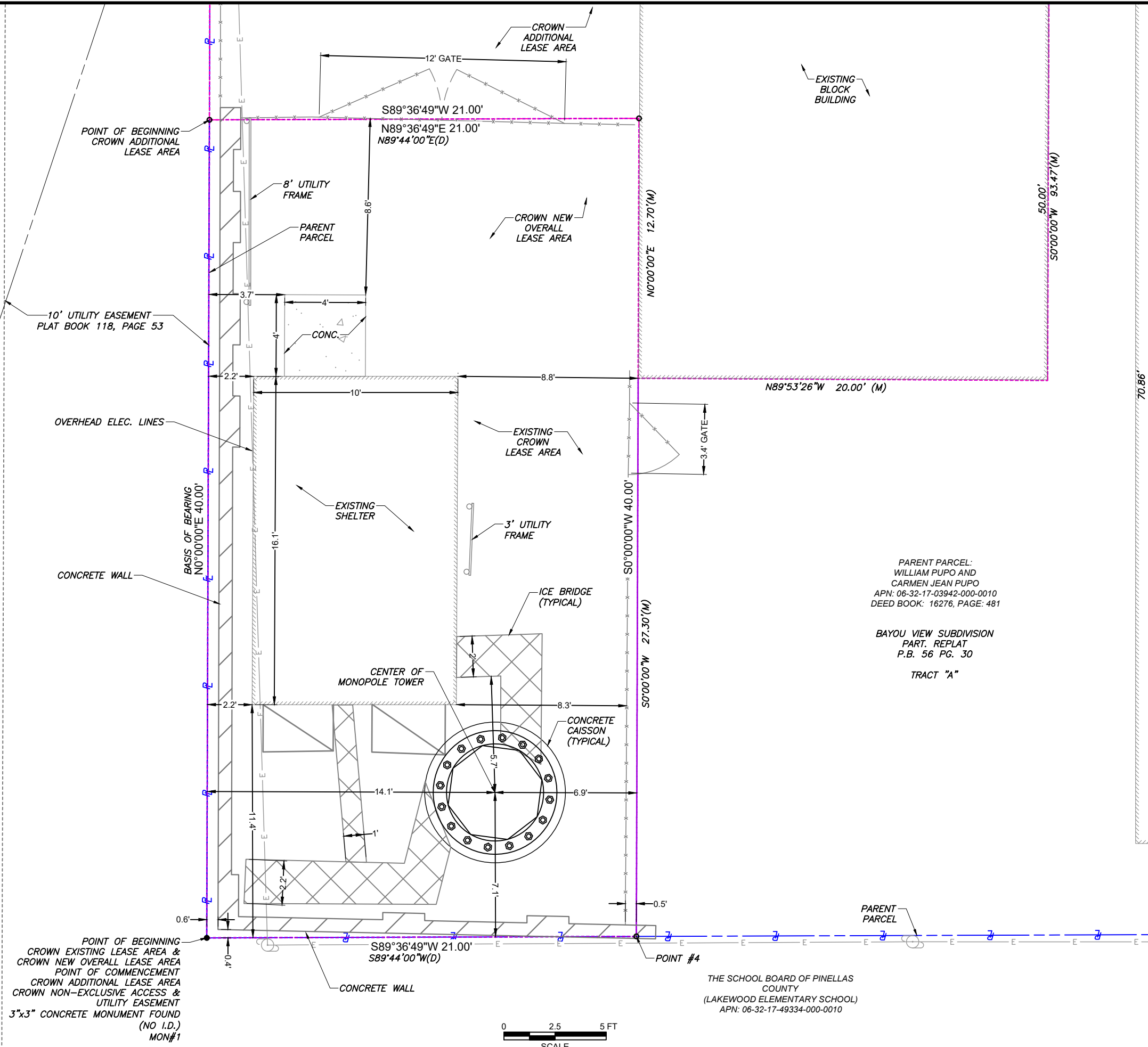
LAKEWOOD ELEMENTARY SCHOOL  
PLAT P.B. 118 PAGES 53-55

PARENT PARCEL:  
WILLIAM PUPO AND  
CARMEN JEAN PUPO  
APN: 06-32-17-03942-000-0010  
DEED BOOK: 16276, PAGE: 481

BAYOU VIEW SUBDIVISION  
PART. REPLAT  
P.B. 56 PG. 30  
TRACT "A"



SURVEY PERFORMED FOR:			
		1500 Corporate Drive Canonsburg, PA 15317	
REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-
SITE INFORMATION:			
Name	6TH STREET SOUTH		
BUN	5800027		
Address	4001 6TH STREET SOUTH ST. PETERSBURG, FL 33705		
County	PINELLAS COUNTY		
SITE LOCATED IN: SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST			
<b>AS-BUILT SURVEY</b>			
SHEET: SITE OVERVIEW			



THE SCHOOL BOARD OF PINELLAS COUNTY  
(LAKEWOOD ELEMENTARY SCHOOL)  
APN: 06-32-17-49334-000-0010

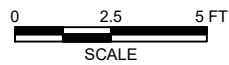
LAKEWOOD ELEMENTARY SCHOOL  
PLAT P.B. 118 PAGES 53-55

PARENT PARCEL:  
WILLIAM PUPO AND CARMEN JEAN PUPO  
APN: 06-32-17-03942-000-0010  
DEED BOOK: 16276, PAGE: 481

BAYOU VIEW SUBDIVISION  
PART. REPLAT  
P.B. 56 PG. 30  
TRACT "A"

POINT OF BEGINNING CROWN EXISTING LEASE AREA & CROWN NEW OVERALL LEASE AREA  
POINT OF COMMENCEMENT CROWN ADDITIONAL LEASE AREA  
CROWN NON-EXCLUSIVE ACCESS & UTILITY EASEMENT  
3"x3" CONCRETE MONUMENT FOUND (NO I.D.)  
MON#1

THE SCHOOL BOARD OF PINELLAS COUNTY  
(LAKEWOOD ELEMENTARY SCHOOL)  
APN: 06-32-17-49334-000-0010



SURVEY PERFORMED FOR:			
		1500 Corporate Drive Canonsburg, PA 15317	
REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-
SITE INFORMATION:			
Name	6TH STREET SOUTH		
BUN	5800027		
Address	4001 6TH STREET SOUTH ST. PETERSBURG, FL 33705		
County	PINELLAS COUNTY		
SITE LOCATED IN:			
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST			
AS-BUILT SURVEY			
SHEET: SITE OVERVIEW DETAIL			

**EXISTING CROWN LEASE AREA**

(AS PROVIDED BY THE CLIENT)

A PORTION OF TRACT "A", BAYOU VIEW SUBDIVISION PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 30, PINELLAS COUNTY RECORDS, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A" FOR A POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°44'00" EAST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 89°44'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0192 ACRES OR 840 SQUARE FEET, MORE OR LESS.

**CROWN ADDITIONAL LEASE AREA**

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF TRACT "A", BAYOU VIEW SUBDIVISION PARTIAL REPLAT, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 30 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", BAYOU VIEW SUBDIVISION PARTIAL REPLAT, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 30 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE SOUTHWEST CORNER OF A 21 FOOT X 40 FOOT TOWER PARCEL; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID TRACT "A" AND ALONG THE WEST LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE NORTHWEST CORNER OF SAID TOWER PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 00' 00" EAST ALONG SAID WEST LINE OF SAID TRACT "A" FOR 80.60 FEET TO A POINT; THENCE NORTH 89° 36' 49" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT "A" FOR 41.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 41.00 FEET EAST OF SAID WEST LINE OF SAID TRACT "A"; THENCE SOUTH 00° 00' 00" WEST ALONG SAID PARALLEL LINE FOR 93.47 FEET; THENCE NORTH 89° 53' 26" WEST FOR 20.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TOWER PARCEL; THENCE NORTH 00° 00' 00" EAST ALONG SAID EAST LINE FOR 12.70 FEET TO THE NORTHEAST CORNER OF SAID TOWER PARCEL; THENCE SOUTH 89° 36' 49" WEST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 21.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3561 SQUARE FEET (0.082 ACRES), MORE OR LESS.

**CROWN NEW OVERALL LEASE AREA**

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF TRACT "A", BAYOU VIEW SUBDIVISION PARTIAL REPLAT, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 30 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", BAYOU VIEW SUBDIVISION PARTIAL REPLAT, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 30 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE, NORTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID TRACT "A", FOR 120.60 FEET; THENCE NORTH 89° 36' 49" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT "A" FOR 41.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 41.00 FEET EAST OF SAID WEST LINE; THENCE SOUTH 00° 00' 00" EAST ALONG SAID PARALLEL LINE FOR 93.47 FEET; THENCE NORTH 89° 53' 26" WEST FOR 20.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 21.00 FEET EAST OF SAID WEST LINE; THENCE SOUTH 00° 00' 00" WEST ALONG SAID PARALLEL LINE FOR 27.30 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 89° 36' 49" WEST ALONG SAID SOUTH LINE FOR 21.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4401 SQUARE FEET (0.101 ACRES), MORE OR LESS.

**CROWN NON-EXCLUSIVE ACCESS & UTILITY EASEMENT**

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF TRACT "A", BAYOU VIEW SUBDIVISION PARTIAL REPLAT, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 30 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", BAYOU VIEW SUBDIVISION PARTIAL REPLAT, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 30 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE SOUTHWEST CORNER OF A TOWER PARCEL; THENCE, NORTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID TRACT "A" AND ALONG THE WEST LINE OF SAID TOWER PARCEL, FOR 120.60 FEET TO THE NORTHWEST CORNER OF SAID TOWER PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" WEST ALONG SAID WEST LINE OF SAID TRACT "A" FOR 6.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89° 36' 49" EAST ALONG THE NORTH LINE OF SAID TRACT "A" AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF 40TH AVENUE SOUTH FOR 52.00 FEET; THENCE SOUTH 26°58'10" WEST FOR 24.23 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TOWER PARCEL; THENCE NORTH 00° 00' 00" EAST ALONG SAID EAST LINE FOR 15.00 FEET TO THE NORTHEAST CORNER OF SAID TOWER PARCEL; THENCE SOUTH 89° 36' 49" WEST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 41.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 386 SQUARE FEET (0.009 ACRES), MORE OR LESS.

SURVEY PERFORMED FOR:



REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

SITE INFORMATION:	
Name	6TH STREET SOUTH
BUN	5800027
Address	4001 6TH STREET SOUTH ST. PETERSBURG, FL 33705
County	PINELLAS COUNTY

SITE LOCATED IN:  
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST

**AS-BUILT SURVEY**

SHEET: LEGAL DESCRIPTIONS

**NOTES:**

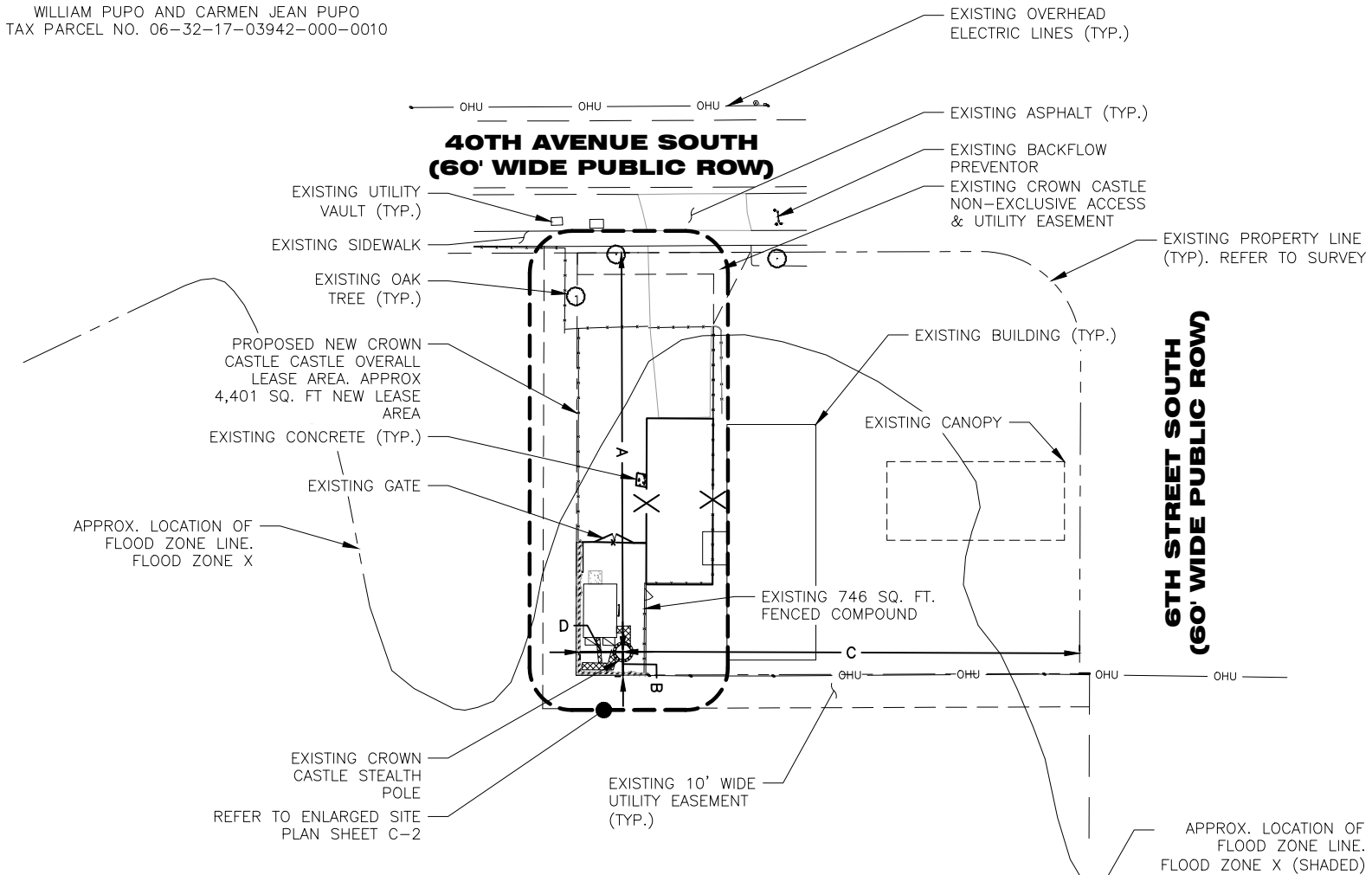
1. THE CONTRACTOR TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
2. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION CONTROL TECHNIQUES AND BEST MANAGEMENT PRACTICES PER LOCAL AND AND STATE REQUIREMENTS AS APPLICABLE.
4. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0282H, DATED 08/24/2021.

DIRECTION	EXISTING TOWER SETBACK
(A) NORTH	±121'
(B) SOUTH	±8'
(C) EAST	±137'
(D) WEST	±15'

WILLIAM PUPO AND CARMEN JEAN PUPO  
TAX PARCEL NO. 06-32-17-03942-000-0010



4511 NORTH HIMES AVENUE,  
SUITE 210  
TAMPA, FL 33614

PLANS PREPARED BY:



201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

REV.	DATE	DESCRIPTION	BY
D	04/05/23	REVISED PER COMMENTS	HNG
C	03/02/23	REVISED PER COMMENTS	BCL
B	02/28/23	REVISED PER COMMENTS	BCL
A	02/08/23	ISSUED FOR REVIEW	BCL

BCL	TWD
-----	-----

KHA PROJECT NUMBER:  
148989085

ENGINEER SEAL:

PROJECT INFORMATION:

6TH STREET SOUTH  
4001 6TH STREET SOUTH  
SAINT PETERSBURG, FL 33705  
DROP & SWAP

SHEET TITLE:

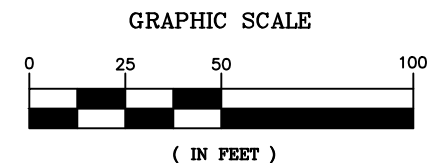
**OVERALL  
SITE PLAN**

SHEET NUMBER:

Z-1

ITEM	REQUIRED	PROPOSED
PERMITTED USE	MOTOR VEHICLE REPAIR AND WCSF	MOTOR VEHICLE REPAIR AND WCSF
MIN LOT AREA	4,500 SQ. FT	19,240 SQ. FT
MIN FRONTAGE	100'	135'
MAX BLDG COVERAGE	10,582 SQ. FT	2,087 SQ. FT.
MIN SETBACKS FRONT	10'	72'
MIN SETBACKS SIDE	10'	47'
MIN SETBACKS REAR	20'	2'
MAX BUILDING HEIGHT	36'	162'
PARKING REGULAR	4	7
PARKING HANDICAP	1	1
PARKING TOTAL	5	8

**1 OVERALL SITE PLAN**  
SCALE: 1" = 50'  
SCALE BASED ON 11"x17" ONLY





4511 NORTH HIMES AVENUE,  
SUITE 210  
TAMPA, FL 33614

PLANS PREPARED BY:



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WWW.KIMLEY-HORN.COM

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REV	DATE	DESCRIPTION	BY
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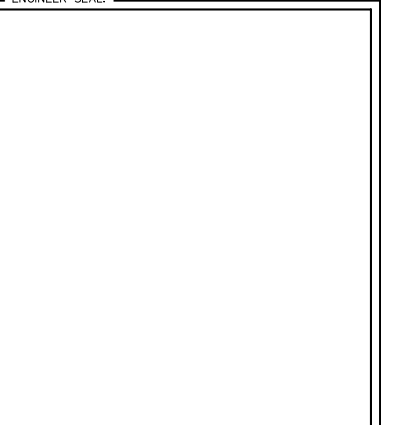
DRAWN BY: CHECKED BY:

BCL	TWD
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KHA PROJECT NUMBER:

148989085
-----------

ENGINEER SEAL:



PROJECT INFORMATION:

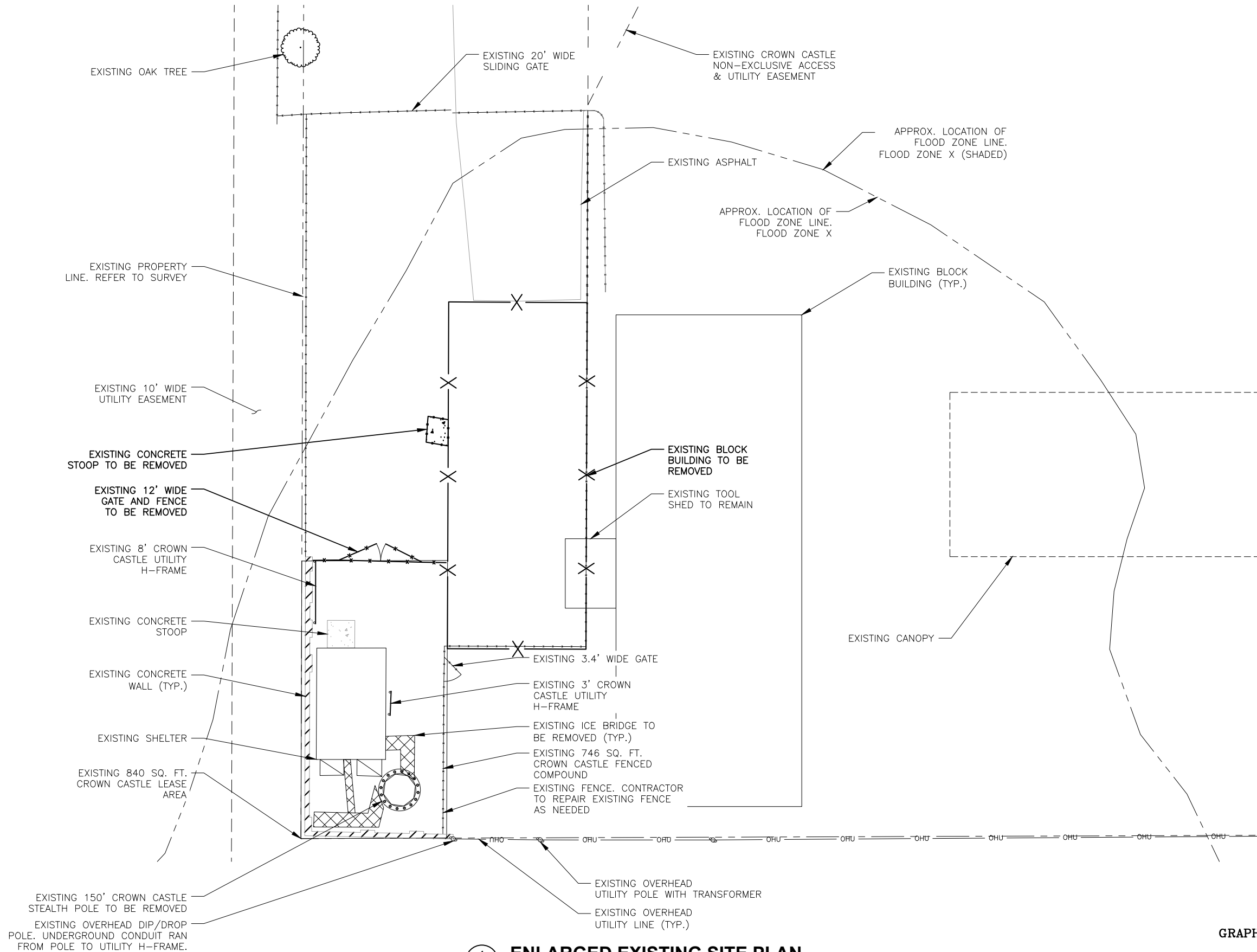
6TH STREET SOUTH  
4001 6TH STREET SOUTH  
SAINT PETERSBURG, FL 33705  
DROP & SWAP

SHEET TITLE:

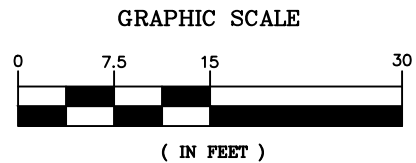
**ENLARGED EXISTING  
SITE PLAN**

SHEET NUMBER:

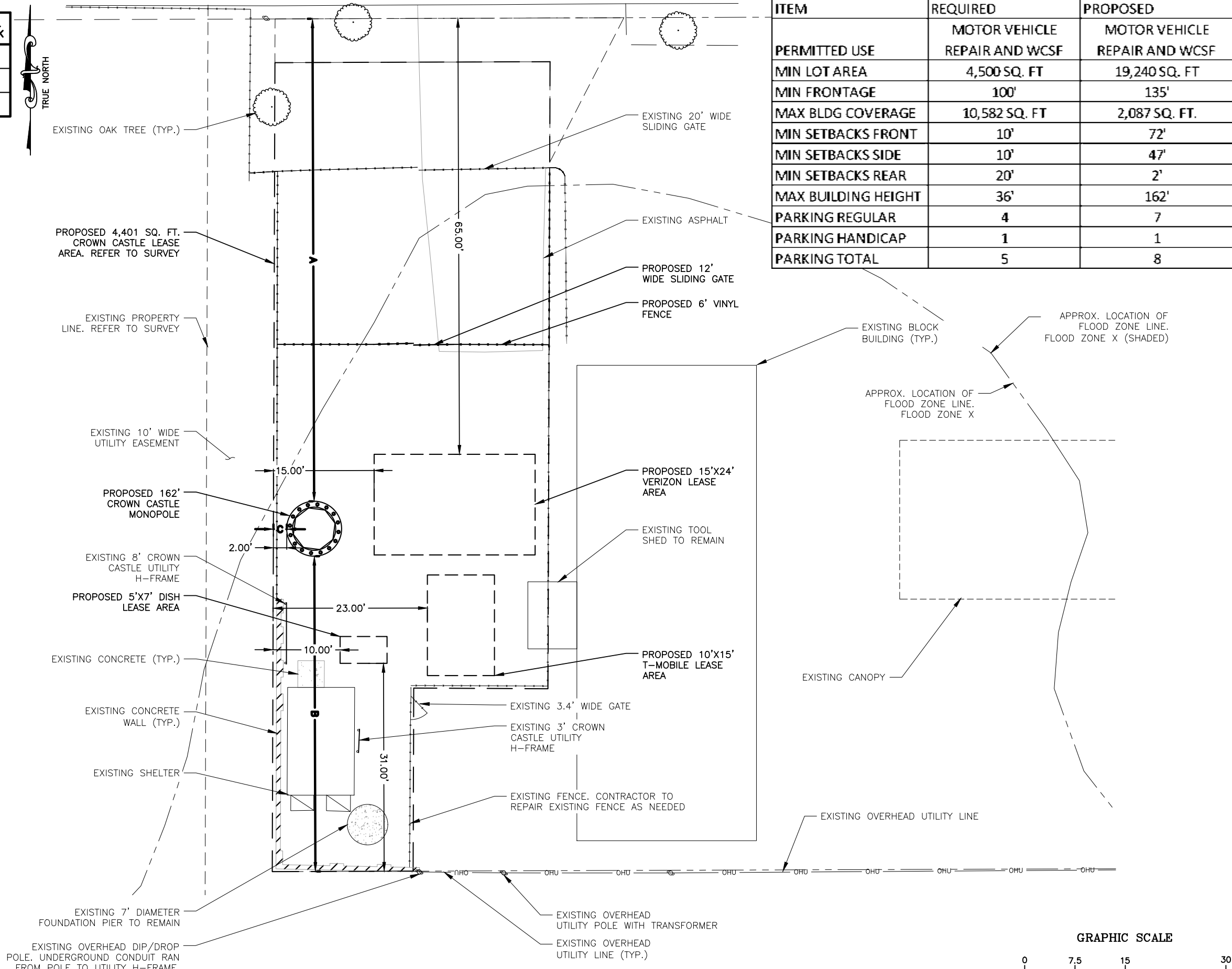
Z-2



**1**  
**Z-2**  
**ENLARGED EXISTING SITE PLAN**  
SCALE: 1" = 15'  
SCALE BASED ON 11"x17" ONLY



DIRECTION	REQUIRED TOWER SETBACK	ACTUAL SETBACK
(A) NORTH	10'	±72'
(B) SOUTH	10'	±47'
(C) WEST	20'	±2'



ITEM	REQUIRED	PROPOSED
PERMITTED USE	MOTOR VEHICLE REPAIR AND WCSF	MOTOR VEHICLE REPAIR AND WCSF
MIN LOT AREA	4,500 SQ. FT	19,240 SQ. FT
MIN FRONTAGE	100'	135'
MAX BLDG COVERAGE	10,582 SQ. FT	2,087 SQ. FT.
MIN SETBACKS FRONT	10'	72'
MIN SETBACKS SIDE	10'	47'
MIN SETBACKS REAR	20'	2'
MAX BUILDING HEIGHT	36'	162'
PARKING REGULAR	4	7
PARKING HANDICAP	1	1
PARKING TOTAL	5	8



4511 NORTH HIMES AVENUE,  
SUITE 210  
TAMPA, FL 33614

PLANS PREPARED BY:



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PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

REV: DATE: DESCRIPTION: BY:

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A	02/08/23	ISSUED FOR REVIEW	BCL

DRAWN BY: CHECKED BY:

BCL	TWD
-----	-----

KHA PROJECT NUMBER:

148989085

ENGINEER SEAL:

PROJECT INFORMATION:

6TH STREET SOUTH  
4001 6TH STREET SOUTH  
SAINT PETERSBURG, FL 33705  
DROP & SWAP

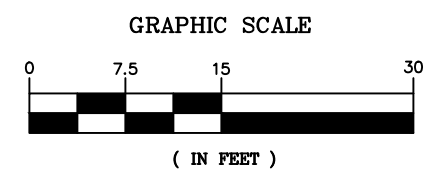
SHEET TITLE:

ENLARGED PROPOSED  
SITE PLAN

SHEET NUMBER:

Z-3

**1**  
**Z-3**  
**ENLARGED PROPOSED SITE PLAN**  
SCALE: 1" = 15'  
SCALE BASED ON 11"x17" ONLY







4511 NORTH HIMES AVENUE,  
SUITE 210  
TAMPA, FL 33614

PLANS PREPARED BY:



201 NORTH FRANKLIN STREET, SUITE 1400  
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PHONE (813) 620-1460  
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REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
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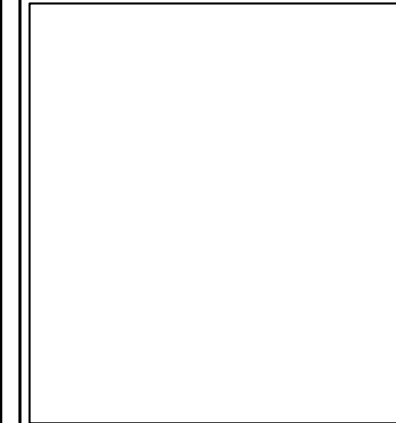
DRAWN BY: CHECKED BY:

BCL	TWD
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KHA PROJECT NUMBER:

148989085
-----------

ENGINEER SEAL:



PROJECT INFORMATION:

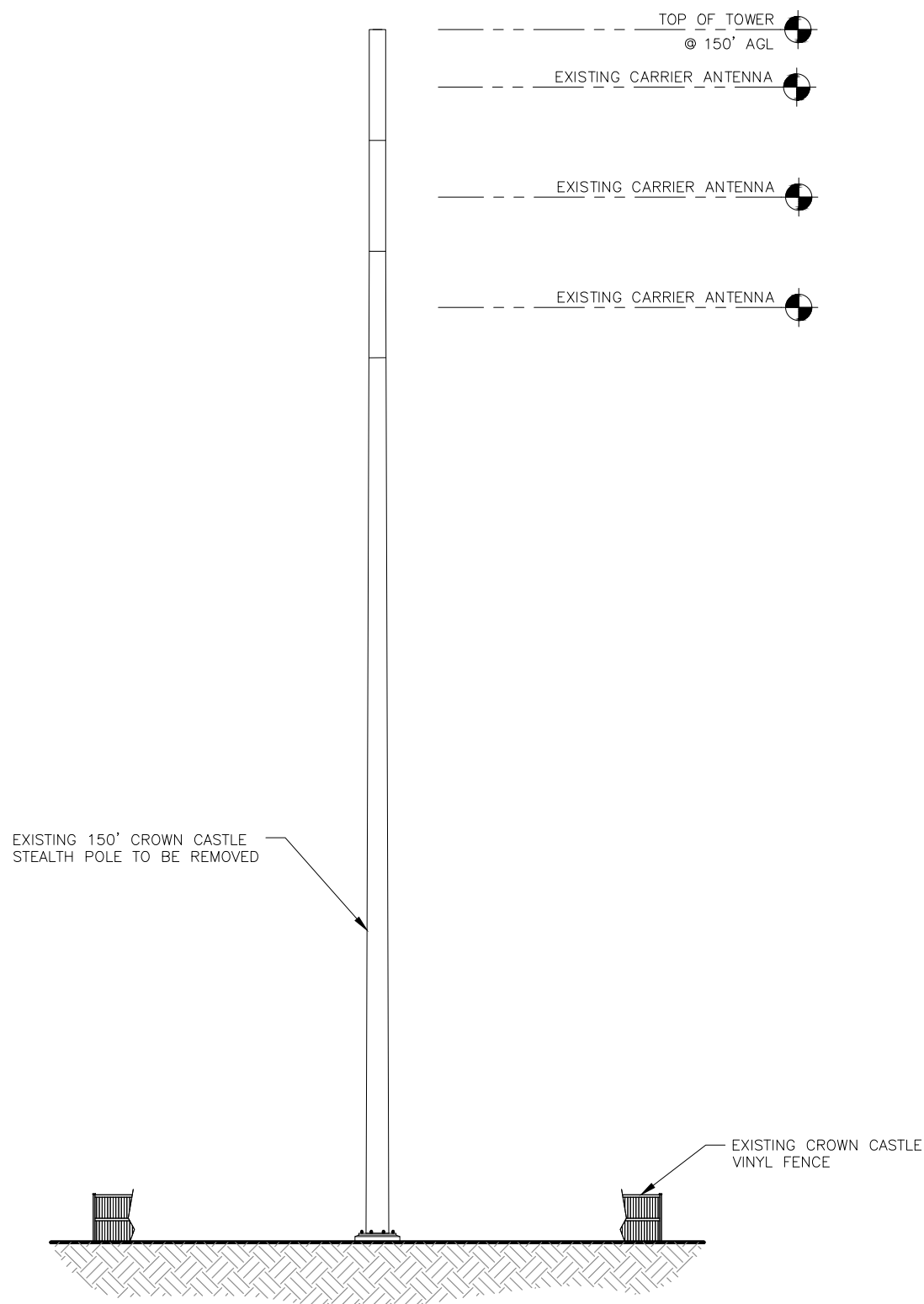
6TH STREET SOUTH 4001 6TH STREET SOUTH SAINT PETERSBURG, FL 33705 DROP & SWAP
--

SHEET TITLE:

EXISTING TOWER ELEVATON
----------------------------

SHEET NUMBER:

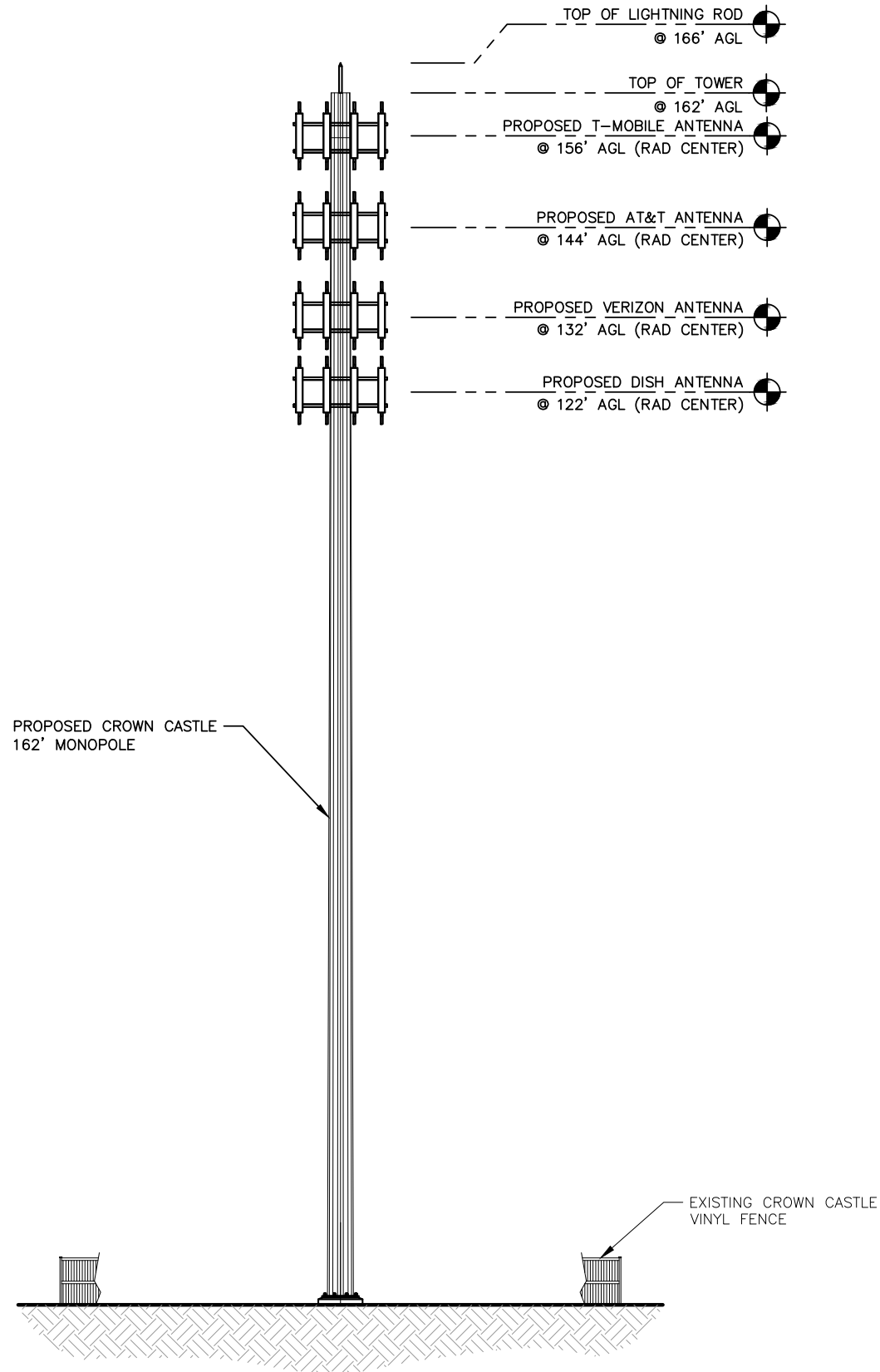
Z-4
-----



1 EXISTING TOWER ELEVATION  
Z-4 SCALE: N.T.S.

**NOTES:**

1. IF THE OVERALL HEIGHT OF THE STRUCTURE INCLUDING APPURTENANCES AFTER CONSTRUCTION EXCEEDS THE HEIGHT SHOWN ON THE DRAWINGS THEN CONTACT CLIENT IMMEDIATELY.
2. PRIOR TO PERFORMING THE WORK, IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE STRUCTURAL CAPACITY OF THE TOWER TO RESIST THE WIND/GRAVITY LOADS FROM THE PROPOSED ANTENNAS.
3. INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWER MANUFACTURER'S SPECIFICATION.
4. ANTENNA AND MOUNT DESIGN SHALL COMPLY WITH TIA-EIA-222-G (OR LATEST VERSION) AND ALL LOCAL CODES.
5. THESE DRAWINGS SHALL NOT BE RELIED UPON AS AN INDICATION THAT THE TOWER STRUCTURE, ITS COMPONENTS, AND ITS FOUNDATION HAVE ADEQUATE STRUCTURAL CAPACITY TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, MOUNTS, EQUIPMENT, AND COAXIAL CABLES. KIMLEY-HORN HAS NOT PERFORMED A STRUCTURAL ANALYSIS ON THE TOWER, FOUNDATION, ANTENNA MOUNT, AND ALL ITS COMPONENTS. IT IS THE RESPONSIBILITY OF THE OWNER TO HAVE A STRUCTURAL ANALYSIS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT, COAXIAL CABLES, ANTENNAS, OR APPURTENANCES ON THE TOWER. THIS STRUCTURAL ANALYSIS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.



**1 PROPOSED TOWER ELEVATION**  
Z-5 SCALE: N.T.S.



4511 NORTH HIMES AVENUE,  
SUITE 210  
TAMPA, FL 33614

PLANS PREPARED BY:



201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

REV: DATE: DESCRIPTION: CHECKED BY:

REV	DATE	DESCRIPTION	CHECKED BY
D	04/05/23	REVISED PER COMMENTS	HNG
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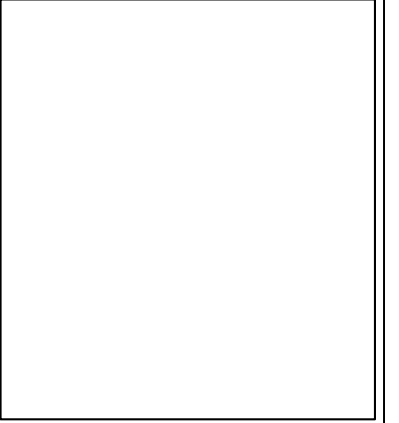
DRAWN BY: CHECKED BY:

BCL	TWD
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KHA PROJECT NUMBER:

148989085

ENGINEER SEAL:



PROJECT INFORMATION:

6TH STREET SOUTH  
4001 6TH STREET SOUTH  
SAINT PETERSBURG, FL 33705  
DROP & SWAP

SHEET TITLE:

**PROPOSED  
TOWER ELEVATION**

SHEET NUMBER:

Z-5

**Pieper, Sonny**

---

**From:** Paulley, Jason <Jason.Paulley@T-Mobile.com>  
**Sent:** Thursday, January 19, 2023 11:26 AM  
**To:** Verdecchia, Peter; Moeller, Noelle; Fassler, Beth; Baldonado, Manuel; Bermejo, Edison  
**Cc:** Bradley, Carole; Pieper, Sonny  
**Subject:** RE: RF Relo Candidate Review | BU# 822652-Big Bayou | TMO Site ID : A2H0829 - TMO RF approves #5800027 site as relo of #822652  
**Attachments:** A2H0829 PRF for Candidate A RF inputs.docx

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Approved at 125ft ACL

[@Bermejo, Edison](#) Propose AZs of 0-90-180-270

---

**From:** Verdecchia, Peter <Peter.Verdecchia@crowncastle.com>  
**Sent:** Thursday, January 19, 2023 11:05 AM  
**To:** Paulley, Jason <Jason.Paulley@T-Mobile.com>; Moeller, Noelle <Noelle.Moeller@T-Mobile.com>; Fassler, Beth <Elizabeth.Fassler@T-Mobile.com>; Baldonado, Manuel <Manuel.Baldonado@t-mobile.com>; Bermejo, Edison <Edison.Bermejo1@T-Mobile.com>  
**Cc:** Bradley, Carole <Carole.Bradley@T-Mobile.com>; Pieper, Sonny <Sonny.Pieper@crowncastle.com>  
**Subject:** RF Relo Candidate Review | BU# 822652-Big Bayou | TMO Site ID : A2H0829

[External]

Good morning TMO Central FL,

BU# 822652 was decommed late last year. As a temporary measure T-Mobile is currently on a COW at Crown BU# 831908 (400 S 45th Ave St Petersburg, Florida 33705).

We have recently secured our revised property rights for a potential drop and swap at existing Crown BU# 5800027 where we currently have a stealth/canister tower. We are looking to proceed with a non-stealth monopole allowing a full antenna array. On 1/9/23 we had a pre-app meeting with the JDX and we are aiming for zoning submittal on March 6<sup>th</sup> to be ready for a zoning hearing on May 3<sup>rd</sup>. The timeline beyond that point is still to-be-determined as zoning in this jurisdiction is an arduous process.

I would like to submit our relo candidate (BU# 5800027 D&S) for TMO RF review and approval. Upon approval of this location I will start working on business terms to offer TMO for this potential relocation.

Crown Candidate (A) BU# 5800027 D&S

Lat: 27.732217

Long: -82.641328

Ground elevation: 12'

Proposed TMO CL: 125' (subject to change based on zoning allowance)

Thank you,

**PETER VERDECCHIA, PMP**

Project Manager – Site Development

M: 850.898.6500

[Peter.verdecchia@crowncastle.com](mailto:Peter.verdecchia@crowncastle.com)

[CrownCastle.com](http://CrownCastle.com)

This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email.



Date: September 21, 2022  
To: Verizon Wireless  
Regarding: Verizon Wireless / 711819 / Bayou Shores Temp  
BUN: 5800027 / / 6th Street South, St. Petersburg / Order/Application # 630510

Dear Sir or Madam:

Please find enclosed for your review and execution by an authorized signatory of Verizon Wireless, the collocation agreement or amendment for the above-referenced wireless communication facility with respect to the above-referenced Order/Application Number (the "Enclosed Agreement"). Any other documentation (if any) enclosed within the DocuSign Envelope ("Other Documentation") is being provided for convenience and/or administrative purposes only and is not part of the Enclosed Agreement, unless and to the extent that such Other Documentation is specifically incorporated into the Enclosed Agreement by its terms. If you have any questions regarding the details of the Enclosed Agreement, please contact Annie Masilunas at 704-405-6558.

Crown Castle now accepts digital signature. Please follow the prompts within the Enclosed Agreement for providing your digital signature and approval. Unless otherwise indicated, any Other Documentation (if applicable) will have no digital signature functionality within the DocuSign envelope. We will execute documents that require notarizations with digital signatures or ink signatures as required for notary purposes.

If you choose not to execute electronically, you may instead print out two (2) complete copies of the Enclosed Agreement, sign both in ink and mail them to Crown Castle at the address below. Please include the name, e-mail address, telephone number, and physical street address of the individual to whom one (1) complete fully-executed version of the Enclosed Agreement should be returned. (Note: FedEx and UPS cannot deliver to a Post Office Box.)

Crown Castle Address for mailing signed hard copies:

Crown Castle  
Attn: Contract Development Document Execution  
2000 Corporate Drive  
Canonsburg, PA 15317

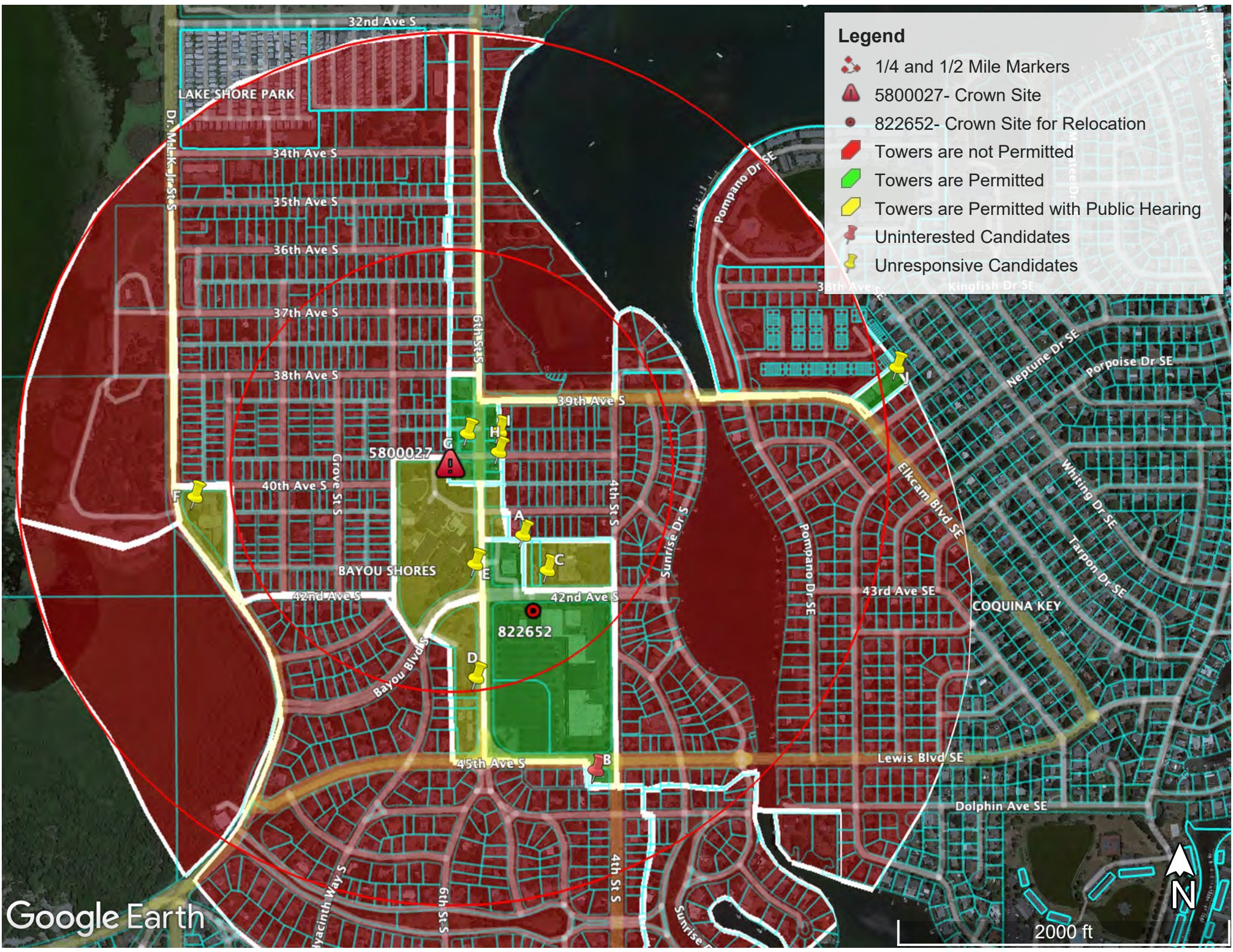
Questions may be directed to [ContractServices@CrownCastle.com](mailto:ContractServices@CrownCastle.com) or by phone at 1-833-809-8011.

Thank you,

Contract Specialist  
Crown Castle

### Legend

- 1/4 and 1/2 Mile Markers
- 5800027- Crown Site
- 822652- Crown Site for Relocation
- Towers are not Permitted
- Towers are Permitted
- Towers are Permitted with Public Hearing
- Uninterested Candidates
- Unresponsive Candidates

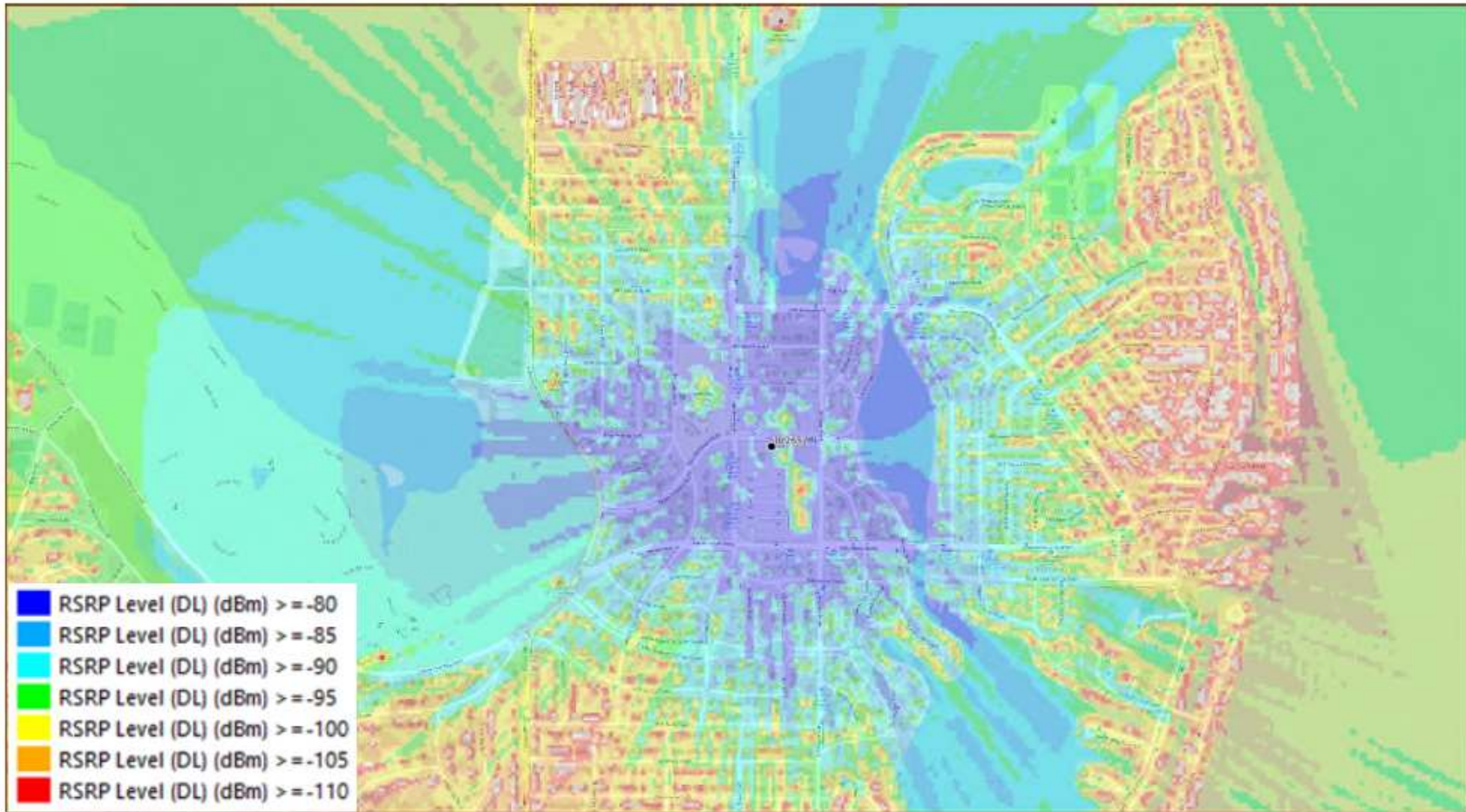


Google Earth

2000 ft



# AT&T



AT&T Coverage with prior tower at 4350 6<sup>th</sup> St. South

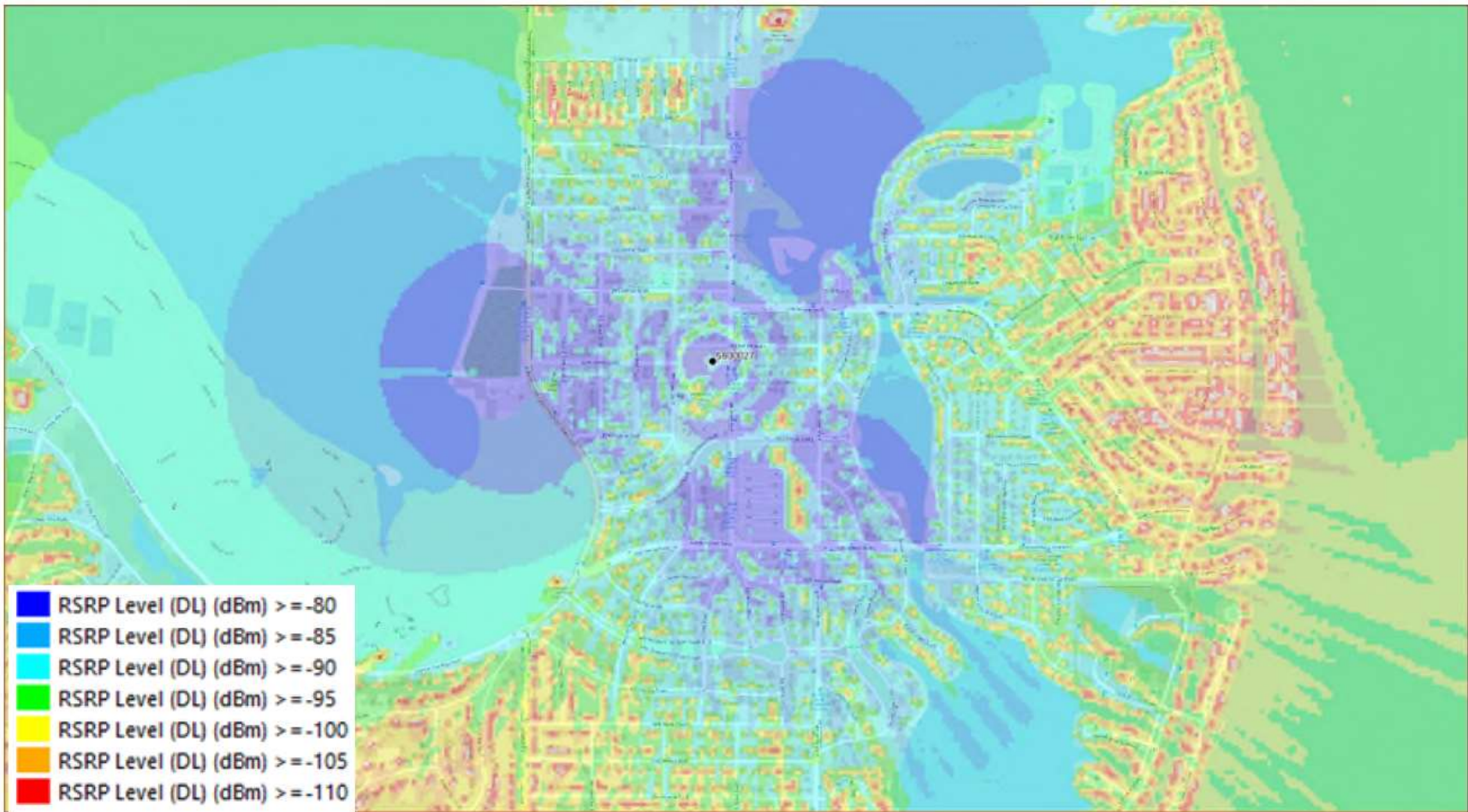
"RSRP" = Reference Signal Received Power



AT&T Coverage with no tower

"RSRP" = Reference Signal Received Power

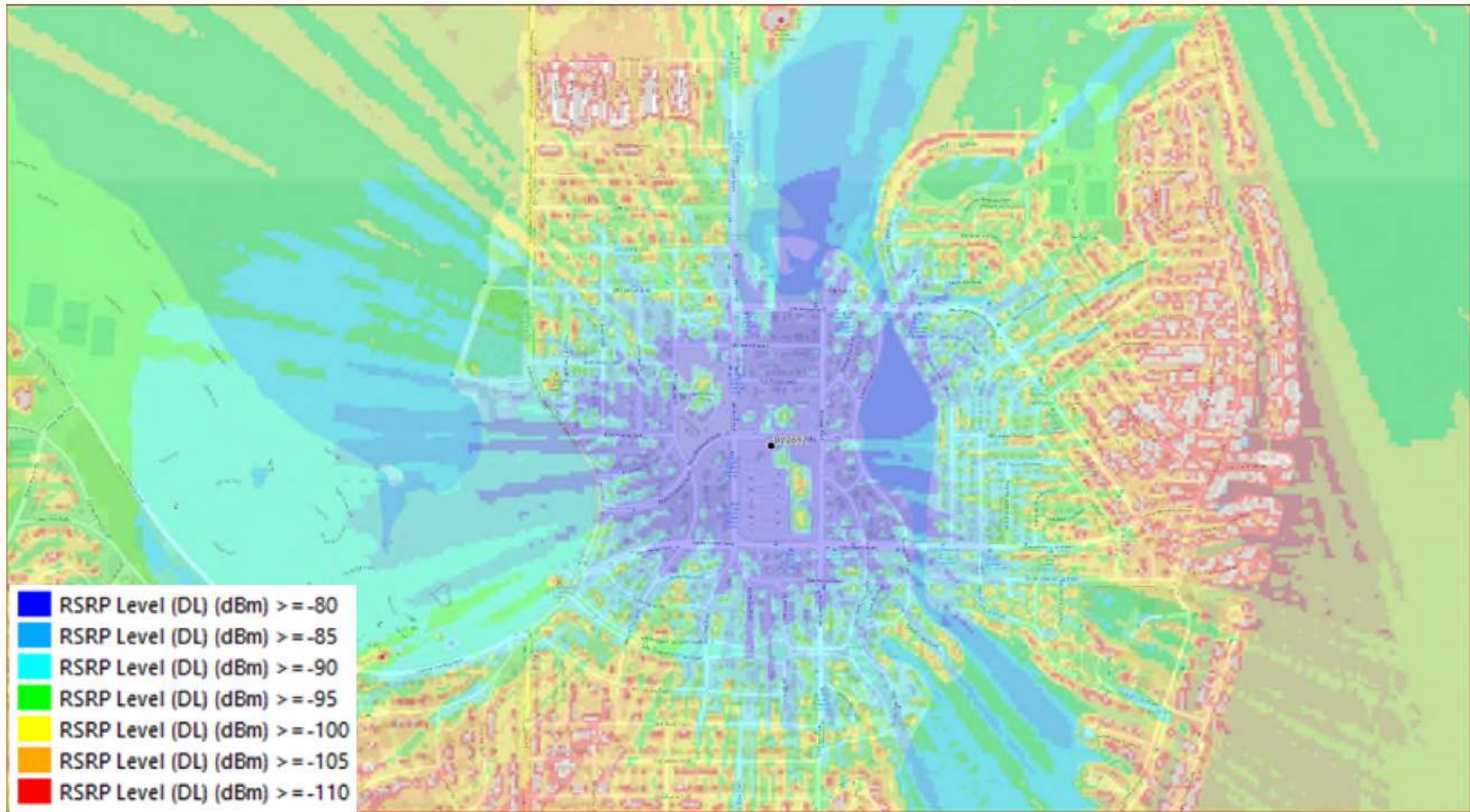




AT&T Coverage with proposed tower at 4001 6<sup>th</sup> St. South

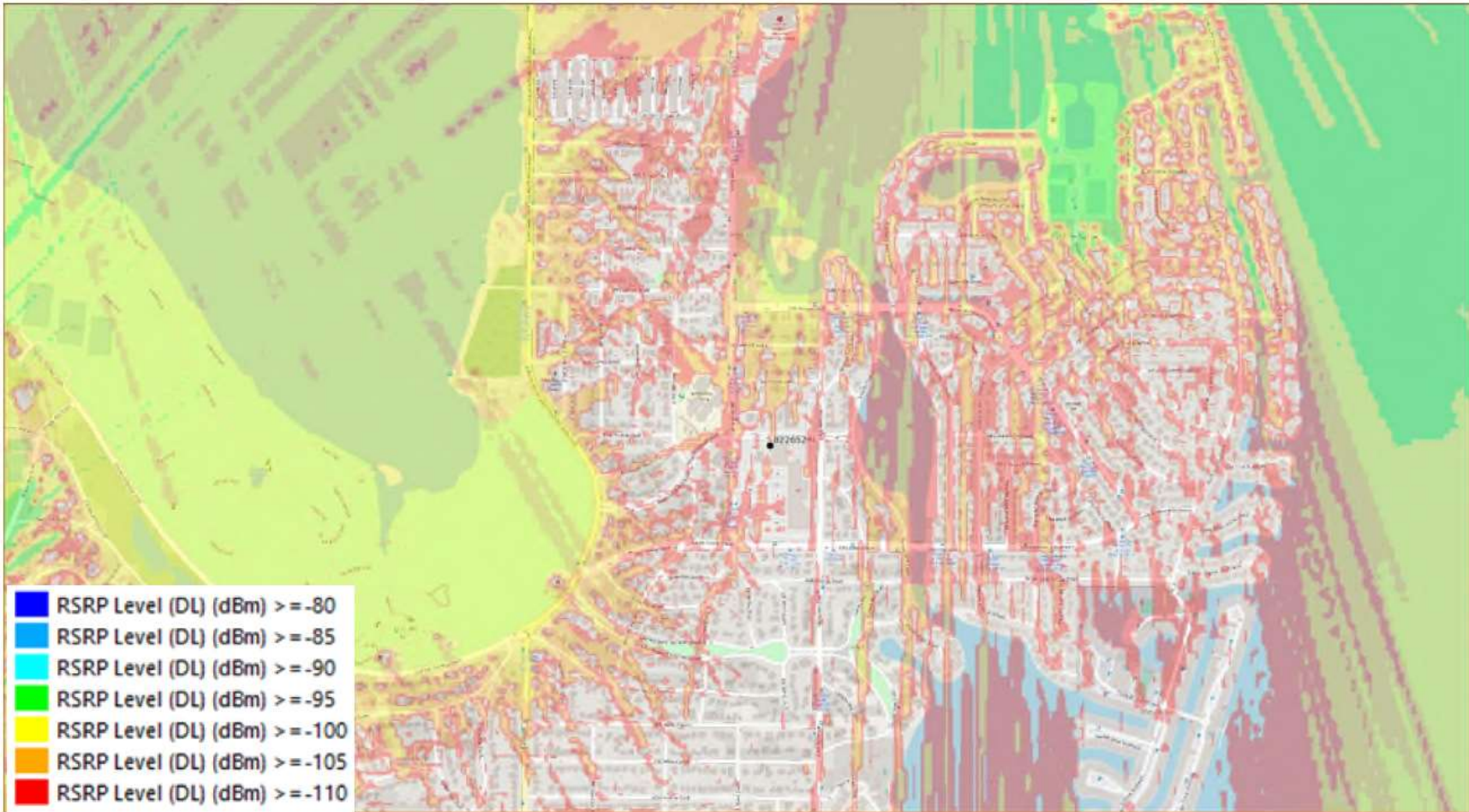
"RSRP" = Reference Signal Received Power

# DISH



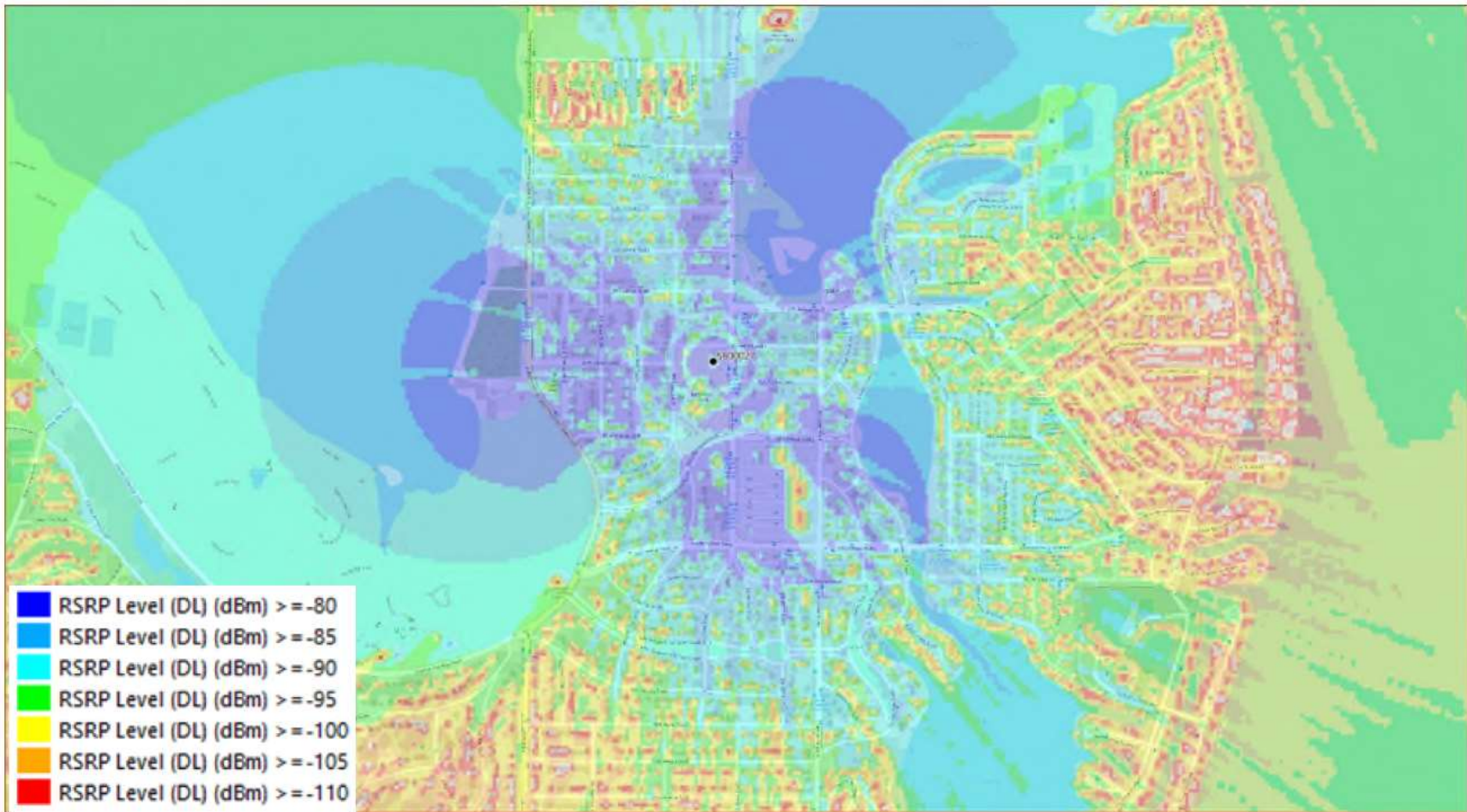
DISH Coverage with prior tower at 4350 6<sup>th</sup> St. South

"RSRP" = Reference Signal Received Power



DISH Coverage with no tower

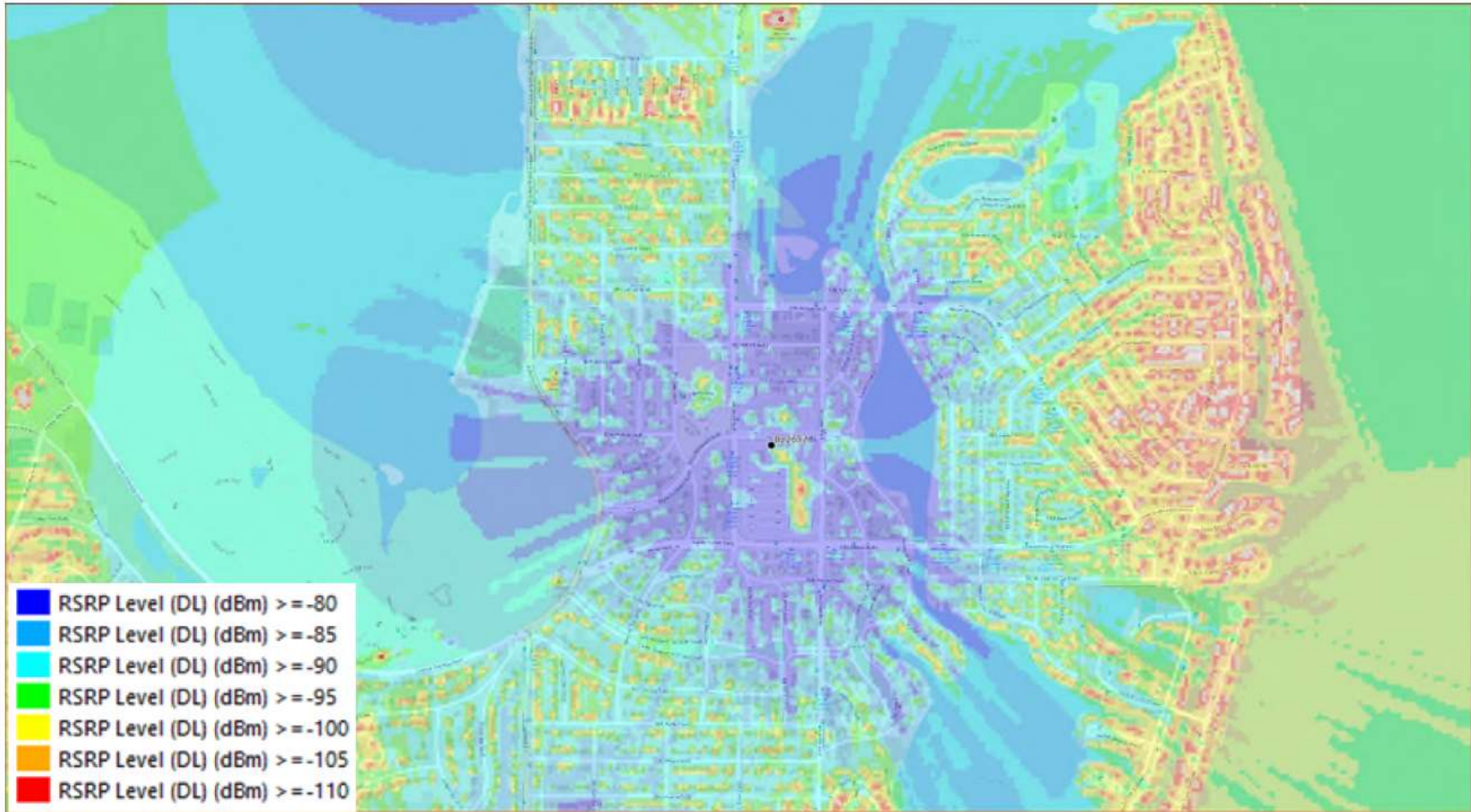
"RSRP" = Reference Signal Received Power



DISH Coverage with proposed tower at 4001 6<sup>th</sup> St. South

"RSRP" = Reference Signal Received Power

# T-Mobile



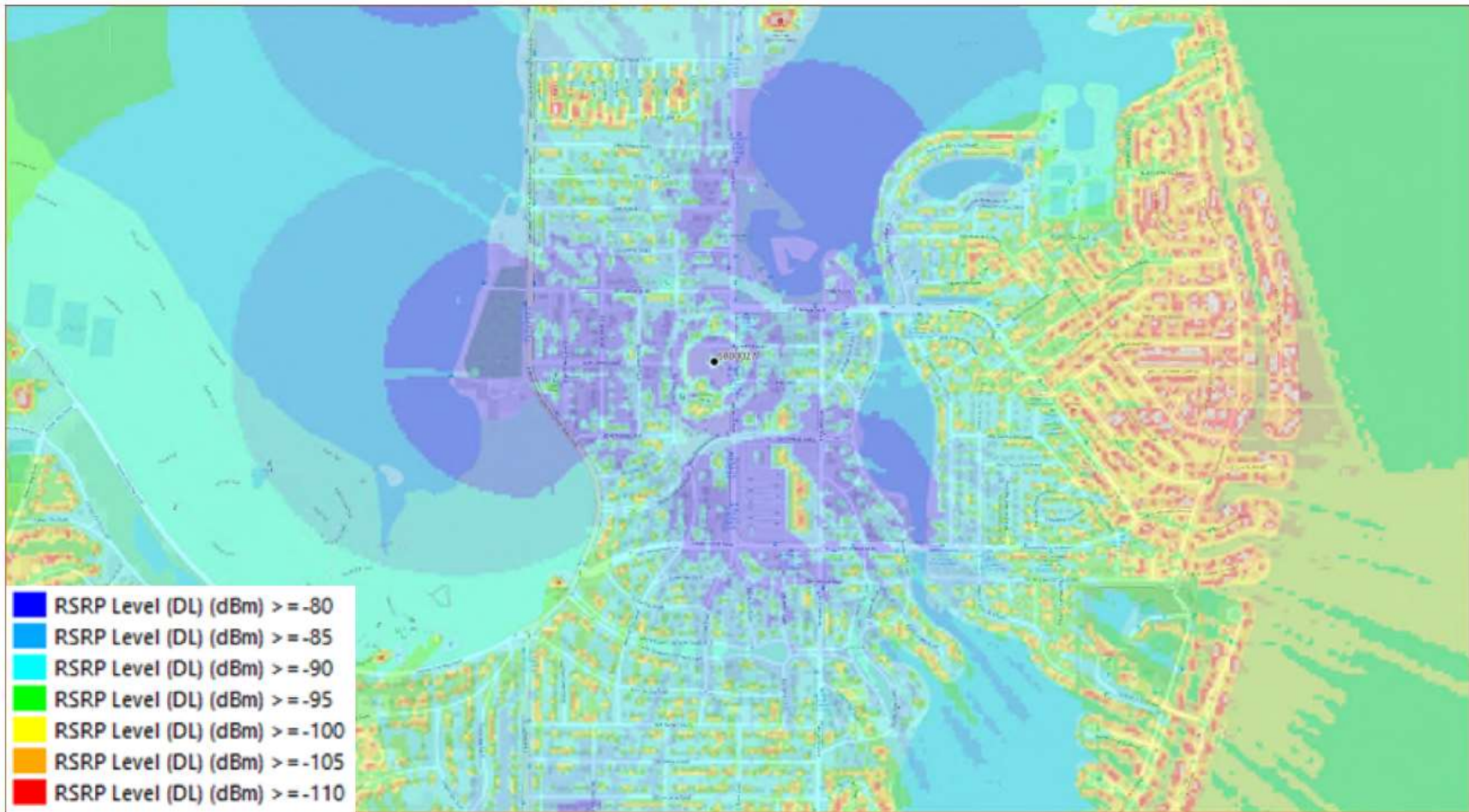
T-Mobile Coverage with prior tower at 4350 6<sup>th</sup> St. South

"RSRP" = Reference Signal Received Power



T-Mobile Coverage with no tower

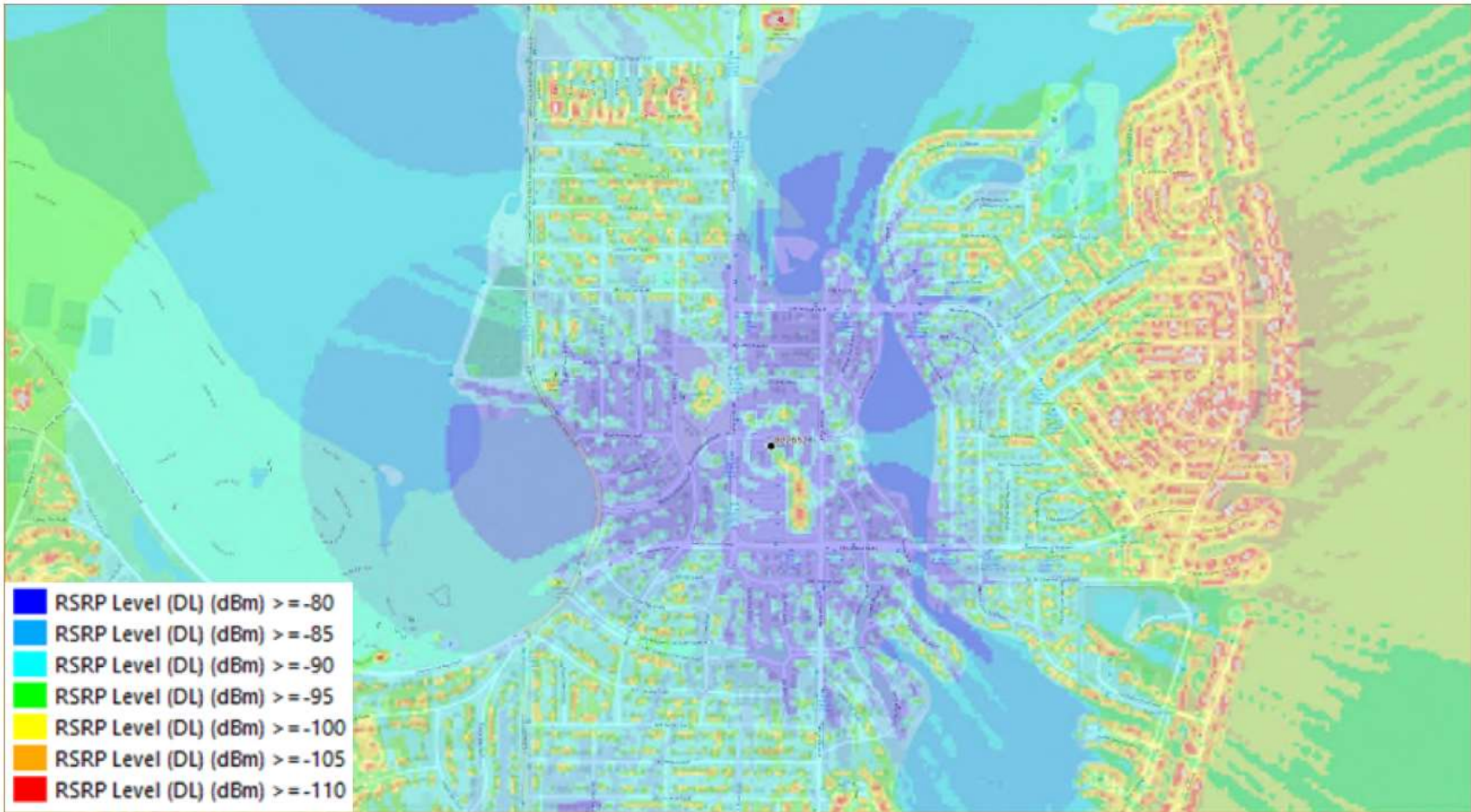
"RSRP" = Reference Signal Received Power



T-Mobile Coverage with proposed tower at 4001 6<sup>th</sup> St. South

"RSRP" = Reference Signal Received Power

# Verizon



Verizon Coverage with prior tower at 4350 6<sup>th</sup> St. South

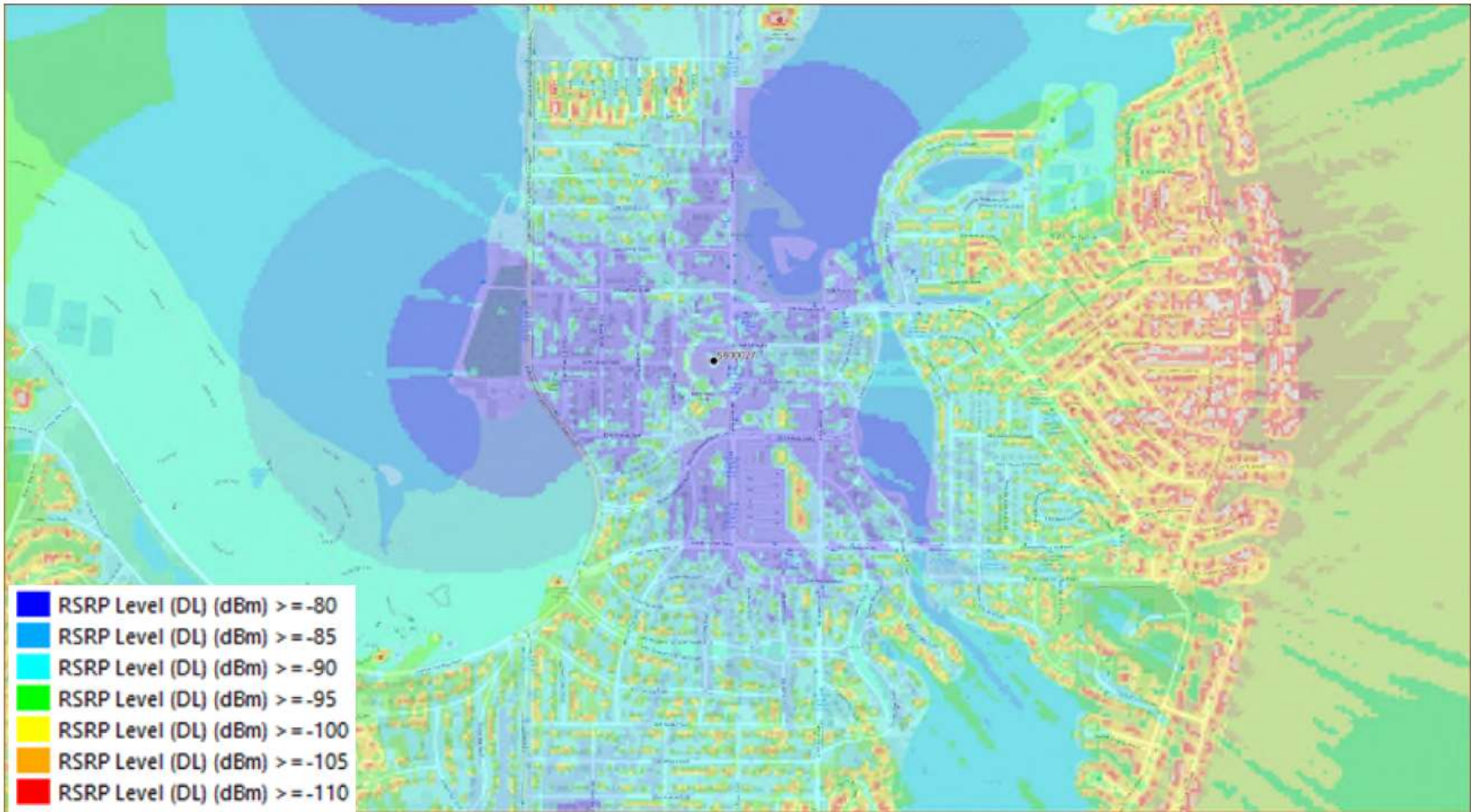
"RSRP" = Reference Signal Received Power





Verizon Coverage with no tower

"RSRP" = Reference Signal Received Power

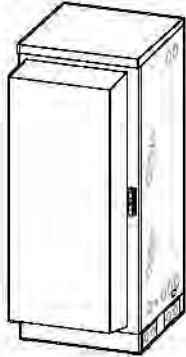


Verizon Coverage with proposed tower at 4001 6<sup>th</sup> St. South

"RSRP" = Reference Signal Received Power

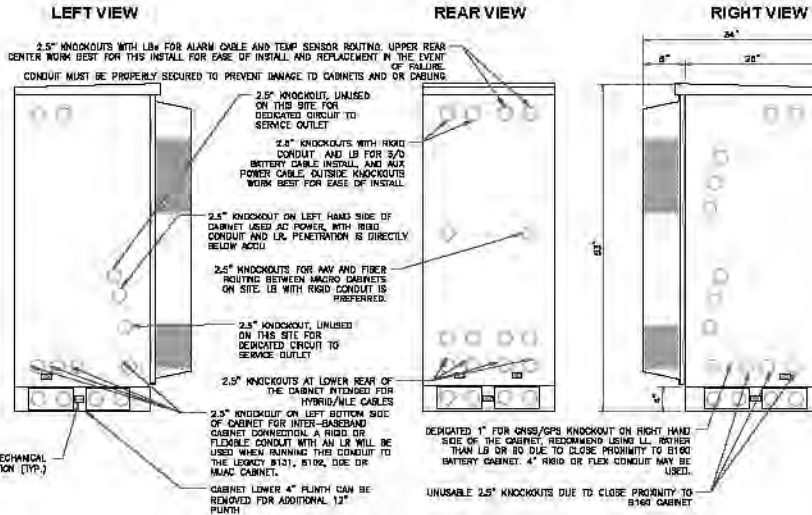
EXAMPLES OF TYPICAL SERVICE PROVIDER EQUIPMENT CABINETS -- NOT SPECIFIC TO APPLICATION

ERICSSON - 6160	
WEIGHT (W/D WITHOUT EQUIPMENT)	285.0 LBS
SIZE (H x W x D)	33" x 25.6" x 34"

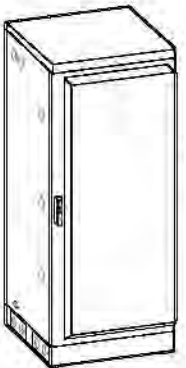


CABINET 2-WIRE MECHANICAL CONNECTION (TYP.)

1 ERICSSON 6160  
SCALE: NOT TO SCALE



ERICSSON - B160	
WEIGHT (W/D WITHOUT EQUIPMENT)	286.0 LBS
SIZE (H x W x D)	33" x 25.6" x 29"



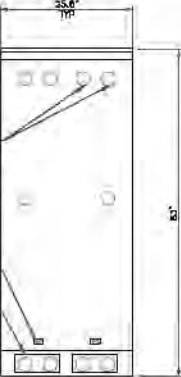
2.5" KNOCKOUTS WITH RIGID CONDUIT AND LB FOR 3/0 BATTERY CABLE INSTALL AND AUX POWER CABLE. OUTSIDE KNOCKOUTS WORK BEST FOR EASE OF INSTALL.

CABINET 2-WIRE MECHANICAL CONNECTION (TYP.)

CABINET LOWER 4" PUNTH CAN BE REMOVED FOR ADDITIONAL 12" PUNTH

2 ERICSSON B160  
SCALE: NOT TO SCALE

REAR VIEW



MODEL NUMBER	VOLTAGE	CAPACITY (Ah)		NOMINAL DIMENSIONS			NOMINAL WEIGHT				
		RT RR TO 1/2R WPC @ 25°C	RT RR TO 1/2R WPC @ 25°C	A	B	C	INCHES	MILLIMETERS	LBS	Kg	
NBB 190PT RED BATTERY	12	163 / 188 AH	187 / 190 AH	22.0	4.9	12.3	290	128	320	124.3	56.3

ELECTRICAL DATA		
MODEL NUMBER	SHORT CIRCUIT CURRENT	INTERNAL RESISTANCE (mOhms)
NBB 190PT RED BATTERY	5000 A	2.8

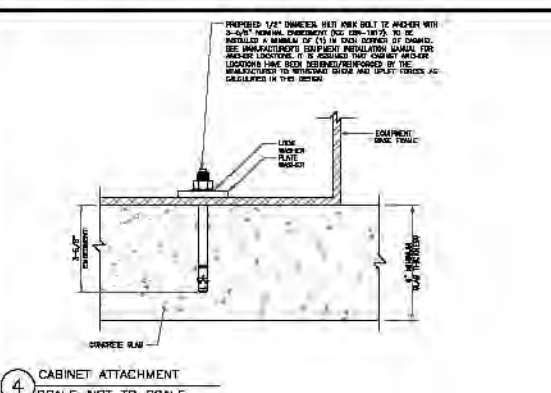
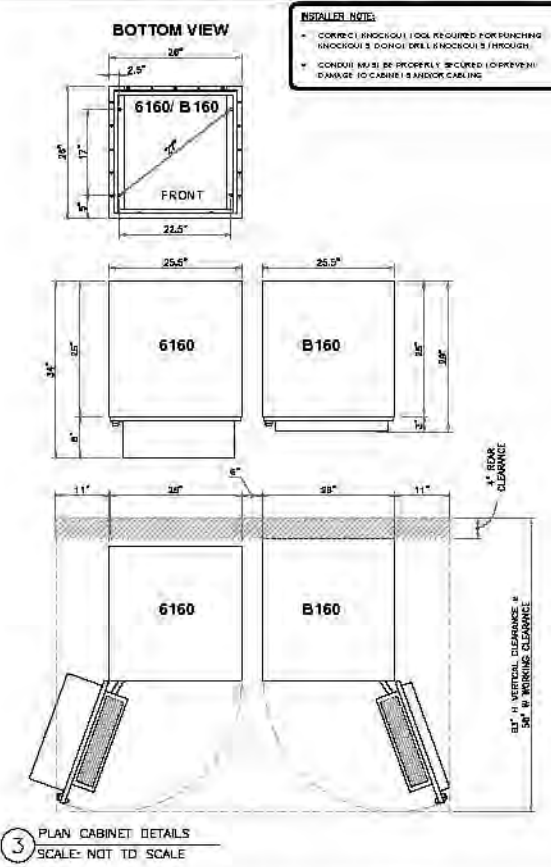
CHAPTER 12, SECTION 1200  
ELECTRICAL ENERGY STORAGE SYSTEM  
1200.2 SCOPE:

STATIONARY STORAGE BATTERY SYSTEMS HAVING CAPACITIES EXCEEDING THE VALUES SHOWN IN TABLE 1200.2 SHALL COMPLY WITH SECTION 1200.2.1 THROUGH 1200.2.12.6, AS APPLICABLE.

BATTERY STORAGE SYSTEM THRESHOLD DATA				
BATTERY TECHNOLOGY	CAPACITY ALLOWED	AM - VOLTAGE (V)/1000		
LEAD ACID, ALL TYPES	70 MIN (202 MEQ/CELLS)	NO. OF BATTERIES	TOTAL kWh	
		AM - VOLTAGE (V)/1000		
VOLTS	AH	kWh	NO. OF TOTAL kWh	
12	190 / 1000	2.29	12 / 27.36	

CONCLUSIONS:  
27.36 < 70 kWh SECTION 1200.2 DOES NOT APPLY  
TOTAL BATTERY WEIGHT (12 BATTERIES): 1,491.6 LBS  
TOTAL GALLONS - ELECTROLYTE @ 80% (12 BATTERIES): 53.36

**INSTALLER NOTE:**  
THE BATTERIES INSTALLED IN THE CABINET ARE VULC REGULATED LEAD-ACID (VRLA) CELLS BATTERY STRINGS, NORTHESTAR N351 160PT RED. ALL NORTHESTAR BATTERIES ARE COMPLIANT WITH TELEPHONE STANDARD (TS) NUMBER: BELLCORE DR-43-D06, ISSUE 1; UL APPROVED AND UNDAUN CERTIFIED. NORTHESTAR IS REGISTERED TO ISO 9001 AND ISO 14001. ERICSSON CABINET PROVIDES REQUIRED VENTILATION, SMOKE, SEISMIC & ADDITIONAL STRONG TO MEET ALL IFC SECTION 906 REQUIREMENTS.



**T-Mobile**  
5901 BENJAMIN CENTER DRIVE  
SUITE 110 A S  
TAMPA, FL 33609

**CROWN CASTLE**  
8000 AVALON BLVD, SUITE 700  
ALPHARETTA, GA 30009

**PM&A**  
P. MARSHALL & ASSOCIATES  
1000 HOLCOMB WOODS PKWY STE 210  
COWELL, GA 30066  
OFFICE: 978-280-2325

T-MOBILE SITE NUMBER:  
A2E9470A  
BU #: 812954  
SANFORD  
3051 NARCISSUS AVENUE  
SANFORD, FL 32771  
EXISTING 189'  
MONOPOLE TOWER

ISSUED FOR

REV	DATE	DRWN	DESCRIPTION	DWG/REV
A	12/1/2012	CPW	PRELIM	AJB
B	12/1/2012	CPW	PRELIM	AJB
C	2/27/2013	PC	PRELIM	AJB
D	3/22/2013	PC	FINAL	AJB

Prepared by: Patrick W. Marshall, P.E.  
Registered Engineer  
3rd Fl. Hoek 286-373  
P. Marshall & Associates, Certificate of Authorization #22874

PATRICK W. MARSHALL, P.E.  
LICENSE  
No. 53573  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

Florida is a public state of records. Notation of the State of Florida Professional Engineer License No. 53573 has been filed with the State of Florida Department of Banking and Finance. This document is not a contract and does not constitute an offer of insurance. It is advised that contract and insurance policies have been reviewed/endorsed by the manufacturer to minimize drill and burst damages and calculated in this design.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-4** REVISION: **A**

**NOTES**

REINFORCED CONCRETE PAD (MINIMUM REQUIREMENTS):

1. REINFORCED CONCRETE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL STANDARDS 318.
2. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, DEFORMED, CONSISTING OF MIN. #4 BARS @ 12" O.C. (MAX) EACH WAY.
4. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND FINISHES OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. (ACI 315).
5. ALL BAR SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS OTHERWISE SHOWN.
6. ALL EXPOSED EXTERNAL CORNERS OF CONCRETE TO BE TOOLED EDGE, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL REFER TO DRAWINGS OF THEIR TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES.
8. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATION OF ALL ELECTRICAL OPENINGS AND EQUIPMENT PADS WITH THE ELECTRICAL EQUIPMENT DETAIL AND SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITIES.
9. CONCRETE PAD WAS DESIGNED ASSUMING EXISTING SURFACE SOILS BENEATH PAD HAVE MINIMUM NET ALLOWABLE BEARING PRESSURE OF 1000 PSF.
10. SOIL BEARING CAPACITY SHOULD BE VERIFIED BY CONTRACTOR WITH THE SPECIFIC SOILS REPORT. IF THIS MINIMUM IS NOT MET, FURTHER CONSIDERATION OR SPECIAL DESIGN MAY BE REQUIRED.
11. THE SOIL BENEATH THE CONCRETE PAD MUST BE FREE OF ORGANIC MATTER OR OTHER DELICIOUS SUBSTANCES, AND SHOULD BE COMPACTED AND LEVELLED BEFORE PLACING THE GRAVEL BASE MATERIAL.

**CONCRETE PAD NOTE**

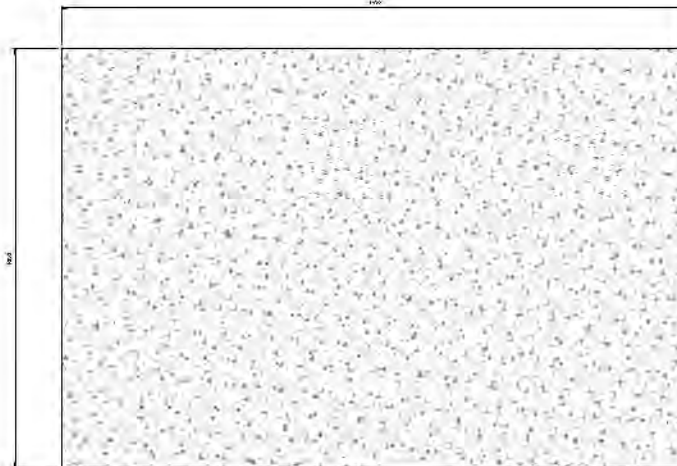
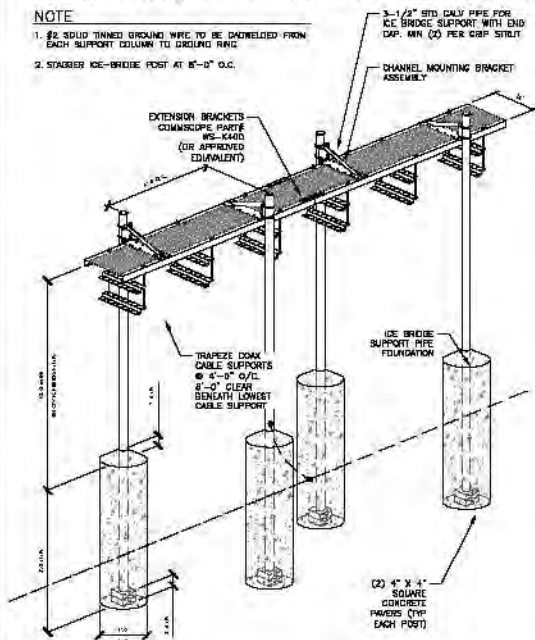
USE OF EXISTING CONCRETE PADS:

PM&A WAS NOT PROVIDED WITH AS BUILT INFORMATION FOR EXISTING CONCRETE PADS. CONTRACTOR SHALL VERIFY THAT EXISTING CONCRETE PADS ARE OF MIN. THICKNESS, REINFORCEMENT AND COMPRESSIVE STRENGTH AS WELL AS MEET THE MIN. REQUIREMENTS AS LISTED ABOVE. PRIOR TO INSTALLING NEW GENERATOR ON EXISTING PAD, IN CASES WHERE EXISTING PAD DOES NOT MEET MIN. REQUIREMENTS THE CONTRACTOR SHALL NOTIFY T-MOBILE AND GEORGIN PAD REPAIR APPROVAL FROM SITE CM TO REPLACE EXISTING PAD WITH NEW PAD AS DETAILED ON THIS SHEET. IF EXISTING GENERATOR CONDUIT STUB-UP ARE PRESENT, CONTRACTOR TO VERIFY EXACT LOCATION AND UTILIZE EXISTING CONDUITS FOR NEW GENERATOR.

COMMSCOPE PART# WB-K210-B15 OR APPROVED EQUIVALENT

**NOTE**

1. #2 SOLID THINNED GROUND WIRE TO BE DOWNGRADED FROM EACH SUPPORT COLUMN TO GROUND RING.
2. STAGGER ICE-BRIDGE POST AT 18"-0" O.C.

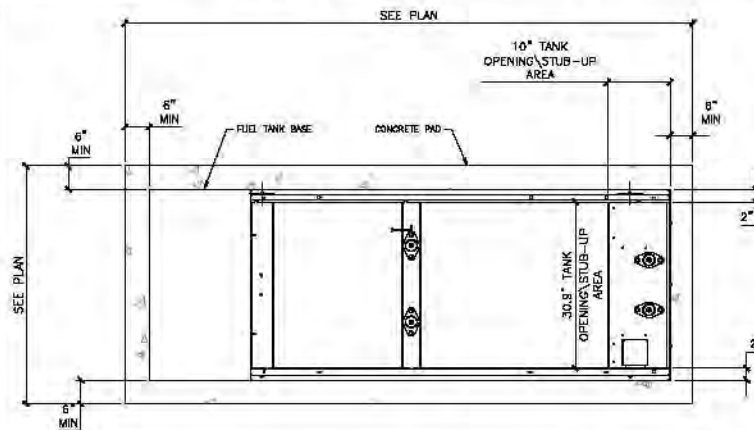


ICE BRIDGE W/ TRAPEZE INSTALLATION

SCALE: NOT TO SCALE

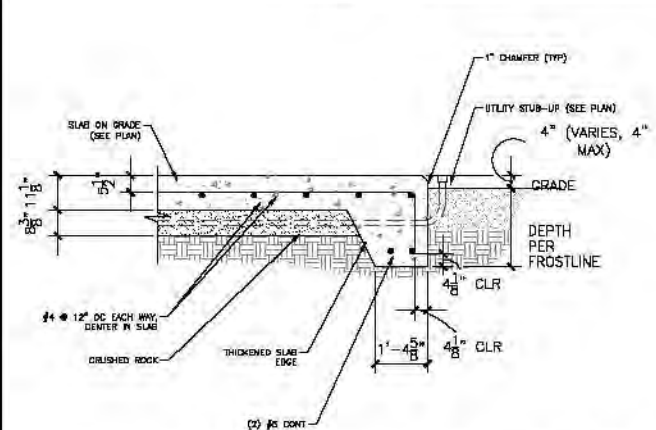
CONCRETE SLAB

SCALE: NOT TO SCALE



GENERATOR DETAIL

SCALE: NOT TO SCALE



CONNECTION DETAIL

SCALE: NOT TO SCALE

**T-Mobile**

5901 BENJAMIN CENTER DRIVE  
SUITE 110 A S  
TAMPA, FL 33608

**CROWN CASTLE**

8000 AVA LON BLVD, SUITE 700  
ALPHARETTA, GA 30009

**PM&A**

P. MARSHALL & ASSOCIATES  
1000 HOLCOMB WOODS PKWY STE 210  
DUNWOODY, GA 30088  
OFFICE: 770-280-2325

T-MOBILE SITE NUMBER:  
A2E9470A

BU #: 812954  
SANFORD

3051 NARCISSUS AVENUE  
SANFORD, FL 32771

EXISTING 189'  
MONOPOLB TOWER

**ISSUED FOR**

REV	DATE	DRWN	DESCRIPTION	DEL/DA
A	12/1/2012	DJW	PRELIM	AJB
B	12/4/2012	DJW	PRELIM	AJB
C	2/27/2013	FC	PRELIM	AJB
D	3/22/2013	FC	FINAL	AJB

Patrick W. Marshall, P.E.  
Registered Engineer  
3rd Floor, 206 3rd St.  
P. Marshall & Associates, Certificate of Authorization #22814



Florida Professional Engineer License No. 53573. This license has been electronically signed and sealed by Patrick Marshall, P.E. on the date and at the time shown on this seal. The seal is a true and correct copy of the original seal and the signature must be verified on any electronic copy.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: REVISION:

C-7 A

VERIZON WIRELESS  
SITE NUMBER: 710669

BU #: 812954  
SANFORD

3051 NARCISSUS AVENUE  
SANFORD, FL 32771

PROPOSED 197'-0" MONOPOLE

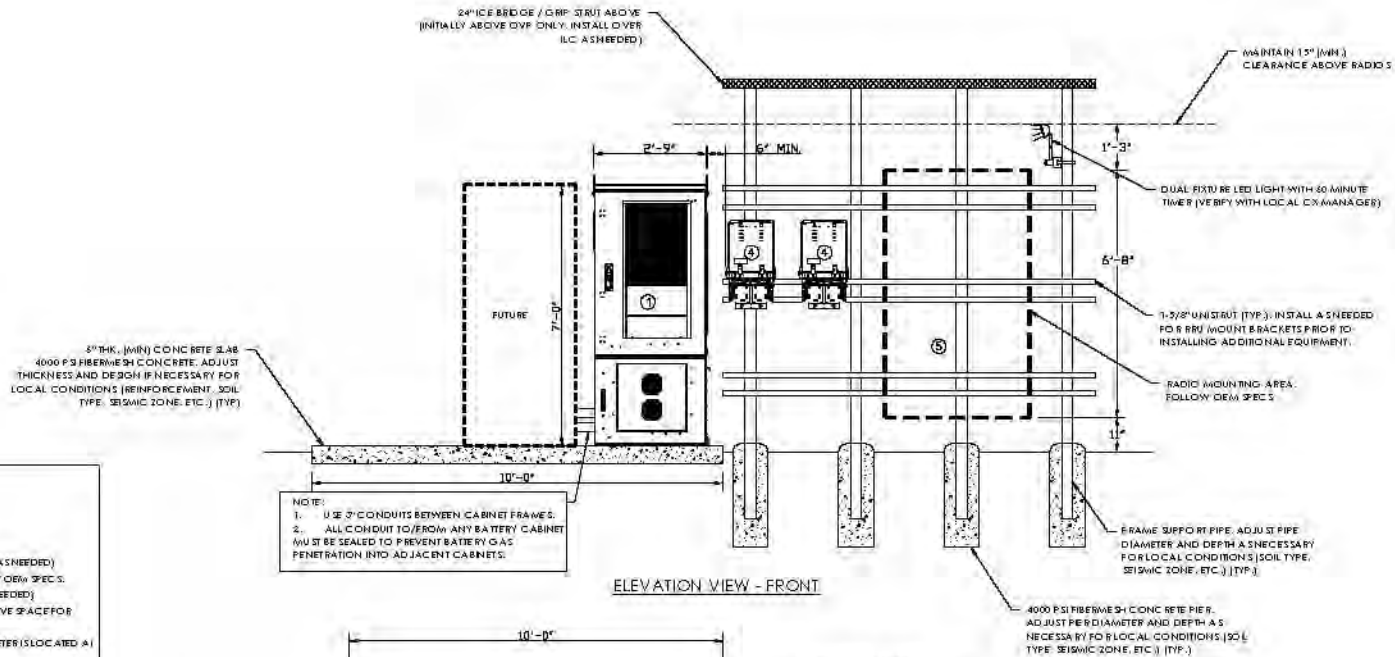
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DEL'D BY
A	02/14/2012	JL	PRELIMINARY	MMT
B	03/09/2013	TL	REVISED PER COMMENTS	MMT

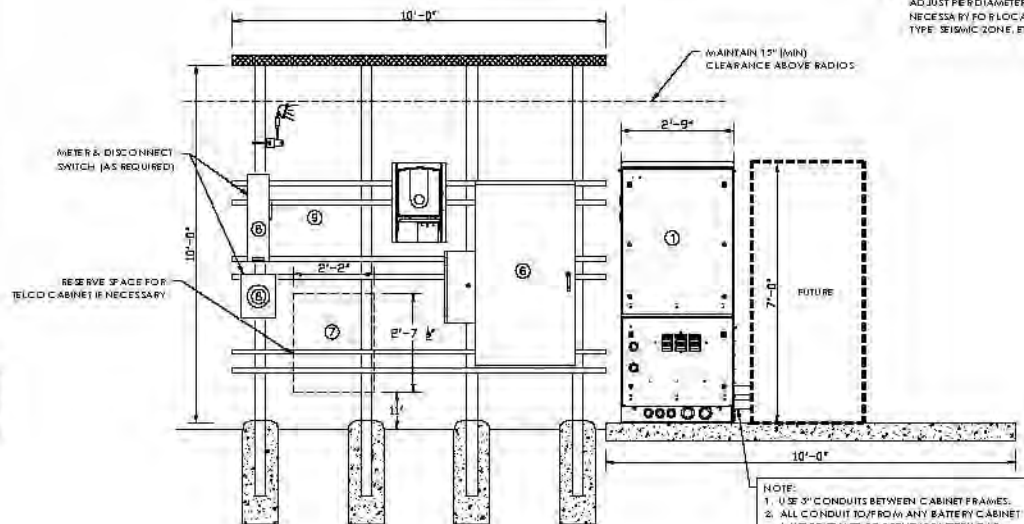
**THIS DOCUMENT IS  
PRELIMINARY IN  
NATURE AND IS NOT A  
FINAL, SIGNED AND  
SEALED DOCUMENT**

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OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-5 REVISION: B



ELEVATION VIEW - FRONT



ELEVATION VIEW - REAR

1 EQUIPMENT ELEVATIONS  
SCALE: NOT TO SCALE

LEGEND

- 1 PRIMARY CABINET (NOT USED)
- 2 (NOT USED)
- 3 (NOT USED)
- 4 OVP-12 (PROPOSED AND FUTURE AS NEEDED)
- 5 RADIO MOUNTING AREA, FOLLOW OEM SPECS
- 6 I.L.C. CABINET (WITH CAMLOCK IF NEEDED)
- 7 DARK FIBER JUNCTION BOX (RESERVE SPACE FOR TELCO CABINET IF NECESSARY)
- 8 METER & DISCONNECT (UNLESS METER (LOCATED AT A CENTRAL METER BANK/RACK)
- 9 RESERVED SPACE FOR CHARLES TELCO CABINET

NOTE:  
EACH CABINET SIZE ON THE DRAWING'S HAVING RANGES OF  
30" - 36" W X 22" - 34" H X 39" - 46" D (WITH COOLING SYSTEM)

NOTE:  
1. WHEN H-FRAME IS INSTALLED ADJACENT TO CABINET FAC,  
INTERCONNECTING CONDUITS SHALL BE INSTALLED AT OR  
ABOVE GRADE.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
RJD	SS	CJM
RFDS REV #:	N/A	

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/14/2021	ISSUED FOR REVIEW

ARE PROJECT NUMBER  
**6039-20001-C**

DISH Wireless LLC PROJECT INFORMATION  
**ORTPA0511A  
4001 6TH STREET SOUTH  
ST. PETERSBURG, FL 33705**

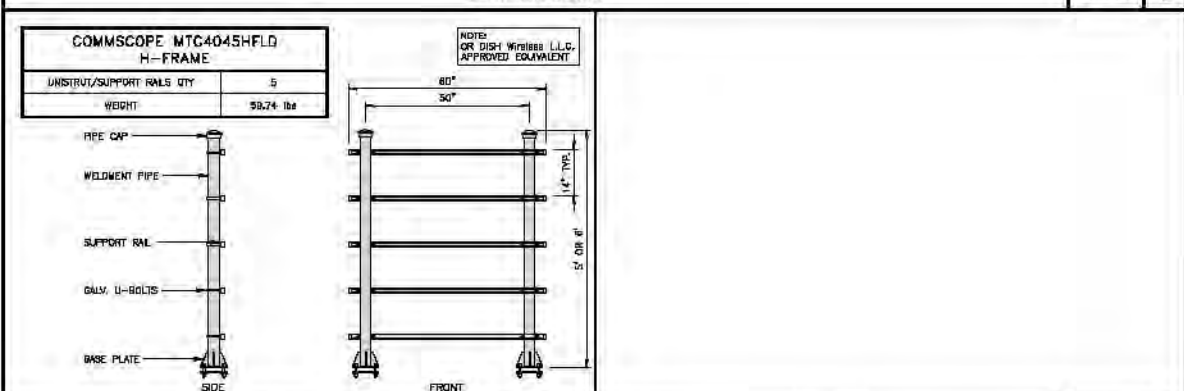
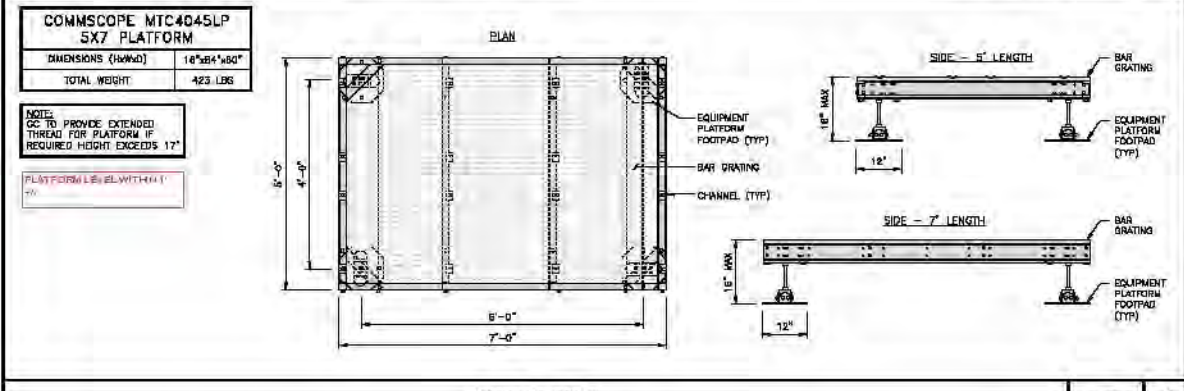
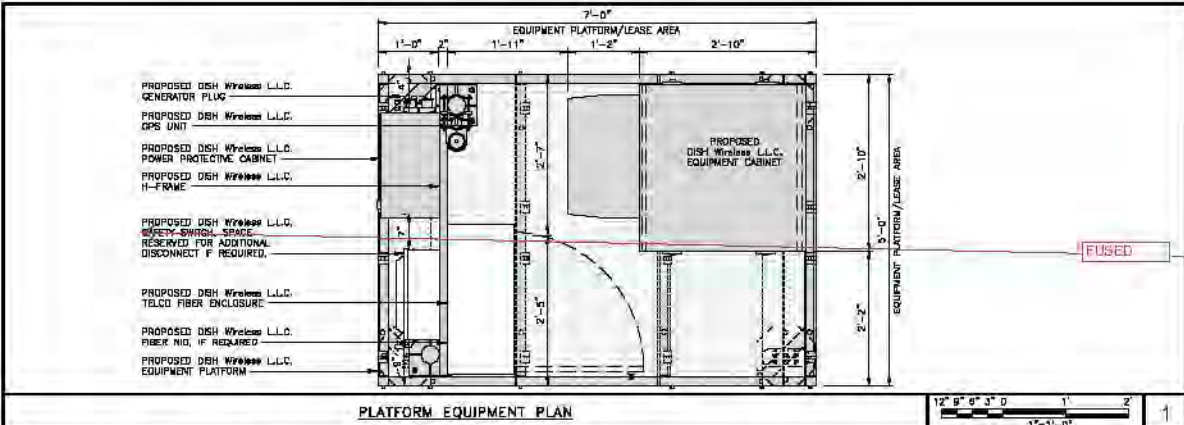
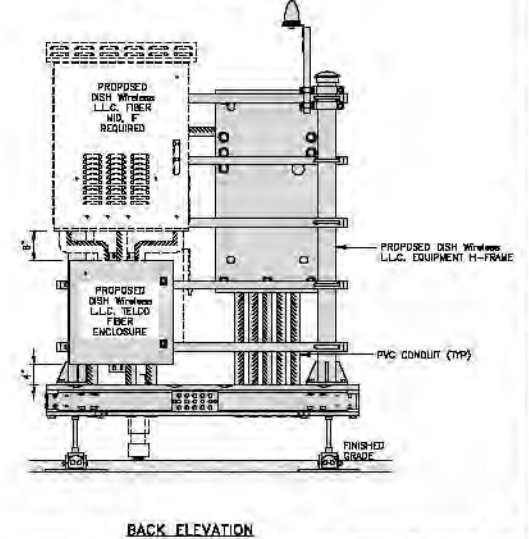
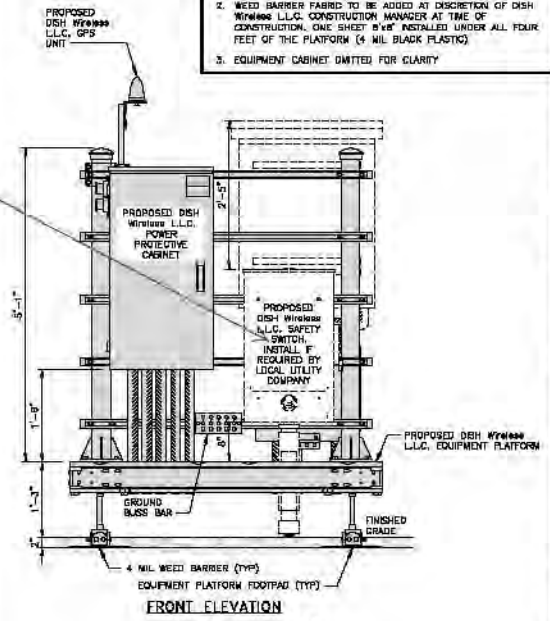
SHEET TITLE  
**EQUIPMENT PLATFORM AND  
H-FRAME DETAILS**

SHEET NUMBER

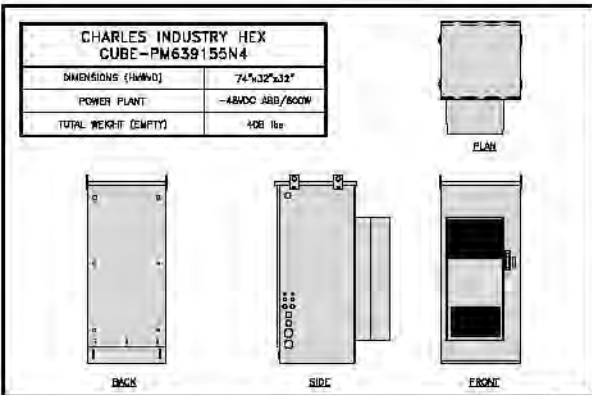
**A-3**

**NOTES**

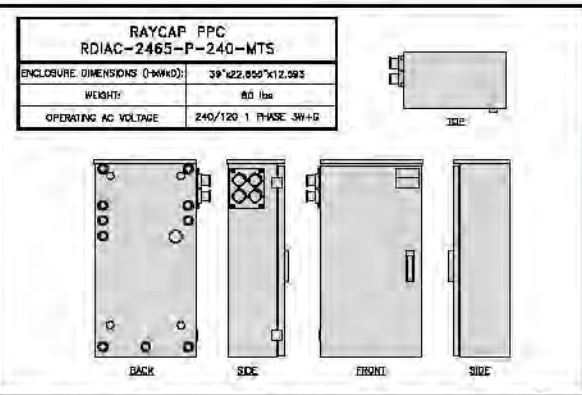
1. CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 2" OF FILL PER EXISTING SITE SURFACE
2. WEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH Wireless LLC CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 8'x8' INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC)
3. EQUIPMENT CABINET OMITTED FOR CLARITY



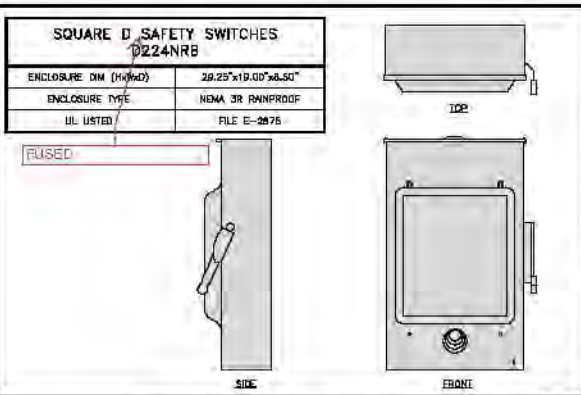
H-FRAME EQUIPMENT ELEVATION



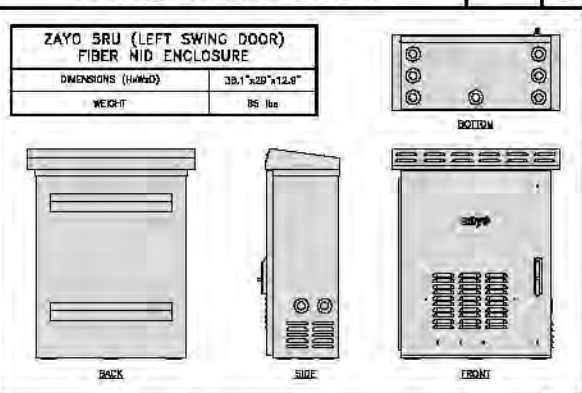
**CABINET DETAIL** NO SCALE 1



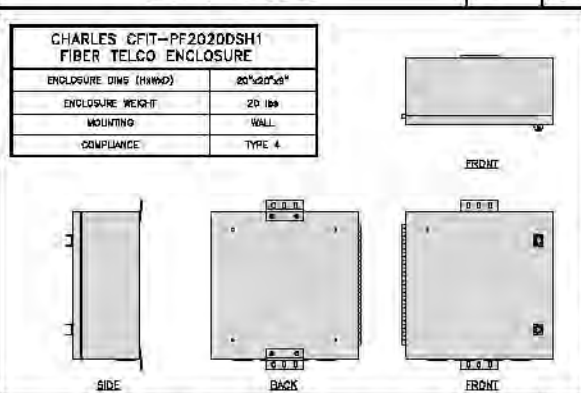
**POWER PROTECTION CABINET (PPC) DETAIL** NO SCALE 2



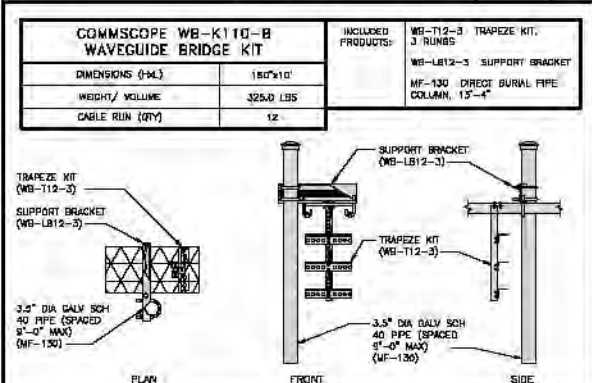
**SAFETY SWITCH DETAIL** NO SCALE 3



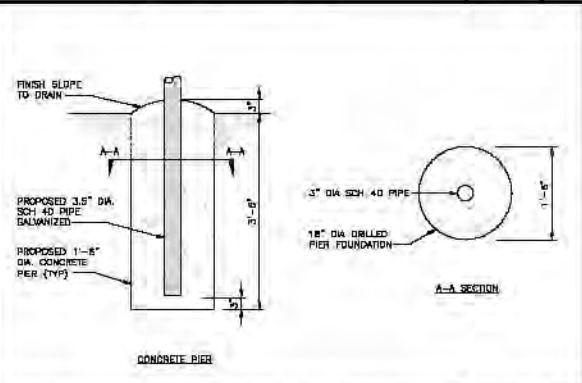
**FIBER NID ENCLOSURE DETAIL** NO SCALE 5



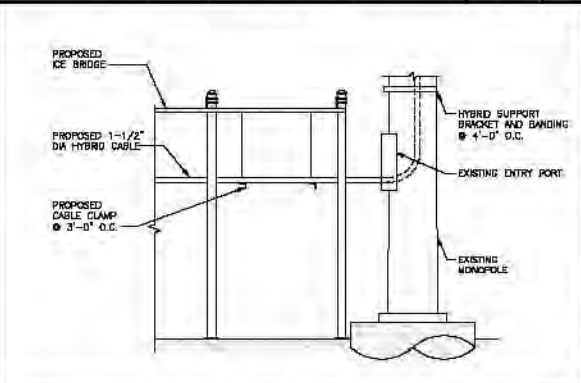
**FIBER TELCO ENCLOSURE DETAIL** NO SCALE 6



**ICE BRIDGE DETAIL** NO SCALE 7



**TYPICAL ICE BRIDGE CONCRETE PIER DETAIL** NO SCALE 8



**HYBRID CABLE RUN** NO SCALE 9

**dish wireless.**

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**CROWN CASTLE**  
2000 CORPORATE DRIVE  
CANONSBURG, PA 15317

**INFINIGY**  
FROM ZERO TO INFINIGY

THE SOLUTIONS ARE ENDLESS  
2000 S. BIRCH ST. SUITE 200  
ROCKFORD, ILL 60110  
PHONE 815 231 5010 FAX 815 231 8722  
WWW.INFINIGY.COM

**NOT TO BE USED FOR CONSTRUCTION**

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DRAWN BY:	CHECKED BY:	APPROVED BY:
RCD	SS	GJM

RIDS REV #:

	N/A
--	-----

**CONSTRUCTION DOCUMENTS**

**SUBMITTALS**

REV	DATE	DESCRIPTION
A	12/14/2021	ISSUED FOR REVIEW

A&E PROJECT NUMBER  
**6039-Z0001-C**

DISH Wireless LLC  
PROJECT INFORMATION

**ORTPA0511A**  
4001 6TH STREET SOUTH  
ST. PETERSBURG, FL 33705

SHEET TITLE  
**EQUIPMENT DETAILS**

SHEET NUMBER  
**A-4**



**6/15/21**  
**Site ID #: 822652-A**

**DY Stevens LLC**  
**4142 S 6<sup>th</sup> Street**  
**St. Petersburg, FL 33705**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **DY Stevens LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201





**6/15/21**  
**Site ID #: 822652-A**

**DY Stevens LLC**  
**1000 N Lockwood Ridge Rd**  
**Sarasota, FL 34237**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **DY Stevens LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-C**

**ALF Holdings**  
**435 S 42<sup>nd</sup> Ave**  
**St. Petersburg, FL 33705**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **St. Petersburg ALF Holdings LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-C**

**ALF Holdings**  
**800 S Harbour Island Blvd**  
**Tampa, FL 33602**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **St. Petersburg ALF Holdings LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-D**

**Ishtar Capital**  
**4201 S 6<sup>th</sup> Street**  
**St. Petersburg, FL 33706**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Ishtar Capital Building LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-D**

**Ishtar Capital**  
**PO Box 15012**  
**Brooksville, FL 34604**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Ishtar Capital Building LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-D**

**Ishtar Capital**  
**12150 Cortez Blvd**  
**Brooksville, FL 34613**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Ishtar Capital Building LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

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Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-E**

**Pinellas Board**  
**PO Box 2942**  
**Largo, FL 33779**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Pinellas Bd of Pub Inst** with the above mailing address. I have tried calling Safety Harbor Elementary, leaving multiple voicemails for the administration secretary, I have not received a response yet. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-F**

**Lake Maggiore Baptist**  
**4100 S Dr. Martin Luther King Jr Street**  
**St. Petersburg, FL 33705**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Lake Maggiore Baptist CH** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201





**6/15/21**  
**Site ID #: 822652-G**

**Nash Investments**  
**3927 S 6<sup>th</sup> Street**  
**St. Petersburg, FL 33705**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Nash Investments LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-G**

**Nash Investments**  
**1385 Biscaya Drive**  
**Surfside, FL 33154**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Nash Investments LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-H**

**Bimbisar Jani**  
**4000 S 6<sup>th</sup> Street**  
**St. Petersburg, FL 33705**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Bimbisar J Jani** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-H**

**Bimbisar Jani**  
**8210 N 4<sup>th</sup> Street**  
**St. Petersburg, FL 33702**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Bimbisar J Jani** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-I**

**CZ & LM LLC**  
**3926 S 6<sup>th</sup> Street**  
**St. Petersburg, FL 33705**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **CZ & LM LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**  
**Site ID #: 822652-I**

**CZ & LM LLC**  
**3539 SE Manatee Drive**  
**St. Petersburg, FL 33705**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **CZ & LM LLC** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201



**6/15/21**

**Site ID #: 822652-J**

**Southland Corporation  
3958 Elldcam SE Blvd  
St. Petersburg, FL 33705**

To Whom It May Concern:

I am contacting you because a client of ours, one of the largest communication antenna owners in the US, would like to buy or lease a portion of your property located in **St. Petersburg, FL** for one of our telecommunication towers (cell tower).

Our records show that the property is under **Southland Corp** with the above mailing address, however I have not been able to locate a working phone number or email to reach you at. So, if you could, please give me a call at your earliest convenience so I can give you more information about this unique opportunity.

Time is of the essence and I look forward to hearing from you.

Best Regards,

**Garrett Tucci**

Property Specialist

Office: 866.854.8773, Ext. 4

Email [gtucci@onaircommunications.com](mailto:gtucci@onaircommunications.com)

605 N High St. | Suite 228 | Columbus OH | 43201

## Jaime Maier

---

**From:** Jaime Maier  
**Sent:** Tuesday, June 7, 2022 3:59 PM  
**To:** Jaime Maier  
**Subject:** FW: Possible Cell Tower Relocation to Lakewood Elementary School

### Jaime R. Maier

Associate

d: 813.506.5184

---

**From:** Pieper, Sonny  
**Sent:** Tuesday, June 7, 2022 8:30 AM  
**To:** 'urale@pcsb.org' <[urale@pcsb.org](mailto:urale@pcsb.org)>  
**Subject:** Possible Cell Tower Relocation to Lakewood Elementary School

Good morning Ed,

I was given your contact information by the City of St Petersburg Zoning & Planning Dept. I understand you are the Facilities Director for Pinellas County Schools.

My company (Crown Castle) is searching for alternate locations for an existing cell tower that needs to be relocated. We would like to discuss a possible new cell tower build at the Lakewood Elementary School (4151 6th St S, St. Petersburg, FL 33705).

Can you please call me at 404-801-8501 to discuss this possibility?

Thank you,

### SONNY PIEPER

Crown Castle Real Estate | Site Development Program Manager  
T: (404) 801-8501

### CROWN CASTLE

8000 Avalon Blvd Suite 700 Alpharetta, GA 30009  
[CrownCastle.com](http://CrownCastle.com)

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# ATTACHMENT 4



**st.petersburg**  
**www.stpete.org**

**CITY OF ST. PETERSBURG  
DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SPECIAL EXCEPTION  
PUBLIC HEARING**

According to Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES**, for Public Hearing and Executive Action on **June 3, 2009 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

**CASE NO.:** 08-32000023 **PLAT SHEET:** F-21

**REQUEST:** Approval of a Special Exception and related site plan to construct a 149-foot monopole telecommunications tower. The applicant is requesting a variance for setbacks.

**APPLICANT:** Irela R. Pupo  
4001 6th Street South  
Saint Petersburg, Florida 33705

**AGENT:** Lauralee G. Westine Esq.  
800 Tarpon Woods Boulevard, Suite E-1  
Palm Harbor, Florida 34685

**ARCHITECT/ENGINEER:** Chris Warren  
3615 East Lake Avenue  
Tampa, Florida 33610

**ADDRESS:** 4001 6<sup>th</sup> Street South  
**PARCEL ID NO.:** 06/32/17/03942/000/0010

**LEGAL DESCRIPTION:** On File  
**ZONING:** CCS-1

**SITE AREA TOTAL:** 19,240 square feet or 0.44 acres

**GROSS FLOOR AREA:**

Existing:	2,924 square feet	0.15 F.A.R.
Proposed:	3,084 square feet	0.16 F.A.R.
Permitted:	10,582 square feet	0.55 F.A.R.

**BUILDING COVERAGE:**

Existing:	2,924 square feet	15% of Site MOL
Proposed:	3,084 square feet	16% of Site MOL
Permitted:	10,582 square feet	55% of Site MOL

**IMPERVIOUS SURFACE:**

Existing:	16,085 square feet	84% of Site MOL
Proposed:	16,211 square feet	84% of Site MOL
Permitted:	16,354 square feet	85% of Site MOL

**OPEN GREEN SPACE:**

Existing:	3,155 square feet	16% of Site MOL
Proposed:	3,029 square feet	16% of Site MOL

**PAVING COVERAGE:**

Existing:	13,161 square feet	69% of Site MOL
Proposed:	13,127 square feet	68% of Site MOL

**PARKING:**

Existing:	3; including 1 handicapped spaces
Proposed:	7; including 1 handicapped spaces
Required	4; including 1 handicapped spaces

**MONOPOLE HEIGHT:**

Existing:	0 feet
Proposed:	149 feet
Permitted:	150 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.50.480.3(D)(2) of the Municipal Code for a WCSF which is a Special Exception use when located within 250 feet of a residential use located within a zoning district listed in Column A of the Use Matrix for WCSFs.

**II. DISCUSSION AND RECOMMENDATIONS:****The Request:**

The applicant seeks Special Exception approval to erect a new 149 foot tall wireless communication support facility (WCSF) on the subject property. A Special Exception use is a use which may create adverse impacts such as noise, light, traffic circulation, or an undue concentration of a specific use, and because of the possible impacts, notice is provided to adjacent property owners to determine if the proposed use requires any modifications or additional buffers to address possible adverse impacts. In this case, the proposed WCSF is a

Special Exception use because it is proposed to be located within 250 feet of a residential use which is located in a zoning district included in Column A of the WCSF Use Matrix.

The subject property is located on the southwest corner of 40<sup>th</sup> Avenue South and 6<sup>th</sup> Street South and it is developed with an automotive repair shop. The Lakewood Elementary School property is to the south and west of the subject property and there are single family residences to the north across 40<sup>th</sup> Avenue. The proposed monopole would be located in the southwest corner of the property and would be accessory to the existing business. The proposed WCSF will be a monopole design and will have the capability of accommodating the antennas of three (3) separate service providers. The antennas and the cables will be located within the monopole to conceal the equipment. The related electronic equipment would be located in a separate accessory structure at the base of the monopole, within a walled and fenced compound.

**History:**

According to City property records, the subject property was originally developed in 1961 with a filling station and a second building was constructed on the property in 1984 for storage. There are no gas pumps remaining on the property and its current use is automotive repair.

**Current Proposal:**

The applicant proposes to construct a WCSF with the antennas hidden inside a monopole structure. The monopole will be 149 feet high as measured from grade. In concert with the proposed WCSF, the applicant proposes to house the related accessory equipment at the base of the monopole. The storage and access area to the monopole will have a 10 foot high masonry wall on the west and south sides and fencing on the east and north sides. A condition of approval has been added to this report to require the fencing on the east and north sides to be opaque and a minimum of six feet in height. The proposed area for the monopole and equipment storage is located in the southwest corner of the site behind the two (2) existing buildings. The proposed location does require approval of two (2) variances for setbacks. This is discussed in further detail later in this report.

The proposed monopole would be adjacent to the Lakewood Elementary School property. The Pinellas County School District has provided a letter to the applicant, which is attached to this report, stating the school district neither supports nor opposes the proposed monopole. The applicant also distributed 23 notices to property owners within 200 feet of the subject property as well as to the Bayou Bonita and Lakewood Terrace Neighborhood Associations to advise them of a community meeting to explain the proposed project. The meeting was conducted on April 30, 2009 at the Lake Vista Recreation Center. According to the applicant, there were no attendees of the meeting.

**General Evaluation Criteria.**

City Code Section 16.50.480.3(A) sets forth the general criteria for evaluating proposals to construct new WCSFs. Staff's response to each of the criteria is provided below. The applicant has also provided a response to each of the general evaluation criteria in the attached document.

1. *WCSFs shall be constructed in compliance with the Building Code.*

The applicant advises the WCSF will be constructed in compliance with the Florida Building Code. Staff has also included a condition of approval prohibiting lighting within the

WCSF lease area which is visible from the abutting residential properties to lessen any possible light impacts to neighboring property.

2. *WCSFs shall comply with all applicable Federal Aviation Administration requirements.*

The applicant states that an application with the FAA for "Determination of No Hazard" has been filed. A condition of approval has been added to this report requiring final FAA approval prior to permitting.

3. *The WCSF shall not be used for advertising purposes and all signage or symbols are prohibited.*

The applicant advises the WCSF shall not be used for advertising purposes and shall not contain any signage thereon other than signage required by the Federal Communications Commission ("FCC").

4. *WCSFs shall meet all requirements of the Zoning District that are not in conflict with these regulations.*

The proposed WCSF is not the principal use of the site. It is proposed as an accessory use to the existing automotive repair business. The monopole and accessory equipment are proposed to be located in the southwest corner of the property very close to the property line. The proposed location will require approval of variances to the required rear and side yard setbacks in the CCS-1 zoning district. These variance requests are discussed in more detail later in this report.

5. *A WCSF may be located on a lot containing other principal uses. In such cases, the area within which the WCSF is located shall be defined by landscaping or, where landscaping is not required, by fencing. The area may be smaller than the minimum lot size of the applicable zoning district.*

The principal use on the subject property is an automotive repair shop. The proposed WCSF will be located within the larger parcel and the area for the WCSF will be defined by a masonry wall and opaque fencing. It is not practical to plant landscaping around the entire perimeter of the WCSF compound due to the location on the site. The applicant has proposed to relocate the required landscaping to other areas of the site. Staff finds that the WCSF compound will be adequately screened by the buffer wall, the existing buildings and opaque fencing and has included a condition of approval to relocate the required landscaping on the site.

6. *If a WCSF is located on a lot as the only principal permitted use, the minimum lot size shall be 5,000 square feet with a minimum lot width of 50 feet.*

The proposed WCSF is located on a parcel with an automotive repair shop as the principal use.

7. *Minimum yard requirements shall be measured from the lot boundary to the nearest point of the WCSF or the accessory equipment storage area, whichever is closer to the lot boundary.*

The proposed WCSF and storage structures require setback variances to the required rear and side yard setbacks on the west and south sides of the property, respectively. These variance requests are discussed further in detail later in this report.

8. *WCSFs shall have a landscaped buffer so that the base of the WCSF and accessory equipment storage area shall be screened from view from any right-of-way, residential use or residential zoning district. Such landscaped buffer shall consist of hedges planted leaf to leaf which shall reach a height of not less than six feet at maturity and shade trees of at least three inches dbh planted every 30 feet along the approved buffer unless safety requirements of the principal use require otherwise (i.e. utility substations).*

As previously noted, the proposed WCSF will be located within the larger parcel and the area for the WCSF will be defined by a masonry wall and opaque fencing. It is not practical to plant landscaping around the entire perimeter of the WCSF compound due to the location on the site. The applicant has proposed to relocate the required landscaping to other areas of the site. Staff finds that the WCSF compound will be adequately screened by the buffer wall, the existing buildings and opaque fencing and has included a condition of approval to relocate the required landscaping on the site.

9. *The construction of the WCSF shall be of monopole design unless it can be demonstrated that such design is not feasible to accommodate the user or co-location.*

The proposed WCSF is a 149 foot monopole which can accommodate up to three (3) service providers. The antennas and cabling will be concealed within the monopole.

10. *The application shall contain information showing the geographic search area within which the proposed WCSF must be located and shall also provide locations of all structures of similar height within and adjacent to the search area.*

The applicant has provided a map indicating the geographic search area for location of a WCSF. There is one other WCSF in the search area; however, the applicant states that it is not available for co-location. The applicant states that the WCSF at Coquina Plaza is fully loaded and cannot accommodate additional carriers due to no available antenna space at the required height, no available storage space on the ground and the tower is at its structural limit for antenna loading. The applicant has included a photograph of this WCSF which is included in this staff report.

11. *If co-location or location as a permitted accessory use is not proposed, then the applicant must demonstrate in the application as to why co-location or location as a permitted accessory use is not possible.*

The applicant states that there is one other WCSF within the search area, which is located at the Coquina Plaza shopping center, south of the subject property (4250 6<sup>th</sup> Street South). The applicant states that the WCSF at Coquina Plaza is fully loaded and cannot accommodate additional carriers due to no available antenna space at the required height, no available storage space on the ground and the tower is at its structural limit for antenna loading. The applicant has included a photograph of this WCSF which is included in this staff report.

12. *WCSFs shall not have exterior materials with a shiny or reflective finish.*

The applicant indicates the proposed monopole will have a grey galvanized finish.

13. *The applicant shall provide such financial assurances to the City as the City may reasonably require which shall insure the payment of the cost of removal of the WCSF when abandoned (for example: letter of credit, bond, cash held by the City).*

The applicant indicates its willingness to provide financial assurances to the City as the City may reasonably require, pending approval of this application and prior to issuance of a building permit.

**Evaluation Criteria for all New WCSFs, except replacement WCSFs.**

City Code Subsection 16.50.480.3 (C) sets forth the additional criteria for evaluating proposals for new WCSFs. Staff's response to each of the criteria is provided below. The applicant has also provided a response to each of the criteria. (See attached narrative.)

1. *A new WCSF shall not be approved unless it can be demonstrated by the applicant that there is no existing WCSF or no other structures or replacement of an existing WCSF that can be used for the placement of the WCA. Information concerning the following factors, which shall be provided by the applicant, shall be considered in determining whether such locations exists:*

- a. *Insufficient structural capacity of existing WCSFs or other suitable structures and infeasibility of reinforcing or replacing an existing WCSF;*
- b. *Unavailability of suitable locations (including other sites within the zoning districts listed in columns B and C of the Use Matrix for WCSFs) to accommodate system design or engineering on an existing WCSF or other structures;*
- c. *Radio frequency interference or other signal interference problems at existing WCSF or other structures;*
- d. *A comparative evaluation (which may include cost studies) for the placement of a new WCSF versus the utilization of existing WCSFs, other structures (such as buildings or power transmission poles), the availability of alternative technologies or the placement of multiple smaller height WCSFs as alternatives to provide the same level of service. However, the fact that the use of an existing WCSF or other structure would cost more than the cost of constructing a new WCSF will not, absent other factors, justify approval;*
- e. *Other factors which demonstrate the need for the new WCSF.*

The applicant has proposed locating the WCSF on property zoned CCS-1, which permits WCSFs as a permitted use; however, since the proposed location is within 250 feet of a residential use in a zoning district listed in Column A of the WCSF Use Matrix it is a Special Exception use. The applicant states that there is one other WCSF within the search area, which is located at the Coquina Plaza shopping center, south of the subject property. The applicant states that the WCSF at Coquina Plaza is fully loaded and cannot accommodate additional carriers due to no available antenna space at the required height, no available storage space on the ground and the tower is at its structural limit for antenna loading. The applicant has included a photograph of this WCSF which is included in this staff report.

2. *The applicant shall include a statement in the application of its good faith intent to allow the co-location of the WCA of other entities, provided that the cost of modifying the WCSF to accommodate the co-location WCA is borne by the co-locating entity.*

The applicant has provided a statement in the application of its intent to allow co-location of other service providers.

3. ~~The applicants shall~~ send a written notice to all potential users of the new WCSF offering an opportunity for co-location. The list of potential users shall be provided by the City based on those entities who have requested approval of WCSF in the past, current FCC license holders and any other entities requesting to be included on the list. Copies of the notice letters shall be provided to the City at the time the application is filed. If, during a period of 30 days after the notice letters are sent to potential users, a user or users request, in writing, to co-locate on the new WCSF, the applicant shall accommodate the request(s), unless co-location is not reasonably possible.

The applicant has provided copies of the letters sent to Verizon Wireless, Metro PCS and Sprint/Nextel offering an opportunity for co-location at the proposed WCSF.

4. WCSFs shall not exceed 150 feet in height. WCSFs over 100 feet in height shall be designed for co-location of at least one other WCA

The proposed WCSF does not exceed 150 feet in height and is designed to accommodate up to three (3) service providers.

5. WCSFs shall meet all General Criteria.

As previously discussed, the application meets all the General Criteria.

6. The installation of a WCSF in any zoning district listed in Column C of the Use Matrix for WCSFs must be reviewed by the POD prior to installation. The POD shall review all such WCSFs and shall approve such WCSFs that meet the requirements of this section. Such review by the POD shall be without notice.

The proposed WCSF is located within a zoning district listed in Column C of the Use Matrix for WCSFs; however, the proposed location is within 250 feet of a residential use in a zoning district listed in Column A of the WCSF Use Matrix so it is a Special Exception.

**Additional criteria for Special Exception review of new WCSFs, except replacement WCSFs.**

1. WCSFs shall meet all General and Review Criteria.

The proposed WCSF meets or exceeds all General and Review Criteria.

2. WCSFs which are located within 250 feet of a lot used for a residential use in the zoning districts listed in Column A of the Use Matrix for WCSFs as measured from the base of the WCSF, or located on a designated landmark or within a local or National Register historic district shall be Special Exception uses subject to review and approval by the Development Review Commission.

This application is for Special Exception approval due to its proposed location within 250 feet of a residential use located in a zoning district included in Column A of the Use Matrix for WCSFs.

3. WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs shall be located on lots of not less than four acres.



The subject property is located in CCS-1, which is included in Column C of the Use Matrix.

4. WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs shall be located only on property which is owned and used as a principal permitted use by:

- a. A federal, state or local government entity
- b. A school, college or university
- c. A utility company
- d. A church
- e. A cemetery
- f. A club, including community service and fraternal clubs
- g. A golf course and associated facilities
- h. A hospital
- i. A property owners association on a site in an NSM zoning district
- j. Other such entities on properties not used for a residential use

The subject property is located in CCS-1, which is included in Column C of the Use Matrix.

5. If the WCSF is not entirely surrounded by commercial or industrial uses, a written justification of the need for this site showing why other sites are not reasonable.

A review of the zoning designations within the search area shows that all the commercially zoned properties are within 250 of residential zoning. In fact, the subject property is the only commercially zoned property within the search area that does not directly abut residential property or is across an alley from residential property. Since the subject property abuts the elementary school, the subject property is the furthest from residential property of all the commercially zoned property in the search area.

6. WCSFs proposed to be located on a historic landmark or in a designated local or National Register historic district shall be denied if the WCSF creates a detrimental impact on the historic character of the historic landmark or district.

No historic landmarks or districts are involved in this application.

7. The POD may require a visual line-of-site analysis to assess impacts of the WCSF. Such analysis may require the applicant to provide visualization of the WCSF on-site which may include graphic representations, balloons, crane or other acceptable method.

The application includes photo simulations of the proposed WCSF.

8. The review shall consider the comparative evaluation provided by the applicant of alternative methods (placement of a new WCSF versus other alternatives) or alternative site to accomplish the same level of service and shall evaluate the impacts on surrounding properties (including the impact of multiple WCSFs within proximity of the subject application).

The applicant states that there is one other WCSF within the search area, which is located at the Coquina Plaza shopping center south of the subject property. The applicant states that the WCSF at Coquina Plaza is fully loaded and cannot accommodate additional carriers due to no available antenna space at the required height, no available storage space on

the ground and the tower is at its structural limit for antenna loading. The applicant has included a photograph of this WCSF which is included in this staff report.

9. *The review of WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs or within 250 feet thereof shall include but not be limited to whether impacts on the surrounding residential properties need to be minimized through additional setbacks, buffering, tower appearance and other visual impacts.*

The proposed WCSF is located within 250 feet of a residential property located in a zoning district in Column A of the Use Matrix. The applicant is proposing a monopole design with the antennas and cables concealed within the monopole. The applicant is also proposing to place the monopole as far away from the residential properties as possible, which requires a variance request to side yard setback requirement.

**Variances:**

**1. Rear Yard Setback**

**Required: 20 feet**  
**Requested: 1 foot**  
**Variance: 19 feet**

**2. Side Yard Setback (South side)**

**Required: 10 feet**  
**Requested: 0.5 feet**  
**Variance: 9.5 feet**

The applicant proposes to locate the subject monopole and accessory equipment in the southwest corner of the site. Staff has calculated the proposed rear and side yard setbacks from the accessory storage equipment, which is proposed to be located closer to the property line than the monopole.

The purpose and intent of the regulations for WCSFs is to protect other land uses from possible adverse impacts, especially residential uses. The applicant has proposed to locate the monopole as far as possible from the residential properties across 40<sup>th</sup> Avenue South. As a result, the proposed monopole would be closer to the property lines abutting the Lakewood Elementary School property; however, the proposed WCSF would abut open green space areas and a parking lot. According to the applicant, the proposed monopole would be 150 feet from the school structure. Staff finds that the proposed location for the WCSF accomplishes the intent of the regulations to minimize adverse impacts to surrounding land uses and, therefore, recommends approval of the variances.

Although staff is hesitant to support any setback variance, the unique circumstances of this use on this property with the particular surrounding uses makes support for the variance requests appropriate. The proposed site plan reflects a balance of the competing interests of setback requirements, buffering requirements and the public interest associated with enhanced provision of this technology.

**Analysis:**

The proposed WCSF complies with the regulations set forth in City Code Section 16.50.480 regarding wireless communications facilities, including the technical information requested by this section to demonstrate a need for additional WCSFs. The regulations address two issues regarding new WCSFs: first, demonstration of a need for a new WCSF, and second, minimizing the potential adverse impacts of a new WCSF upon adjacent properties. Regarding the technical need for a new WCSF, the applicant has provided data responding to the City Code criteria confirming the current service level and lack of ability to co-locate on an adjacent structure or existing WCSF. Regarding minimizing adverse impact, the applicant proposes to locate the WCSF on a commercial property adjacent to open green spaces and a parking lot. Furthermore, the proposed WCSF will be buffered by the existing structures on site, a masonry wall and opaque fencing. Also, the design will conceal the antennas and cabling.

**Public Comments:**

As of May 15, 2009, staff has not received any phone calls or correspondence concerning this request. As previously noted, the applicant provided public notice of a community meeting held on April 30, 2009 to answer questions or receive comments on the proposal. There was no one in attendance. The Pinellas County School Board also submitted a letter attached to this report stating it neither supports nor opposes the application.

**III. RECOMMENDATION:**

**A. Staff recommends APPROVAL of Resolution A:**

**B. SPECIAL CONDITIONS OF APPROVAL:**

1. A final determination of No Hazard from the FAA shall be required prior to permitting.
2. The parking spaces on the north side of the existing building and the parking spaces under the former gas canopy shall be re-striped.
3. The proposed access easement along the west property line shall be planted with sod.
4. No new curb cut on 40<sup>th</sup> Avenue South shall be approved. Access from 40<sup>th</sup> Avenue South shall be from the existing curb cut and the existing oak tree in the northwest corner of the site shall not be removed.
5. The proposed fencing on the north and east sides of the WCSF area shall be vinyl and a minimum of six (6) feet in height. The wall proposed for the west and south sides shall be 10 feet in height, masonry and shall be finished on the exterior.
6. The applicant shall submit a landscape plan at the time of permitting which shall include, at a minimum, the following:
  - i. Replace all dead or non-existing hedge material around the perimeter of the property, including on either side of the existing oak tree in the northwest corner of the property, in conformance with the City Code.
  - ii. A minimum of three (3) understory trees between the existing oak tree in the northwest corner of the site and the northernmost section of proposed fencing.
  - iii. A lush combination of hedging, groundcover and understory trees in the northeast corner of the property.
  - iv. An automatic irrigation system in compliance with City Code.

7. Any proposed security lighting within the compound shall not be visible from outside the walled and fenced compound.

**C. STANDARD CONDITIONS OF APPROVAL**

*(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)*

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

**Building Code Requirements:**

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. The use/proposal shall be consistent with Concurrency Certificate No. 5965.
2. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
3. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
4. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
5. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

**Engineering Requirements:**

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality

controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

**Landscaping Requirements:**

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Department for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.150, Section 16.40.060.2.1.1 of City Code. Development Services Staff shall inspect and approve all tree protection barricades prior to the issuance of development permits.

**IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):**

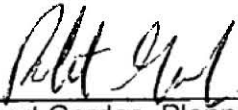
- A. Ingress and egress and overall traffic plan has been evaluated and determined to be appropriate for the subject application. A WCSF use has very little impact on traffic demand.
- B. The location and relationship of parking areas, loading areas, and bicycle parking areas (as applicable) have been evaluated and determined to be appropriate for the subject application. Such improvements are appropriately screened and buffered from adjoining uses and along property lines.
- C. A parking study was not required for this application.
- D. No adverse drainage impacts were identified by the City's professional engineering staff. Final engineered plans and permits will be required to ensure compliance with all required codes.
- E. Signs, if presented by the applicant, are required to comply with the City's Sign Ordinance.
- F. Orientation and location of the buildings, improvements, and open space have been evaluated in relationship to the neighborhood and the characteristics of the site. The proposed plan is appropriate in the balancing of these considerations.
- G. The use is compatible with the natural environment and neighborhood, and any historic or archaeological sites (if applicable) that may be adjacent to the property.
- H. There is no identifiable concentration of such uses within the immediate vicinity. There are no identifiable adverse impacts to living and/or working conditions of the neighborhood.
- I. Appropriate measures have been implemented to provide adequate setbacks, screens, buffers, and general amenities; and to control adverse impacts necessary to ensure compatibility between uses.
- J. Land area is sufficient to accommodate the proposed use without the creation of identifiable adverse impacts.
- K. General amenities (if provided) are compatible with the character of the area.
- L. The site has been evaluated to accommodate the preservation of existing vegetation and allow for reasonable use of the property.
- M. No adverse impacts related to scale, mass, and building materials have been identified related to historic or archaeological resources within 200 feet of the property.
  - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
  - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- N. The application does not diminish the adopted levels of service as prescribed by the City's Comprehensive Plan.
- O. The use is consistent with the City's Comprehensive Plan.

The land use of the subject property is: **Planned Redevelopment-Mixed Use (PR-MU)**

The land uses of the surrounding properties are:

North: **PR-MU and Planned Redevelopment-Residential (PR-R)**  
South: **Institutional (INS)**  
East: **PR-MU**  
West: **INS**

REPORT PREPARED BY:



Robert Gerdes, Planner

5/19/09  
DATE

REPORT APPROVED BY:



PHILIP T. LAZZARA, AICP  
Zoning Official

05.19.09  
DATE

## RESOLUTION "A"

A RESOLUTION OF THE DEVELOPMENT REVIEW COMMISSION APPROVING A SPECIAL EXCEPTION AND RELATED SITE PLAN (WITH VARIANCES) FOR A WCSF, LOCATED AT 4001 6<sup>th</sup> STREET SOUTH, (CASE NO.08-32000023); MAKING DETERMINATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 3, 2009, the Development Review Commission (DRC) held a public hearing for a Special Exception and related site plan (with-variances) for a WCSF located at 4001 6<sup>th</sup> Street North;

WHEREAS, Development Review Commission, reviewed the recommendations of City staff and all of the evidence brought before the Commission during the hearing.

NOW, THEREFORE BE IT RESOLVED By the Development Review Commission of the City of St. Petersburg, Florida that the Commission makes the following determinations:

1. Approval of the Special Exception and related site plan (with variances):
  - a. Will not adversely affect the health, safety, welfare, comfort, convenience or order of the City;
  - b. Will not prevent the orderly and reasonable use of properties in the zoning district or in neighboring areas; and
  - c. Will be in harmony with the general purpose and interest of the ordinances of the City.
2. The Development Review Commission finds that it is appropriate to **APPROVE** the following:
  - a. The variance for the rear yard setback;
  - b. The variance for the side yard setback;
  - c. The Special Exception for a WCSF; and

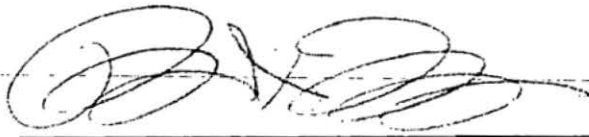


- d. The site plan, subject to the conditions of the Staff Report, as may have been amended by the Development Review Commission at the public hearing.

BE IT FURTHER RESOLVED By the Development Review Commission of St. Petersburg, Florida, based upon the foregoing findings of fact, that the application for Special Exception and related site plan approval with variances has met the criteria contained in Sections 16.70.040.1.4 and 16.70.040.1.5 of the City Code for Special Exceptions and site plans; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:



Zoning Official

05.19.07

Date

**RESOLUTION "B"**

A RESOLUTION OF THE DEVELOPMENT REVIEW COMMISSION DENYING A SPECIAL EXCEPTION AND RELATED SITE PLAN (WITH VARIANCES) FOR A WCSF LOCATED AT 4001 6<sup>th</sup> STREET SOUTH, (CASE NO. 08-3200023); MAKING DETERMINATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 3, 2009, the Development Review Commission (DRC) held a public hearing for a Special Exception and related site plan (with variances) for a WCSF, located at 4001 6<sup>th</sup> Street South;

WHEREAS, Development Review Commission, reviewed the recommendations of City staff and all of the evidence brought before the Commission during the hearing.

NOW, THEREFORE BE IT RESOLVED By the Development Review Commission of the City of St. Petersburg, Florida that the Commission makes the following determinations:

1. Approval of the Special Exception and related site plan (with variances):
  - a. Will adversely affect the health, safety, welfare, comfort, convenience or order of the City;
  - b. Will prevent the orderly and reasonable use of properties in the zoning district or in neighboring areas; and
  - c. Will not be in harmony with the general purpose and interest of the ordinances of the City.
2. The Development Review Commission finds that it is appropriate to **DENY** the following:
  - a. The variance for the rear yard setback;
  - b. The variance for the side yard setback;
  - c. The Special Exception for a WCSF; and
  - d. The site plan.

BE IT FURTHER RESOLVED By the Development Review Commission of St. Petersburg, Florida, based upon the foregoing findings of fact, that the application for Special Exception and related site plan approval with variances has not met the criteria contained in Sections 16.70.040.1.4 and 16.70.040.1.5 of the City Code for Special Exceptions and site plans; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon adoption.

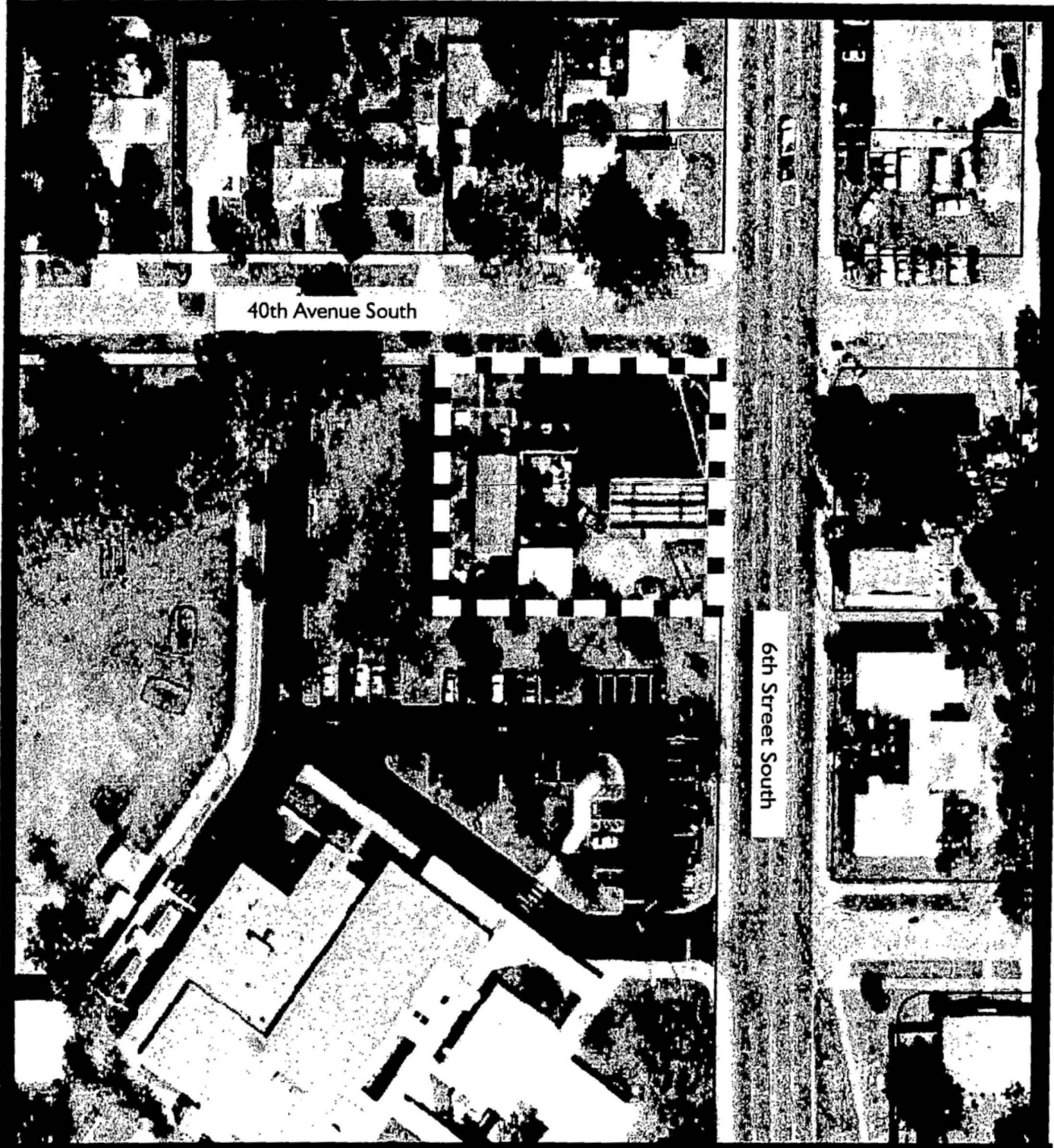
APPROVED AS TO FORM AND SUBSTANCE :



Zoning Official

05.19.09

Date



40th Avenue South


6th Street South

**SUBJECT AREA FOR CITY FILE**

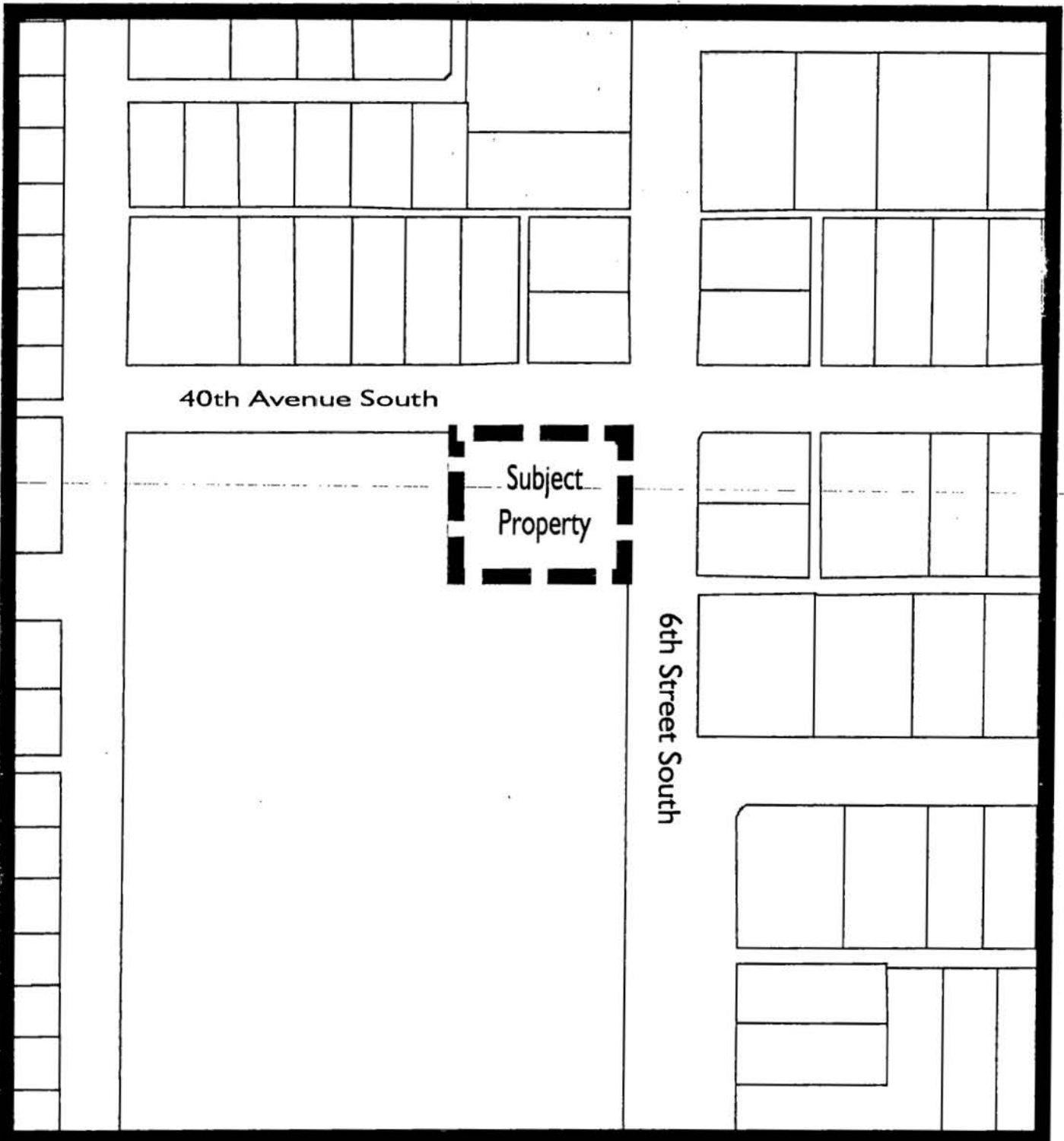
CASE NUMBER:

**08-32000023**

Not to scale

AREA TO BE APPROVED  
SHOWN IN 





**Location Map**

CASE NUMBER:

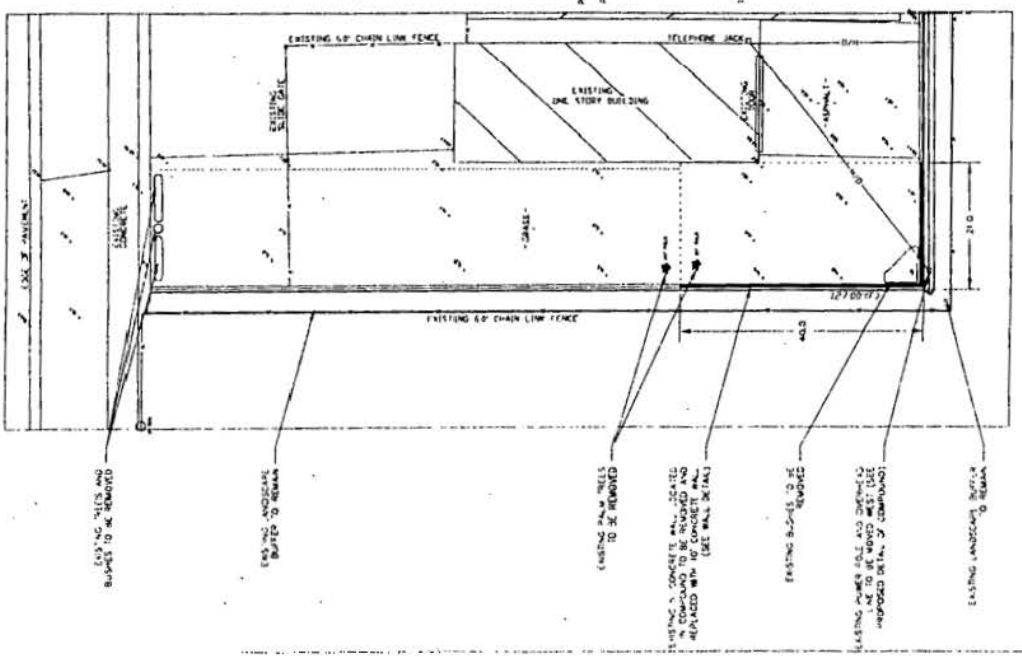
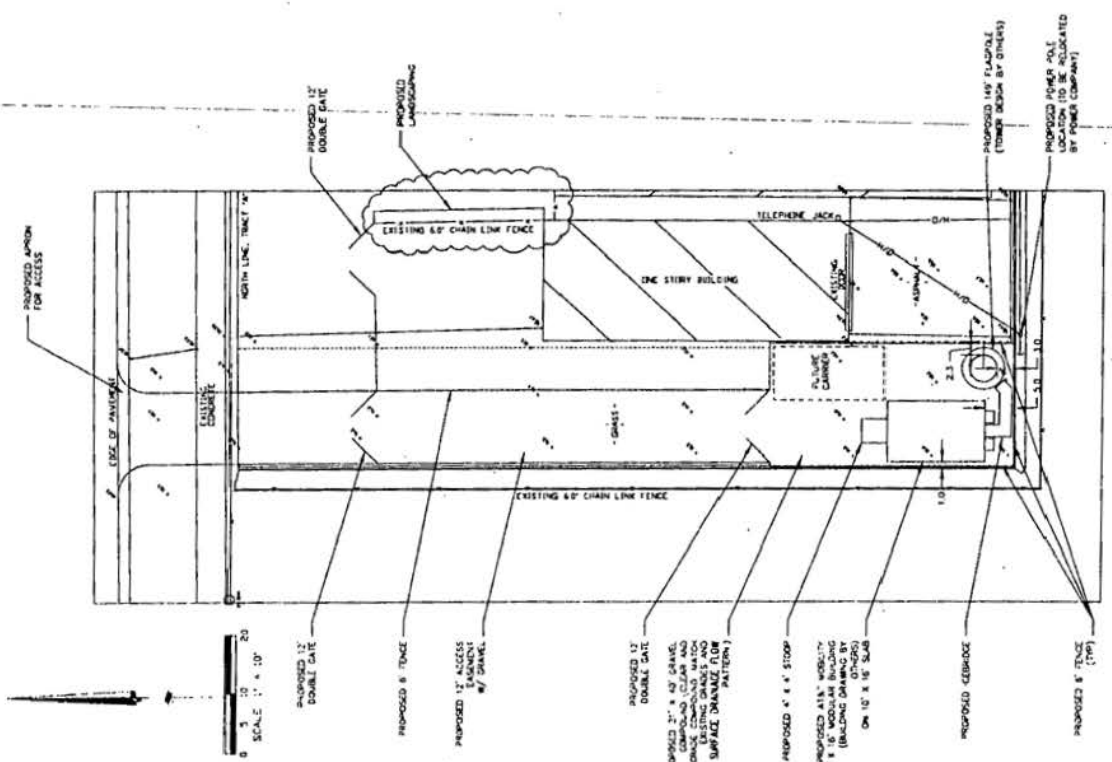
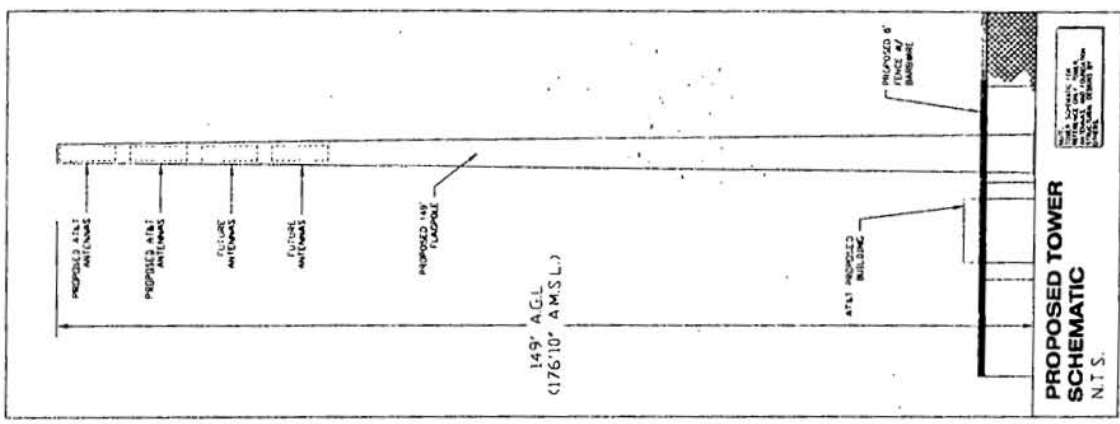
**08-32000023**

SCALE: Not To Scale

AREA TO BE APPROVED  
SHOWN IN 







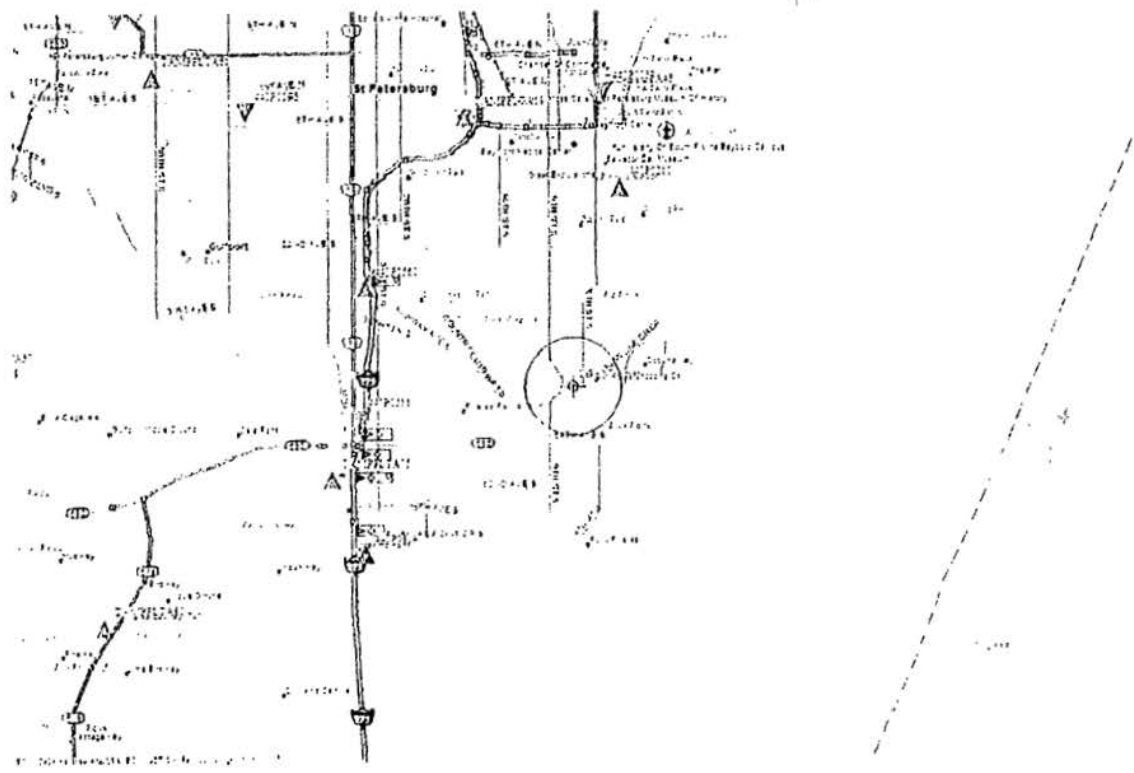
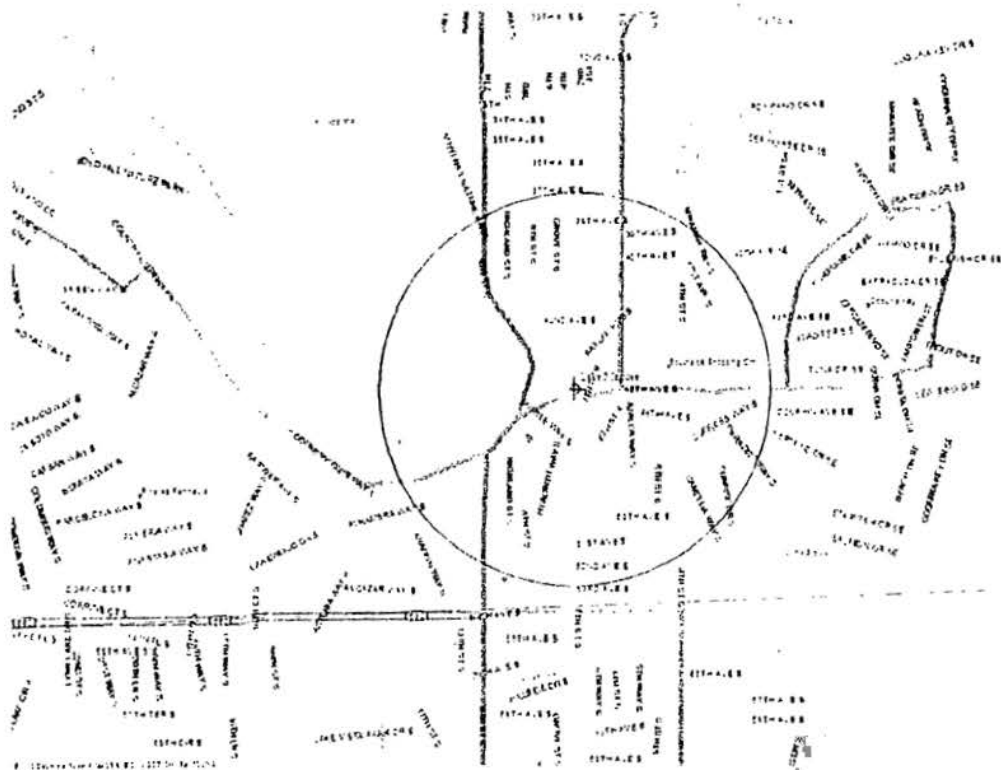
NOTE: EXISTING GRASSES AND EXISTING BUFFER PATTERNS WITH PROPOSED COMPOUND GRADES.

NOTE: UNDERGROUND UTILITIES (SEE SHEET 21) TO BE LOCATED AND DELETED FROM THIS PLAN TO FIELD VERIFY.

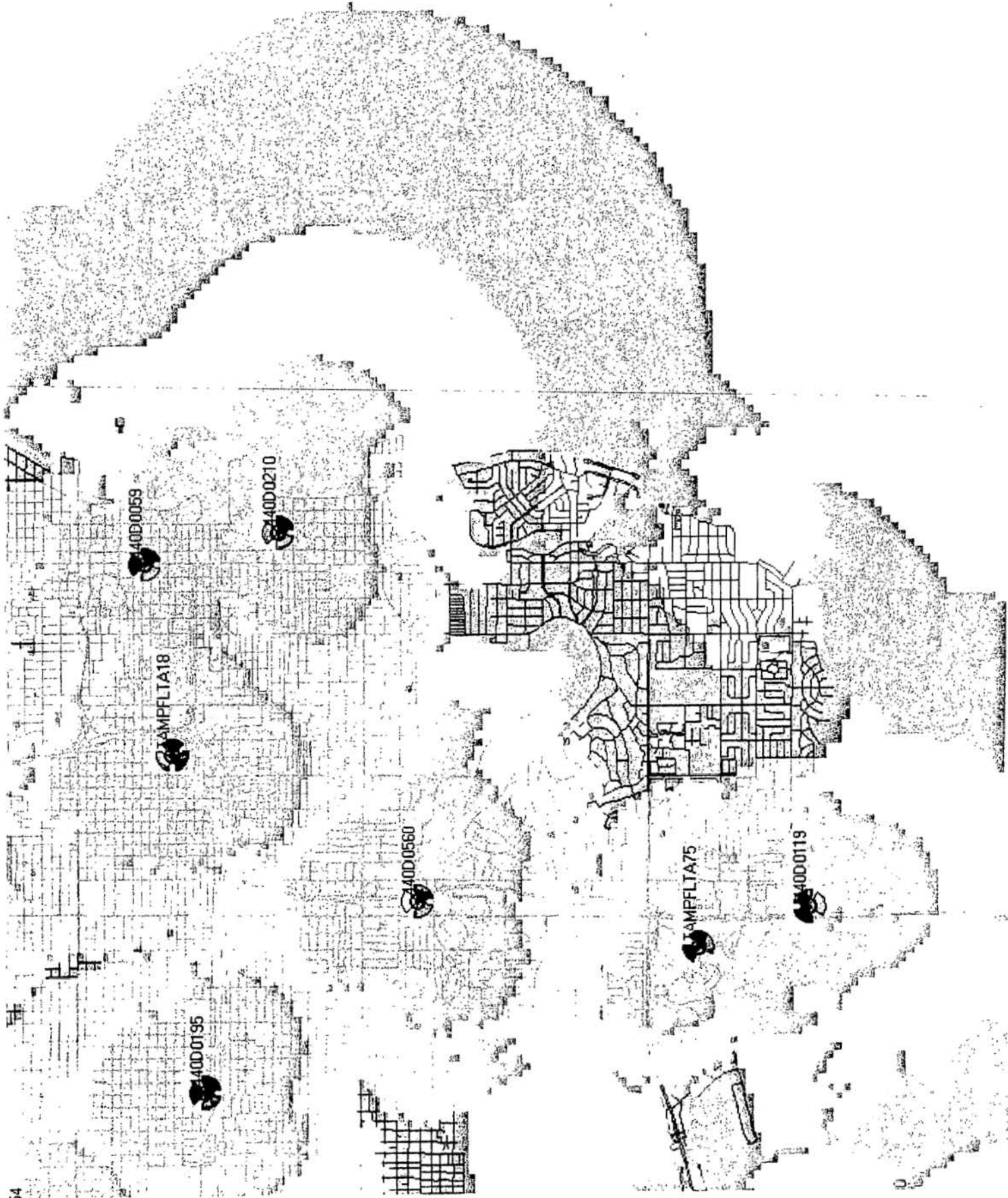
PROPOSED DETAIL OF COMPOUND

EXISTING DETAIL OF COMPOUND

# SEARCH RING







EXISTING SERVICE

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400018

400059

4000210

4000560

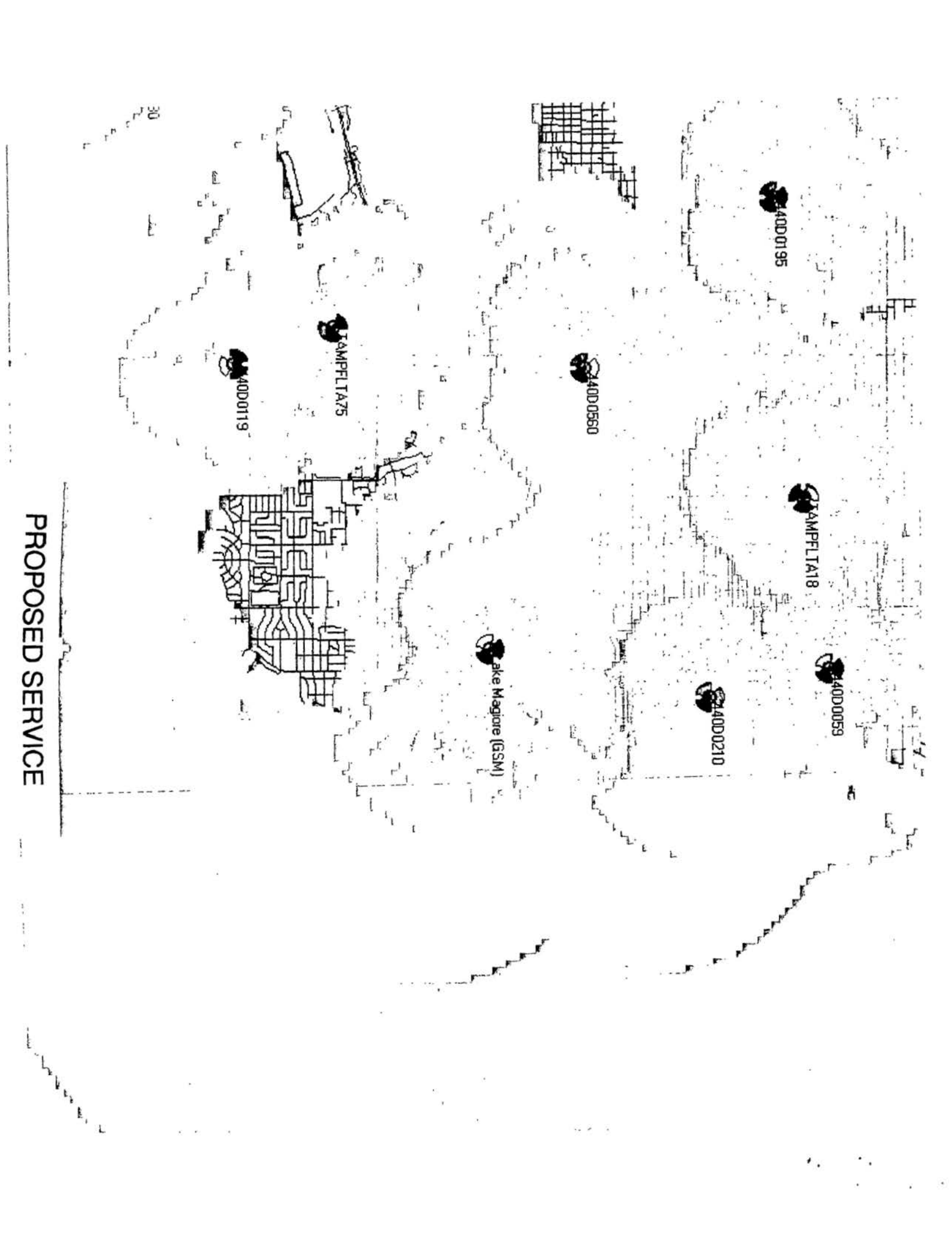
4000560  
Lake Maggiore (GSM)

4000175

4000119

30

PROPOSED SERVICE



# Law Office of Lauralee G. Westine, P.A.

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800 Tarpon Woods Boulevard, Suite E-1  
Palm Harbor, Florida 34685  
Telephone: (727) 773-2221  
Facsimile: (727) 773-2616

April 20, 2009

**RE: Crown Castle/AT&T Lake Maggiore 149' Flagless Flagpole Tower**

Dear Neighbor:

Crown Castle/AT&T is proposing to construct a 149' flagless flagpole tower at 4001 6<sup>th</sup> Street South, St. Petersburg, Florida. A photograph of an existing flagless flagpole tower located in Weston, FL is shown below.

Crown Castle/AT&T will be hosting a community meeting to discuss the project on Thursday, April 30, 2009 at 6:00 PM at the Lake Vista Recreation Center, 1401 62<sup>nd</sup> Avenue South, St. Petersburg, Florida 33705. Please RSVP at 727-773-2221. In the event you have questions and are unable to attend the meeting, please do not hesitate to contact my office for information.

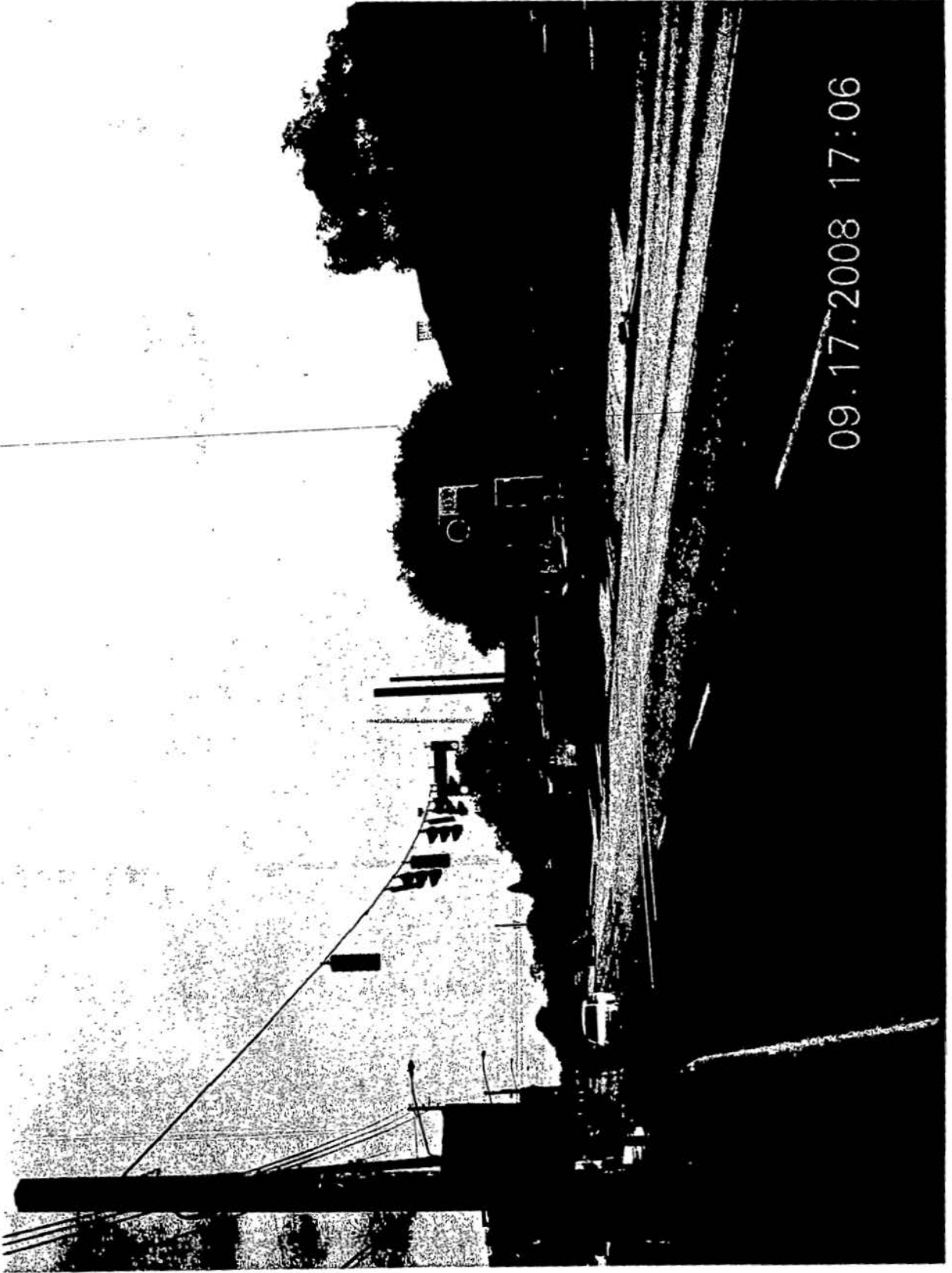
Sincerely,



Lauralee G. Westine, Esq.

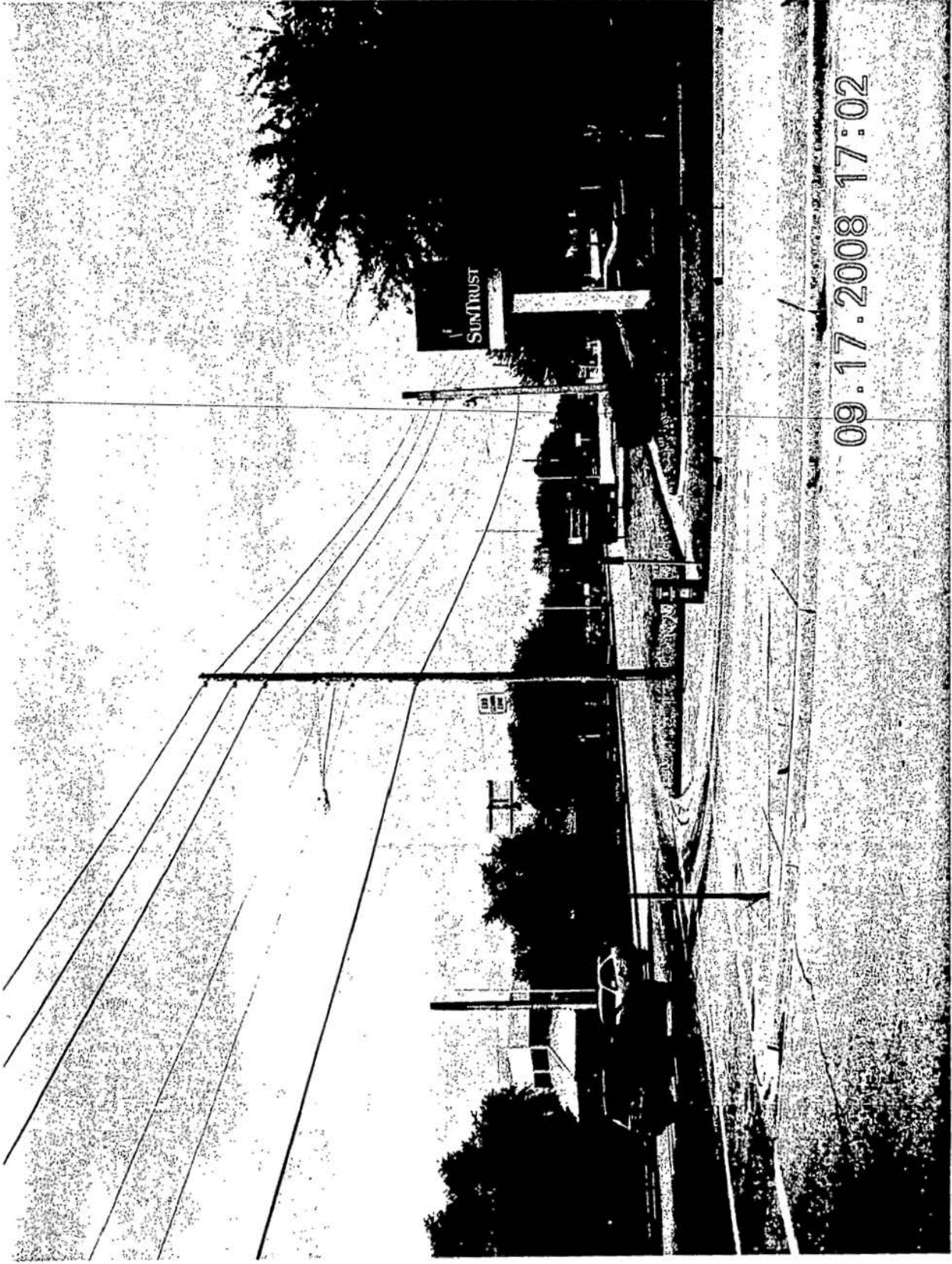


LOOKING SOUTH



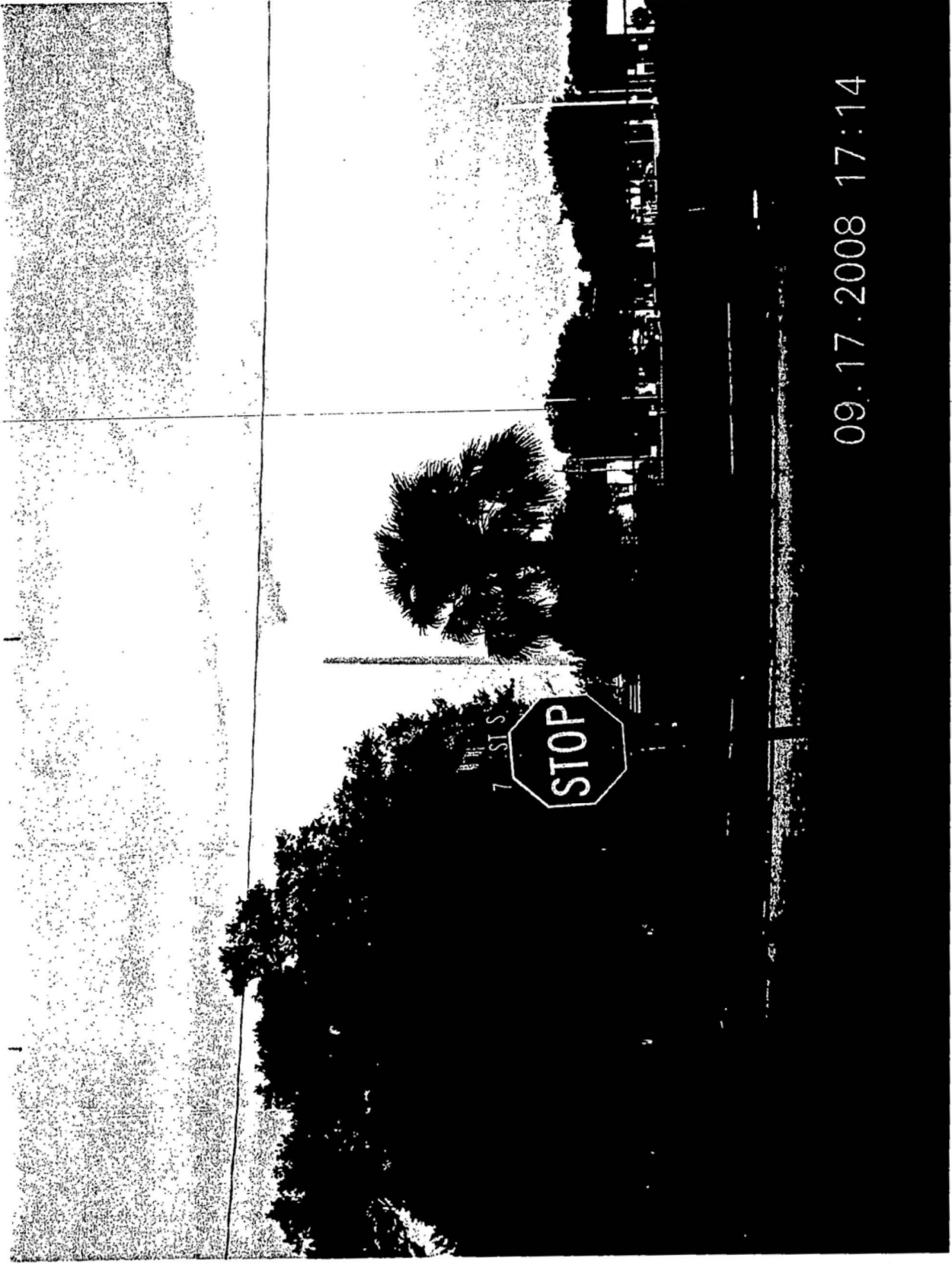
09.17.2008 17:06

LOOKING NORTH



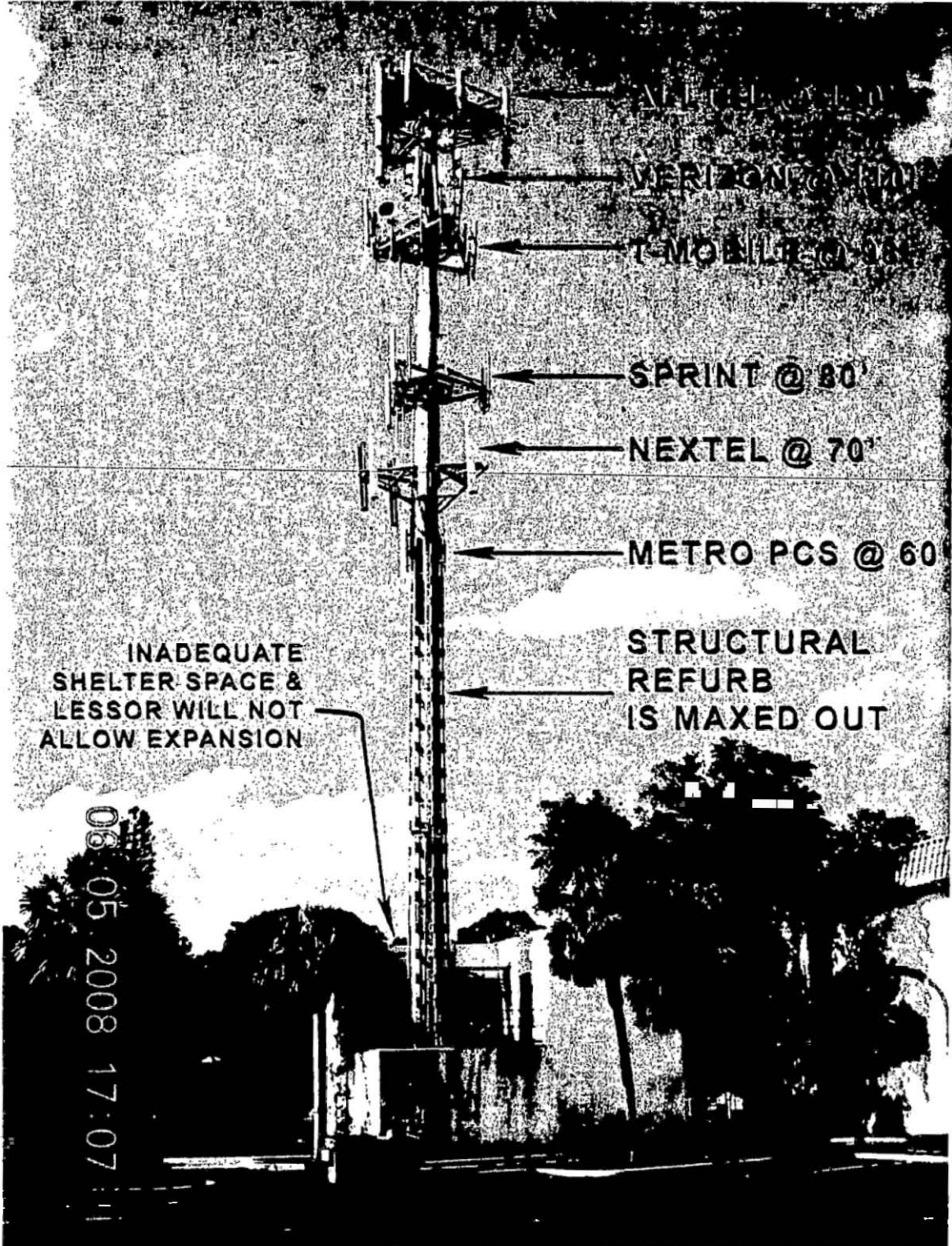
09.17.2008 17:02

LOOKING EAST



09.17.2008 17:14

# COQUINA PLAZA TOWER





AT&T Mobility  
10150 Highland Manor Drive  
Suite 300  
Tampa, FL 33610

October 15, 2008

AT&T Mobility proposes a new stealth monopole tower in south St. Petersburg to improve indoor and outdoor coverage in the Lake Maggiore/Coquina Key area. This area is a high priority to AT&T Mobility in its interest to improve wireless network performance and customer experience.

This area has been a source of poor network performance, the inability to make or receive calls, and dropped calls. The area is among the top areas for AT&T customer complaints, including complaints from St. Petersburg law enforcement officials who use the AT&T wireless data network from their vehicles.

All efforts to optimize the existing system's base station equipment, operating parameters, and antenna systems to improve performance in the area have been exhausted. The poor performance is a result of weak signal strength due to the distance to existing AT&T towers at over 2 miles away. For reliable indoor/outdoor coverage from tower heights around 150 feet AGL, typical maximum distances are 1.5 miles.

Coverage maps of the existing network show the levels of poor coverage, with much of the area receiving not even the minimum signal level (shown in red) to provide reliable wireless service. With the new proposed site, signal levels in the area will be significantly improved and will provide good service to nearly the entire area.

Sincerely,  
John Figura  
AT&T Mobility  
Manager of RF Engineering  
Tampa/Lakeland market





October 20, 2008

Wireless Communication Site Facility (149' Stealth Monopole)  
Eddie's Auto Repair (William L. and Carmen Jean Pupo)  
Crown Castle International  
4001 6<sup>th</sup> Street South  
St. Petersburg, Fl.  
Zoning Applicant Contact: Terry Thomas  
(727)254-7458      terry.thomas@emegc.com

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### Project Summary

Crown Castle International requests a Special Exception and Variance approval for a 149' stealth monopole WCSF located behind Eddie's auto Repair at 4001 6<sup>th</sup> St. South in St. Petersburg, Fl.

The monopole shall be designed to resemble a flag pole. The monopole and WCSF is designed to accommodate three collocation carriers. AT&T Mobility has committed to be the first carrier on the monopole.

The nearest residential dwelling is 195' north of the base of the monopole. The neighborhood association has been contacted three times. Lakewood Elementary School campus is the adjoining property to the West and to the South of the proposed WCSF. On October 8<sup>th</sup> the applicant met with Mr. Steve Fairchild from the School Board at the proposed site. A public meeting is being organized by Mr. Fairchild at the school so that any questions from the administration or the parents can be answered. The nearest school building is 150' from the base of the 149' monopole. A letter from a Professional Engineer certifies that the monopole is designed according to all Florida requirements for this location including to withstand winds in excess of 125 mph and further that in the unlikely event of a collapse, the tower would fold over upon itself.

### Compliance with Section 16.50.480

**1 Wireless Communication Antenna, Structure** City of St. Petersburg City Code  
– Chapter 16, Land Development Regulations 2 EFFECTIVE DATE

#### **6.50.480.1 Purpose and intent**

A. The purpose and intent of these regulations are to regulate the establishment of wireless communication support facilities (WCSF) in recognition of the public need and demand for advanced telecommunication and information technologies and services balanced

against the impacts such facilities may have on properties within the City. This balance is established by:

1.

Providing for the appropriate location and development criteria for WCSFs and wireless communication antennas (WCAs) within the City; and

**First every effort was made to explore collocation opportunities in the designated search area where only one tower exists. That tower, located at Coquina Plaza shopping Center south of the subject property, is fully loaded and cannot accommodate additional carriers due to no available antenna space at the required height, no available equipment space on the ground, and the tower is at its structural limit for antenna loading. The proposed WCSF is located on property zoned CCS which is permitted by right; diligent effort was made to locate a property in the designated search area that would meet all development criteria. This application requests variances from the following: 10' setback for structures, one parking space will be converted to permeable area, the south and the west boundary of the WCSF will have a 10' wall in stead of 8' wall, landscaping plantings to be located on and around the parent tract property .**

2.

Encouraging WCSFs to locate in and to be surrounded by commercial and industrial uses;

**The subject property is one of only two parcels in the designated search area that meet this criteria and currently the only parcel with owners who have signed a ground lease agreement for the WCSF.**

3.

Minimizing the adverse effects of WCSFs through careful design, siting and screening criteria;

**The proposed WCSF is located on property zoned CCS . The equipment shelter compound will be concealed from view from the south and west by a 10' wall, from the east by the existing buildings and from the north by existing landscaping. The tower will be of stealth design to resemble a flagpole.**

4.

Maximizing the use of existing and future WCSFs and encouraging multiple users on such facilities;

**The tower and WCSF is designed for collocation to accommodate three carriers. AT&T Mobility has committed to locate at the WCSF. All other carriers operating in the market will be notified by letter and email regarding the availability of this tower.**

5.

Protecting the archeological, architectural and historical character of neighborhoods and designated historic districts and landmarks.

**Professional consultants have been engaged to make every effort to comply with this requirement. Environmental scientists have completed due diligence reports including a Phase-1 Report and National Environmental Protection Act Report.**

B. These regulations are in addition to other regulations that may be applicable, including but not necessarily limited to certificates of appropriateness, community redevelopment plan reviews, and wireless communications systems permits.

#### **16.50.480.2 Wireless communication antennae (WCA)**

A. To encourage co-location and to minimize the number of WCSFs within the City, WCAs are considered a permitted accessory use when placed on or attached to any structure which

constitutes a principal use, including existing WCSFs, provided that any WCA shall not extend more than 20 feet above the tallest portion of the structure on or to which it is attached.

- B. No personnel shall be allowed on the premises except as necessary for maintenance and repair.
- C. Accessory equipment storage areas shall be no greater than 15 feet in height and shall meet all zoning requirements.
- D. Not more than two WCAs are permitted on any site used as a single-family dwelling unit. These WCAs shall be used solely to provide service to that single-family dwelling unit, shall not be used for any commercial purpose, and shall not exceed 12 feet above the roof line.
- E. All WCAs shall be designed to blend into or shall be shielded by the principal structure, where possible, taking into consideration the location of the WCA and the visibility from the right-of-way and neighboring uses.
- F. Accessory equipment storage areas are prohibited in any government rights-of-way except interstate rights-of-way.
- G. The installation of a WCA in any zoning district shall be reviewed by the POD. The POD shall approve such requests that meet the requirements of these regulations and F.S. 365.172(11). Such review by the POD shall be without notice.
- H. A WCA proposed to be located on a historic landmark or in a designated historic district shall be denied if the WCA creates a detrimental impact on the historic character of the historic landmark or district.

**16.50.480.3 Wireless communication support facilities (WCSFs)**

A. General criteria.

1.

WCSFs shall be constructed in compliance with the Building Code.

**The WCSF will be constructing according to building code.**

2.

WCSFs shall comply with all applicable Federal Aviation Administration requirements.

**Preliminary FAA studies indicate no hazard and FAA "Determination of No Hazard" is applied for and pending**

3.

WCSFs shall not be used for advertising purposes and all signage or symbols are prohibited.

**This WCSF shall not be used for advertising. Signage will be only that is required by the FCC .**

4.

WCSF's shall meet all requirements of the Zoning District that are not in conflict with these regulations.

**This application requests variances from the following: 10' setback for structures, one parking space will be converted to permeable area, the south and the west boundary of the**

**WCSF will have a 10' wall in stead of 8' wall, landscaping plantings to be located on and around the parent tract property .**

5.

A WCSF may be located on a lot containing other principal uses. In such cases, the area within which the WCSF is located shall be defined by landscaping or, where landscaping is not required, by fencing. The area may be smaller than the minimum lot size of the applicable zoning district.

**The principal use of the lot is an auto repair service. The proposed WCSF area is to be defined by walls and fences.**

6.

If a WCSF is located on a lot as the only principal permitted use, the minimum lot size shall be 5,000 square feet with a minimum lot width of 50 feet.

7.

Minimum yard requirements shall be measured from the lot boundary to the nearest point of the WCSF or the accessory equipment storage area, whichever is closer to the lot boundary.

8.

WCSFs shall have a landscaped buffer so that the base of the WCSF and accessory equipment storage area shall be screened from view from any right-of-way, residential use or residential zoning district. Such landscaped buffer shall consist of hedges planted leaf to leaf which shall reach a height of not less than six feet at maturity and shade trees of at least three inches dbh planted every 30 feet along the approved buffer unless safety requirements of the principal use require otherwise (i.e. utility substations).

**The equipment shelter compound will be concealed from view from the south and west by a 10' wall, from the east by the existing buildings and from the north by existing landscaping. Landscaping plantings to be located on and around the parent tract property**

9.

The construction of the WCSF shall be of monopole design unless it can be demonstrated that such design is not feasible to accommodate the user or co-location.

**The tower will be of stealth design to resemble a flagpole.**

10.

The application shall contain information showing the geographic search area within which the proposed WCSF must be located and shall also provide locations of all structures of similar height within and adjacent to the search area.

**Maps are included in this application**

11.

If co-location or location as a permitted accessory use is not proposed, then the applicant shall demonstrate in the application why co-location or location as a permitted accessory use is not possible.

**First every effort was made to explore collocation opportunities in the designated search area where only one tower exists. That tower, located at Coquina Plaza shopping Center south of the subject property, is fully loaded and cannot accommodate additional carriers due to no available antenna space at the required height, no available equipment space on the ground, and the tower is at its structural limit for antenna loading. A picture of this tower is included in this application.**

12.

WCSFs shall not have exterior materials with a shiny or reflective finish.

**The proposed tower shall have a gray galvanized finish.**

13.

The applicant shall provide such financial assurances to the City as the City may reasonably require which shall insure the payment of the cost of removal of the WCSF when abandoned (for example: letter of credit, bond, cash held by the City).

**Upon approval of this Special Exception Request financial assurance will be made to the City for tower removal if the tower were to be abandoned.**

B. Replacement of existing WCSF. An existing WCSF which was lawful at the time of its construction may be replaced for purposes of accommodating co-location of additional WCAs or otherwise provided that:

1.

The replacement WCSF shall not exceed a total height of 150 feet or, if the existing WCSF has an approved height variance greater than 150 feet, the replacement WCSF shall not exceed the approved height. If the replacement WCSF is located in one of the zoning districts listed in Column A of the Use Matrix for WCSFs, then the replacement WCSF shall not exceed the existing height without special exception approval.

2.

The replacement WCSF shall be located within the same zoning lot as the existing WCSF and shall comply with minimum yard requirements.

3.

The applicant shall cause the existing WCSF to be removed not later than ninety days following completion of the replacement WCSF and the relocation or installation of the WCA. In any event, the existing WCSF shall be removed within 180 days of the City's final construction inspection of the replacement WCSF.

4.

If the location of the replacement WCSF is such that the existing WCSF must be moved before the replacement WCSF is constructed, temporary portable antennae support facilities may be used, but shall be removed within thirty days of the completion of the replacement WCSF and the relocation or installation of the WCA. In any event, the temporary portable antennae facilities shall be removed within 60 days of the City's final construction inspection of the replacement WCSF.

5.

The replacement WCSF shall meet the General Criteria.

6.

The installation of a replacement WCSF in any zoning district must be reviewed by the POD prior to installation. The POD shall review all such requests and shall approve such requests that meet the requirements of this section. Such review by the POD shall be without notice.

C. Review criteria for all new WCSFs, except replacement WCSFs.

1. A new WCSF shall not be approved unless it can be demonstrated by the applicant that there is no existing WCSF or other structures or replacement of an existing WCSF that can be used for the placement of a WCA. Information concerning the following factors, which shall be provided by the applicant, shall be considered in determining whether such locations exist:

a. Insufficient structural capacity of existing WCSFs or other suitable structures and infeasibility of reinforcing or replacing an existing WCSF;

**First every effort was made to explore collocation opportunities in the designated search area where only one tower exists. That tower, located at Coquina Plaza shopping Center south of the subject property, is fully loaded and cannot accommodate additional carriers due to no available antenna space at the required height, no available equipment space on the ground, and the tower is at its structural limit for antenna loading. A picture of this tower is included in this application.**

- b. Unavailability of suitable locations (including other sites within the zoning districts listed in Columns B and C of the Use Matrix for WCSFs to accommodate system design or engineering on an existing WCSF or other structures;

**The subject property is one of only two parcels in the designated search area that meet this criteria and currently the only parcel with owners who have signed a ground lease agreement for the WCSF.**

- c. Radio frequency interference or other signal interference problems at existing WCSF or other structures;

N/A

- d. A comparative evaluation (which may include cost studies) for the placement of a new WCSF versus the utilization of existing WCSFs, other structures (such as buildings or power transmission poles), the availability of alternative technologies or the placement of multiple smaller height WCSFs as alternatives to provide the same level of service. However, the fact that the use of an existing WCSF or other structure would cost more than the cost of constructing a new WCSF will not, absent other factors, justify approval;

---

**No existing co locatable WCFs exist in the designated search area**

- e. Other factors which demonstrate the need for the new WCSF.
2. The applicant shall include a statement in the application of its good faith intent to allow the co-location of the WCA of other entities, provided that the cost of modifying the WCSF to accommodate the co-location WCA is borne by the co-locating entity.

**The tower and WCSF is designed for collocation to accommodate three carriers. AT&T Mobility has committed to locate at the WCSF. All other carriers operating in the market will be notified by letter and email regarding the availability of this tower.**

3. The applicant shall send a written notice to all potential users of the new WCSF offering an opportunity for co-location. The list of potential users shall be provided by the City based on those entities who have requested approval of WCSF in the past, current FCC license holders and any other entities requesting to be included on the list. Copies of the notice letters shall be provided to the City at the time the application is filed. If, during a period of 30 days after the notice letters are sent to potential users, a user or users request, in writing, to co-locate on the new WCSF, the applicant shall accommodate the request(s), unless co-location is not reasonably possible. **AT&T Mobility has committed to locate at the WCSF. All other carriers operating in the market will be notified by letter and email regarding the availability of this tower.**

4.

WCSFs shall not exceed 150 feet in height. WCSFs over 100 feet in height shall be designed for co-location of at least one other WCA.

**The proposed tower shall be 149' AGL**

5.

WCSFs shall meet all General Criteria.

6.

The installation of a WCSF in any zoning district listed in Column C of the Use Matrix for WCSFs must be reviewed by the POD prior to installation. The POD shall review all such WCSFs and shall approve such WCSFs that meet the requirements of this section. Such review by the POD shall be without notice.

D. Additional criteria for special exception review of new WCSFs, except replacement WCSFs.

1.

WCSFs shall meet all General and Review Criteria.

2.

WCSFs which are located within 250 feet of a lot used for a residential use in the zoning districts listed in Column A of the Use Matrix for WCSFs as measured from the base of the WCSF, or located on a designated landmark or within a local or National Register historic district shall be special exception uses subject to review and approval by the Development Review Commission.

3.

WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs shall be located on lots of not less than four acres.

4.

WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs shall be located only on property which is owned and used as a principal permitted use by:

- a. A federal, state or local government agency
- b. A school, college or university
- c. A utility company
- d. A house of worship
- e. A cemetery
- f. A club, including community service and fraternal clubs
- g. A golf course and associated facilities
- h. A hospital
- i. A property owners association on a site in a NSM zoning district
- j. Other such entities on properties not used for a residential use

5.

If the WCSF is not entirely surrounded by commercial or industrial uses, a written justification showing why other sites are not reasonable.

**AT&T Mobility**  
**10150 Highland Manor Drive**  
**Suite 300**  
**Tampa, FL 33610**

**October 15, 2008**

**AT&T Mobility proposes a new stealth monopole tower in south St. Petersburg to improve indoor and outdoor coverage in the Lake Maggiore/Coquina Key area. This area is a high priority to AT&T Mobility in its interest to improve wireless network performance and customer experience.**

**This area has been a source of poor network performance, the inability to make or receive calls, and dropped calls. The area is among the top areas for AT&T customer complaints, including complaints from St. Petersburg law enforcement officials who use the AT&T wireless data network from their vehicles.**

**All efforts to optimize the existing system's base station equipment, operating parameters, and antenna systems to improve performance in the area have been exhausted. The poor performance is a result of weak signal strength due to the distance to existing AT&T towers at over 2 miles away. For reliable indoor/outdoor coverage from tower heights around 150 feet AGL, typical maximum distances are 1.5 miles.**

**Coverage maps of the existing network show the levels of poor coverage, with much of the area receiving not even the minimum signal level (shown in red) to provide reliable wireless service. With the new proposed site, signal levels in the area will be significantly improved and will provide good service to nearly the entire area.**

**Sincerely,**

**John Figura  
AT&T Mobility  
Manager of RF Engineering  
Tampa/Lakeland market**

6.  
WCSFs proposed to be located on a historic landmark or in a designated local or National Register historic district shall be denied if the WCSF creates a detrimental impact on the historic character of the historic landmark or district.

7.  
The POD may require a visual line-of-site analysis to assess impacts of the WCSF. Such analysis may require the applicant to provide visualization of the WCSF on-site which may include graphic representations, balloons, crane or other acceptable method.

**Photo simulations are included in this application**

8.  
The review shall consider the comparative evaluation provided by the applicant of alternative methods (placement of a new WCSF versus other alternatives) or alternative site to accomplish the same level of service and shall evaluate the impacts on surrounding properties (including the impact of multiple WCSF's within proximity of the subject application).



9.

The review of WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs or within 250 feet thereof shall include but not be limited to whether impacts on the surrounding residential properties need to be minimized through additional setbacks, buffering, tower appearance and other visual impacts.

**16.50.480.4 Abandoned WCSFs**

Any WCSF which is abandoned shall be removed or demolished by the owner of the property upon which the WCSF is located within 30 days following notice by the POD to the owner. For the purposes of this section, "abandoned" means that no WCA or other commercial antenna has been operational and located on the WCSF for two or more years and the term "operational" shall mean operated commercially for at least 60 consecutive days. Where a WCSF is abandoned but not removed or demolished as required hereby, the City may remove or demolish the WCSF, dispose of the WCSF, and place a lien on the property and WCSF for the costs thereof by following the procedures (but not the criteria) for demolition of nuisance or unsafe structures in Chapter 8 of the City Code. If the WCSF is removed and sold by the City, the net proceeds after deducting the costs of such sale shall be credited against the costs of removal. Such lien on the property and WCSF shall be superior to all other liens except taxes. The last owner of the WCSF shall also be responsible for all such costs.

**16.50.480.5 Notice**

Entities which own a WCA or other commercial antenna on a WCSF shall provide written notice to the City when such WCAs or commercial antennae are no longer operational or located on the WCSF.

**16.50.480.6 Variances and Appeals**

A. Requests for variances shall be reviewed by the Development Review Commission.

B. Requests for additional height for any permitted or previously approved WCSF in the zoning districts listed in the Use Matrix for WCSFs, Column (C) may be granted by the POD to provide for co-location of additional WCAs provided the additional height does not exceed 30 feet. Such action by the POD shall not require additional notice above that required for the WCSF being constructed.

C. Decisions of the POD may be appealed to the Development Review Commission.

**16.50.480.7 Use Matrix for WCSFs**

Wireless Communication Locations

Column A	Column B	Column C
Special Exception reviewed by the Development Review Commission	Special Exception reviewed by the POD with notice except as otherwise required by this section	Permitted by right

<p>NT: only on property of a federal, state or local government agency, a school, college and/or university or a utility company</p> <p>NM MPUD NS CRT</p>	<p>DC-1: west of Dr. ML King Jr. Street</p> <p>DC-2 RC EC</p>	<p>CCT CRS CCS IT</p> <p>DC-1: east of Dr. ML King Jr. Street</p> <p>DC-C, DC-3 and DC-P</p> <p>IT IS IC</p>
--	---	--

**16.50.480.8 Citizen Band and Amateur Radios**

A. WCSFs and antennas used in the operation of Citizen Band and Amateur Radios (CBAR) licensed by the Federal Communication Commission (FCC) are subject to the following requirements:

1.

The maximum height of any CBAR WCSF and antenna shall not exceed seventy-five (75) feet or such lower height as established by federal law. CBAR antennas are permitted on any lawfully existing structure.

2.

Only one CBAR WCSF is permitted on each lot. One or more CBAR antennas are

# Law Office of Lauralee G. Westine, P.A.

---

800 Tarpon Woods Boulevard, Suite E-1  
Palm Harbor, Florida 34685  
Telephone: (727) 773-2221  
Facsimile: (727) 773-2616

SENT VIA US MAIL

May 12, 2009

Metro PCS  
ATTN: Darin Miller  
511 S. U.S. Hwy 301  
Tampa, FL 33619

**RE: - Collocation on Telecommunications Tower  
Crown Castle - Lake Maggiore**

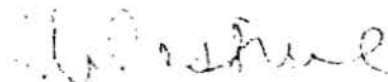
Dear Mr. Miller:

Crown Castle is offering collocation opportunities on a proposed 149' flagless flagpole tower located at 4001 6<sup>th</sup> Street South, St. Petersburg, FL 33705.

Latitude: 27 43 55.985  
Longitude: -82 38 28.776  
NAD: 83

If you are interested in additional information about this site, please contact me.

Sincerely,



Lauralee G. Westine, Esq.

# Law Office of Lauralee G. Westine, P.A.

---

800 Tarpon Woods Boulevard, Suite E-1  
Palm Harbor, Florida 34685  
Telephone (727) 773-2221  
Facsimile (727) 773-2616

SENT VIA US MAIL

May 12, 2009

Sprint Nextel  
ATTN: John Mulhearn  
1710 Eisenhower Boulevard  
Empire, FL 33634

RE: **Collocation on Telecommunications Tower  
Crown Castle - Lake Maggiore**

Dear John:

Crown Castle is offering collocation opportunities on a proposed 119' flagless flagpole tower located at 1001 6<sup>th</sup> Street South, St. Petersburg, FL 33705.

Latitude: 27 43 55.985  
Longitude: 82 38 28.776  
NAD: 83

If you are interested in additional information about this site, please contact me.

Sincerely,



Lauralee G. Westine, Esq.

# Law Office of Lauralee G. Westine, P.A.

800 Tarpon Woods Boulevard, Suite E-1  
Palm Harbor, Florida 34685  
Telephone: (727) 773-2221  
Facsimile: (727) 773-2616

SENT VIA US MAIL

May 12, 2009

Verizon Wireless  
ATTN: Gina Cacciatore  
100 Tampa Oaks Boulevard  
Suite 450  
Tampa, FL 33637

**RE: Collocation on Telecommunications Tower  
Crown Castle - Lake Maggiore**

Dear Ms. Cacciatore,

Crown Castle is offering collocation opportunities on a proposed 119' flagless flagpole tower located at 1001 6<sup>th</sup> Street South, St. Petersburg, FL 33705

Latitude: 27.43.55.985  
Longitude: -82.38.28.776  
NAD: 83

If you are interested in additional information about this site, please contact me

Sincerely,



Lauralee G. Westine, Esq.



A Division of Sabre Industries, Inc.

September 8, 2008

Mr. Keith Legg  
E.M. Enterprises General Contractors, Inc.  
PO Box 11707  
Tampa, FL 33680-1707

Ref: Proposed 149 ft Sabre Flag Monopole for Lake Maggiore, Pinellas County, FL  
(Sabre Job 09-08396)

Dear Mr. Legg,

The proposed Sabre monopole has been designed for a Basic Wind Speed of 125 mph (no ice), Structure Class II, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G-2005, "Structural Standard for Antenna Supporting Structures and Antennas". The monopole has also been designed to meet or exceed the requirements of the 2004 Florida Building Code (with 2006 Amendments).

When designed according to these standards, 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 monopole 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 one of the monopole shaft sections. This would result in a buckling failure mode, where the steel shaft would bend beyond its elastic limit (beyond the point where the shaft would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of an extreme wind event would be localized buckling of the monopole shaft. Assuming that the wind pressure profile is similar to that used to design the monopole, the shaft will buckle at the location of the highest combined stress ratio in the upper portion of the monopole. This is likely to result in the portion of the monopole above "folding over" onto the portion below, thereby relieving stress and greatly reducing the possibility of further failure. **Please note that this letter only applies to a monopole designed and manufactured by Sabre Towers & Poles.**

Please let me know if you have any questions or require additional information.

Sincerely,

A circular professional engineer seal for Stephen Yeo. The seal contains the text "STEPHEN YEO", "LICENSE", "09167841", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER". A handwritten signature "Stephen Yeo" is written across the seal, and the date "9/8/08" is written to the right of the seal.

Stephen Yeo  
Vice President, Development Solutions



CITY OF ST. PETERSBURG  
MAR 06 2009  
DEVELOPMENT SERVICES

WALTER POWNALL SERVICE CENTER  
11111 S Belcher Road  
Largo, FL 33773  
(727) 541-3526

SCHOOL BOARD OF  
PINELLAS COUNTY, FLORIDA  
Chairperson  
Peggy L. O'Shea

Vice Chairperson  
Janet R. Clark

Mary L. Tyus Brown  
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Mina Hayden  
Linda S. Lerner  
Robin L. Wikle

Superintendent  
Julie M. Janssen, Ed.D.

March 4, 2009

Ms. Julie Weston, Director  
Development Services Department  
P.O. Box 2842  
St. Petersburg, FL 33731

Re: Cell Tower Adjacent to Lakewood Elementary

Dear Ms. Weston:

The school district's Lakewood Elementary School is located at 4151 6<sup>th</sup> Street South in St. Petersburg. E.M. Enterprises General Contractors, Inc. has been developing plans for the proposed construction of a 150' unipole communications tower on the property directly north of the school.

The school community has been made aware of the proposed project and no formal objections have been expressed to school administration or district staff. Therefore, the school district's position is to neither support, nor oppose the proposed project.

It should be noted, however, that the proposed tower has the potential to be a very dominant structure. Therefore, we ask that the city request appropriate conditions to minimize the aesthetic impact, given the close proximity to a neighborhood school in a residential neighborhood.

Please contact me if you have any questions.

Sincerely,

Thomas M. McGinty  
Area Maintenance Supervisor

cc: Michael Bessette, Associate Superintendent, Facilities, Operations, Safety and Security  
Barbara Hires, Associate Superintendent (Region V)  
Kathleen Young, Principal, Lakewood Elementary School  
Ginny Pannill, Real Estate and Concurrency Services  
Terry Thomas, E.M. Enterprises General Contractors, Inc.

RP CommTwr 2009 LakewoodEI

DATE	DESCRIPTION
05-14-09	LANDSCAPE MEASUREMENTS
05-14-09	PERSON

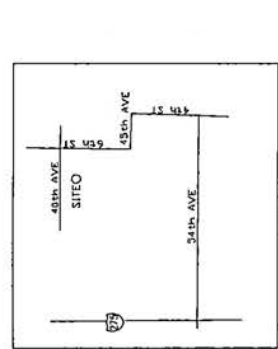
F.M. ENTERPRISES  
GENERAL CONTRACTORS, INC.  
SITE DEVELOPMENT MANAGER

CROWN CASTLE INTERNATIONAL  
CROWN CASTLE  
INTERNATIONAL

LAKE MAGGIORE - PUPPO  
PROPOSED TELECOMMUNICATIONS FACILITY  
SITE PLAN

SHEET 121

SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST  
PINELLAS COUNTY, FLORIDA



- SITE DATA:**
1. ALL NEIGHBORING TELECOMMUNICATIONS ASSET COMPONENTS, WATER & SEWER SERVICE IS NOT REQUIRED.
  2. TRAFFIC SIGNALS - 1 WEST FOR MONITORING TO BE IN FLOOD ZONE.
  3. ZONING: COMMERCIAL, ACCORDING TO PLAM, COUNTY PANEL.
  4. ZONING: COMMERCIAL, ACCORDING TO PLAM, COUNTY PANEL.
  5. TOWER COORDINATES AND UTM COORDINATES: 2742558987 N 450'
  6. SITE SURVEY DATA TAKEN FROM CORNER STATION 873558779 N 450'
  7. PROPERTY LAND SURVEYING & MAPPING, BAYDU 09-13-04
  8. PROPOSED 21' X 40' TOWER COMPOUND TO BE LOCATED ON THE EAST SIDE OF THE 60' CHAIN LINK FENCE.
  9. SITE ADDRESS: 4001 5TH STREET SOUTH, PINELLAS COUNTY, FLORIDA 34640
  10. OWNER: WILLIAM L. & CARMEN JEAN PUPPO, 4001 5TH STREET SOUTH, PINELLAS COUNTY, FLORIDA 34640
  11. LESSOR: CROWN CASTLE INTERNATIONAL, 1101 GREENWOOD BLVD., 4TH FLOOR, SUITE 100, TAMPA, FLORIDA 33604
  12. SUBLESSOR: AT&T MOBILITY, 1101 GREENWOOD BLVD., 4TH FLOOR, SUITE 100, TAMPA, FLORIDA 33604
  13. PARENT PARCEL: 0.44739 ACRES
  14. CROWN CASTLE COMPASS AREA: 440 SF
  15. CROWN CASTLE COMPASS AREA: 440 SF
  16. PROPOSED IMPERVIOUS AREA: 991 SF ±
  17. PAVING SPACES: 13
- TOWER:**  
 TOWER: 11.7' (TYPICAL)  
 SOUDER: 13.7' (TYPICAL)  
 EAST: 140.5' (TYPICAL)  
 WEST: 140.5' (TYPICAL)
- PARENT TRACK BOUNDARY:**  
 BUILDING: 106' (TYPICAL)  
 SIDEWALK: 140.5' (TYPICAL)  
 EAST: 140.5' (TYPICAL)  
 WEST: 140.5' (TYPICAL)

**LEGAL DESCRIPTION BY SURVEYOR**  
 CROWN CASTLE INTERNATIONAL  
 LAKE MAGGIORE 8264 2773

A PORTION OF TRACT "A", BAYDU VIEW SUBDIVISION PARTIAL REPLAT, ACCORDING TO THE PLAN THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 30, PINELLAS COUNTY RECORDS, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 87°00'00" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 400 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 210 FEET; THENCE SOUTH, OR BEARING SOUTH 87°00'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

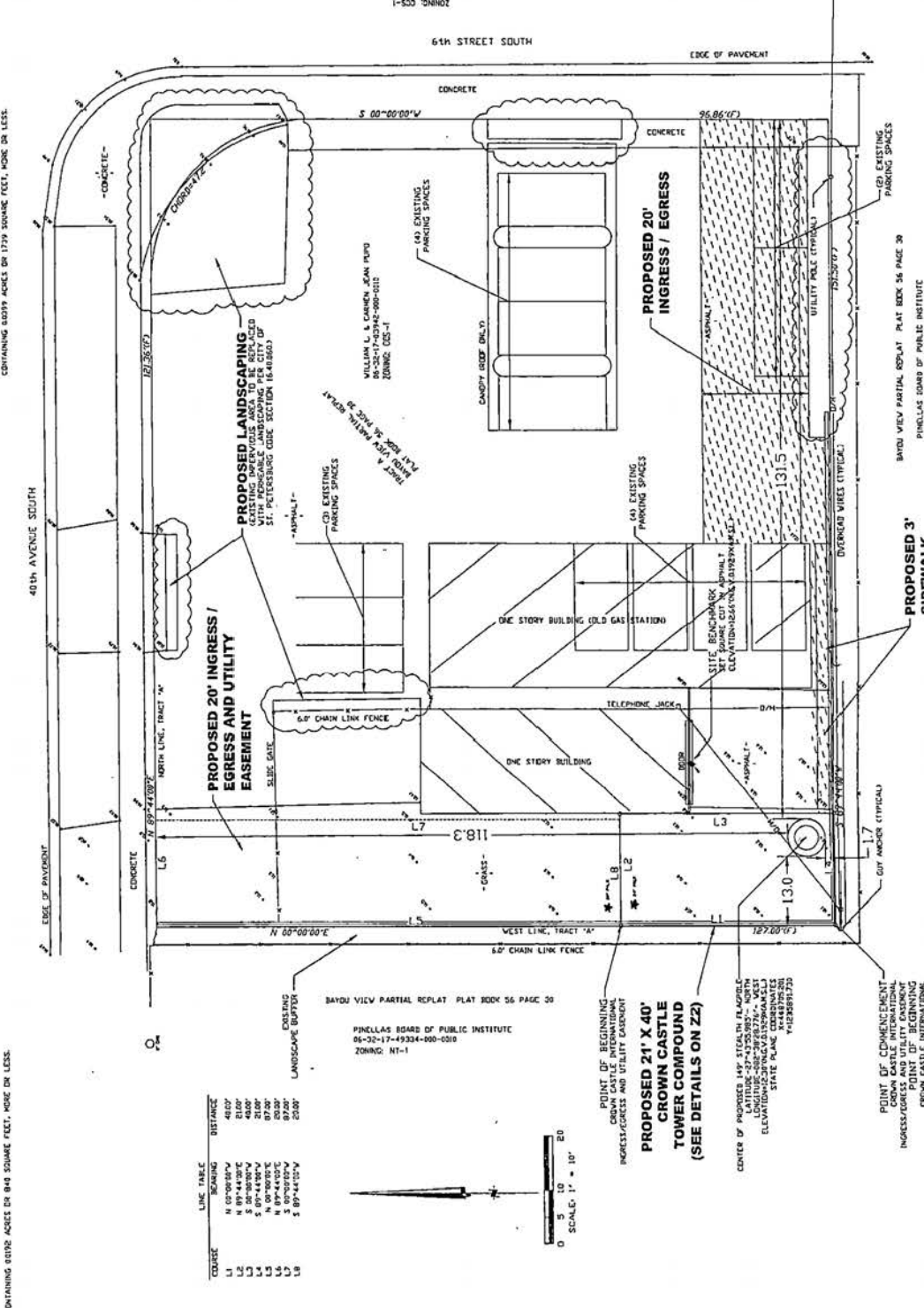
CONTAINING 5070 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION BY CLIENT**  
 PARENT TRACT

BEGINNING AT A POINT WHERE THE SOUTH RIGHT OF WAY LINE OF 49th AVENUE SOUTH INTERSECTS WITH THE WEST CORNER OF THE SOUTH RIGHT OF WAY LINE OF 49th STREET SOUTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 87°00'00" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 400 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 210 FEET; THENCE SOUTH, OR BEARING SOUTH 87°00'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

CONTAINING 5070 SQUARE FEET, MORE OR LESS.



**LINE TABLE**

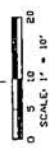
BEARING	DISTANCE
N 00°00'00" W	46.00'
N 89°44'58" E	21.00'
S 00°00'00" W	21.00'
S 89°44'58" E	21.00'
S 00°00'00" W	21.00'
S 89°44'58" E	21.00'

BAYDU VIEW PARTIAL REPLAT PLAT BOOK 56 PAGE 30

PINELLAS BOARD OF PUBLIC INSTITUTE  
 06-32-17-49334-000-000  
 ZONING: NT-1

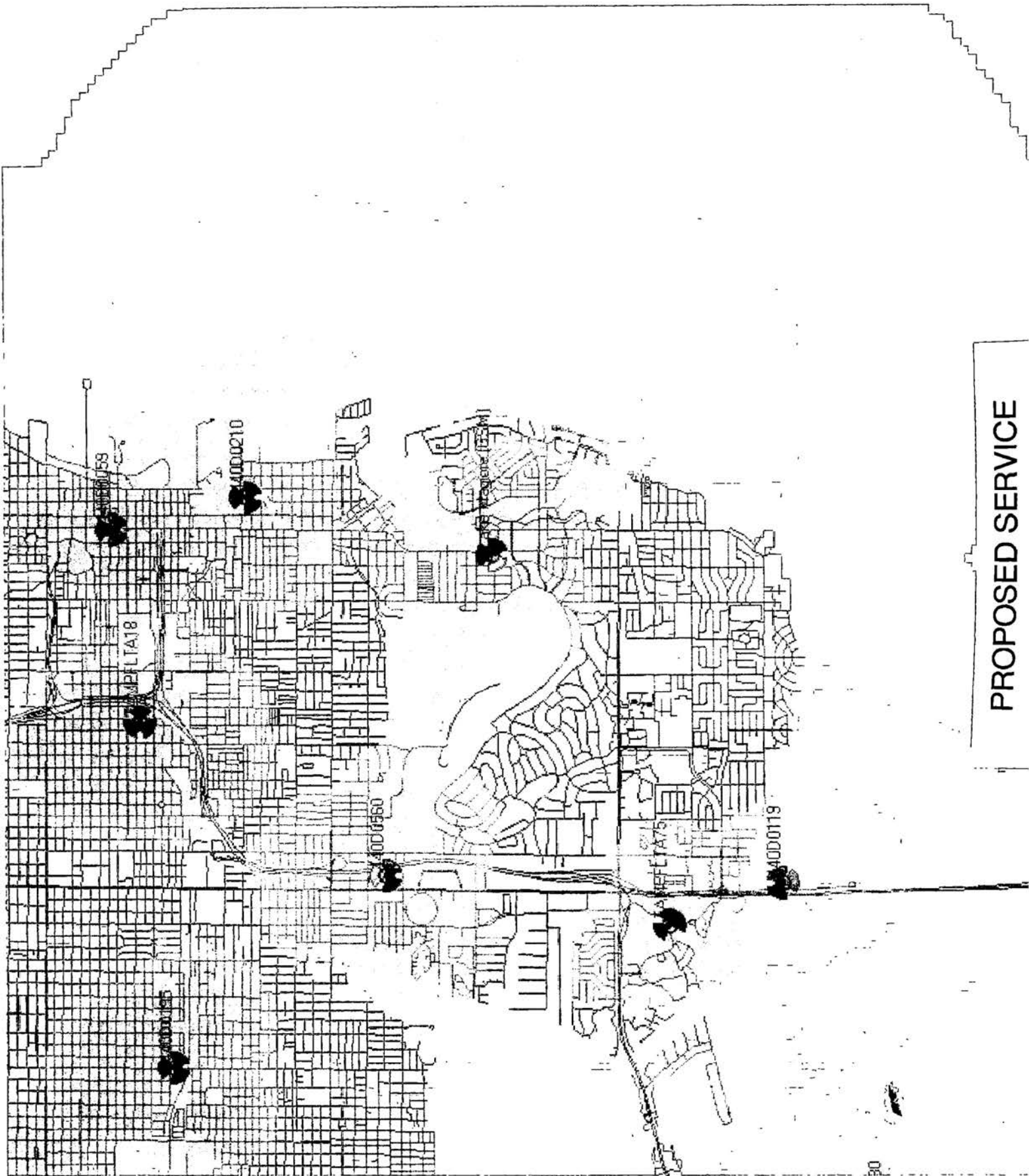
POINT OF BEGINNING  
 CROWN CASTLE INTERNATIONAL  
 INGRESS/EGRESS AND UTILITY EASEMENT  
 PROPOSED 21' X 40' TOWER COMPOUND  
 (SEE DETAILS ON Z2)

CENTER OF PROPOSED 144' STEALTH FLANGE  
 LATITUDE: 27°43'55.899" NORTH  
 LONGITUDE: 82°36'15.266" WEST  
 ELEVATION: 20.00' (TYPICAL)  
 STATE PLANE: 3448370238  
 11032891725

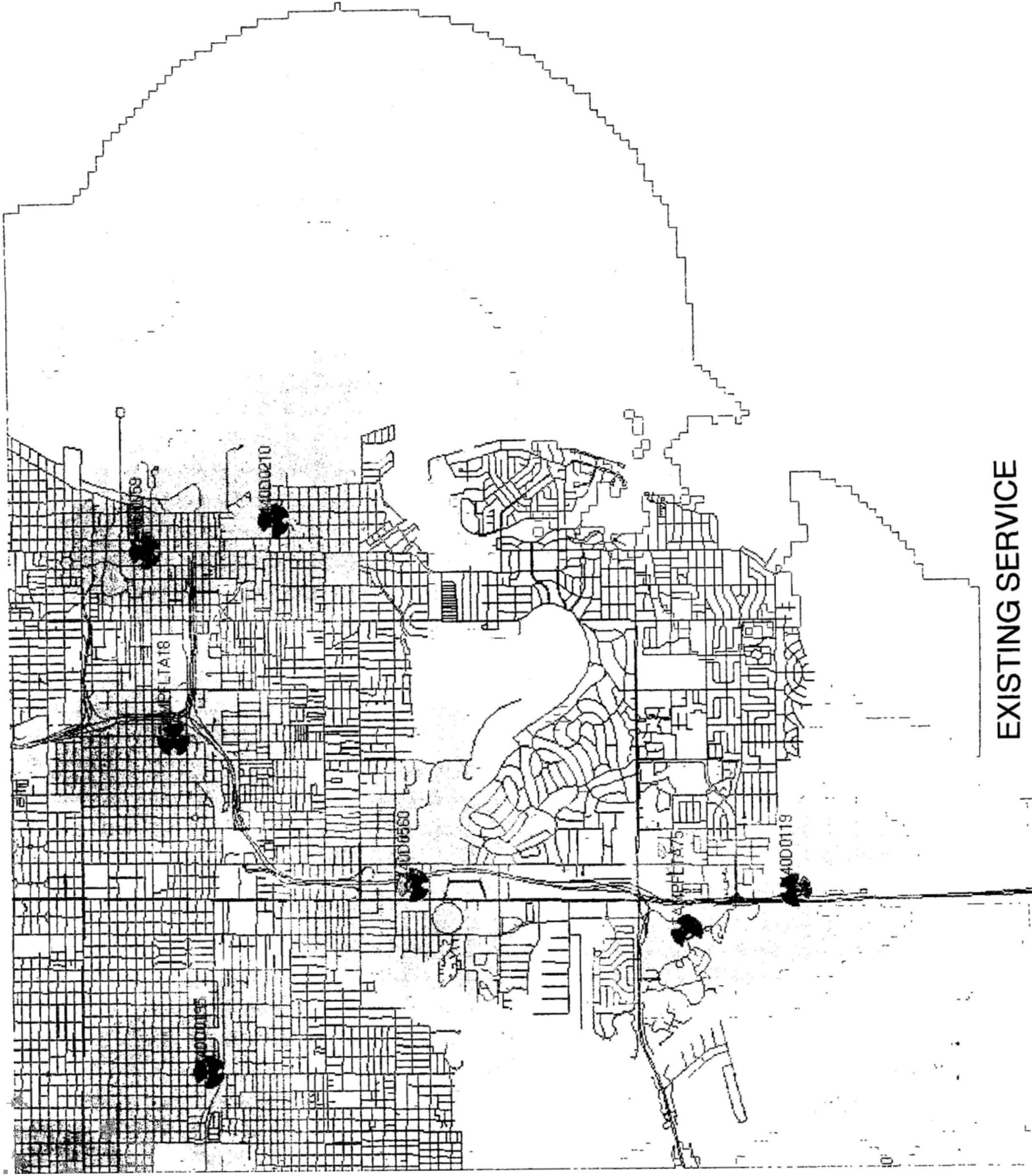


CHRIS WARREN, P.E.  
 CONSULTANT - FL PE 59739





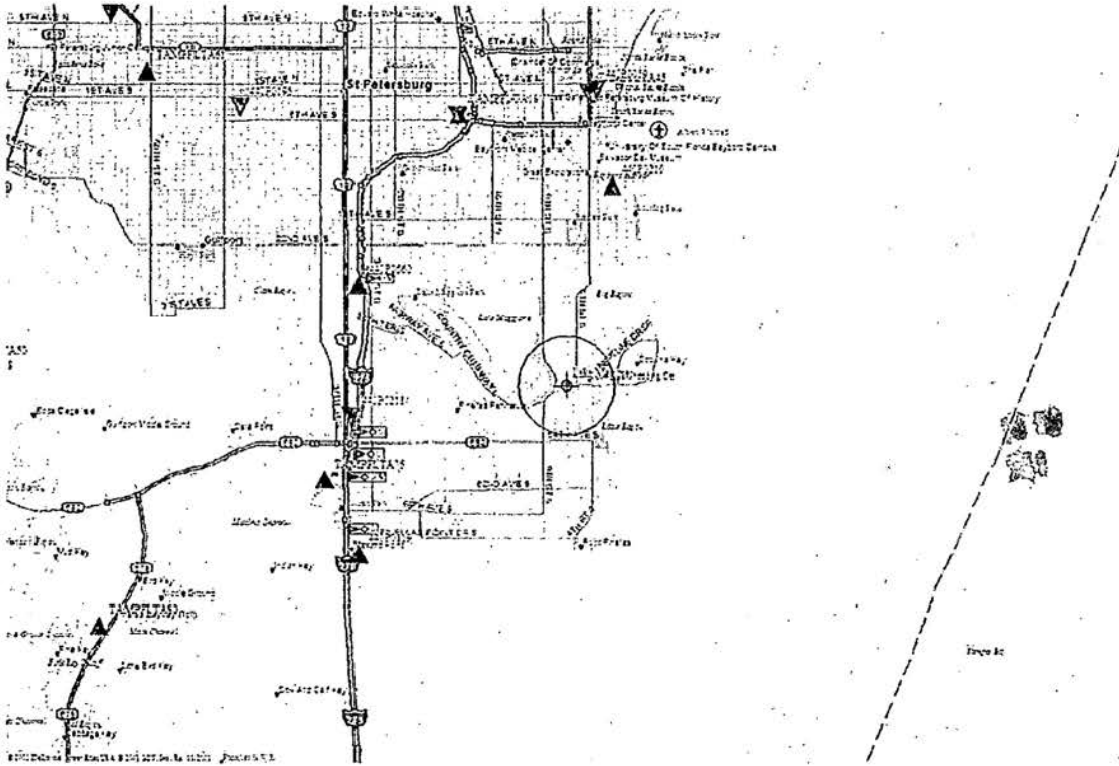
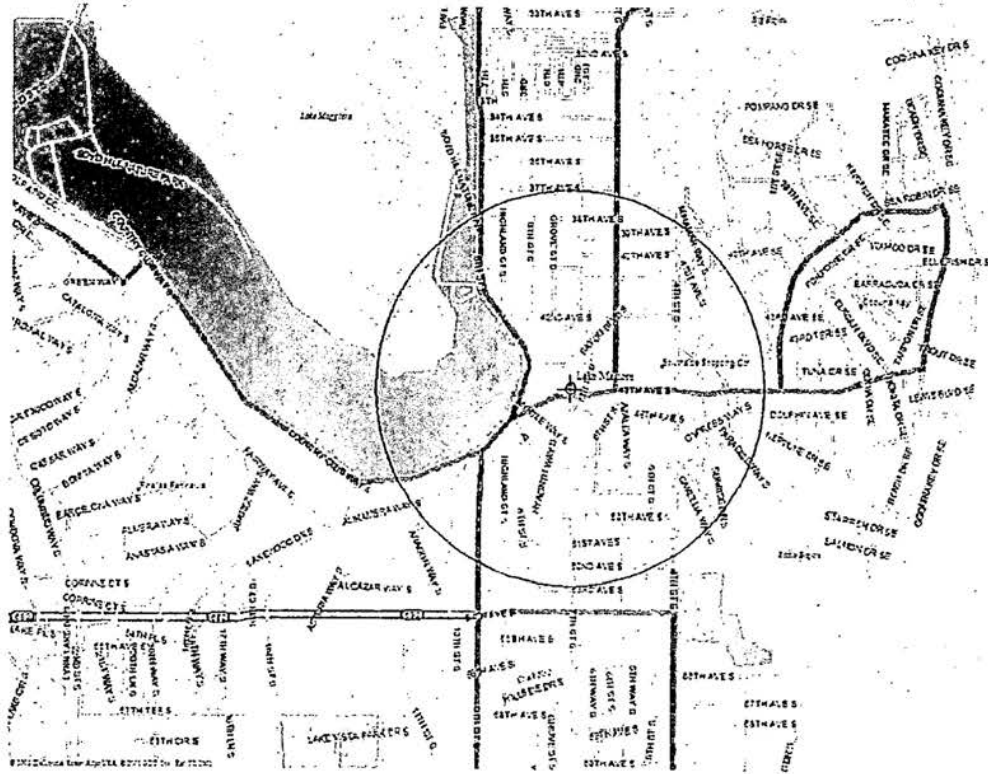
PROPOSED SERVICE



EXISTING SERVICE



# SEARCH RING



LOOKING SOUTH



LOOKING NORTH



09.17.2008 17:02

LOOKING EAST



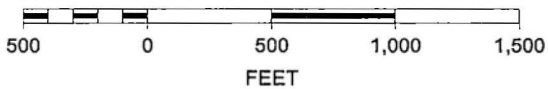
# Map1

**Saint Petersburg Base**

- Turn on this layer for more rollover info
- Property Information
- City Streets
- Zoning

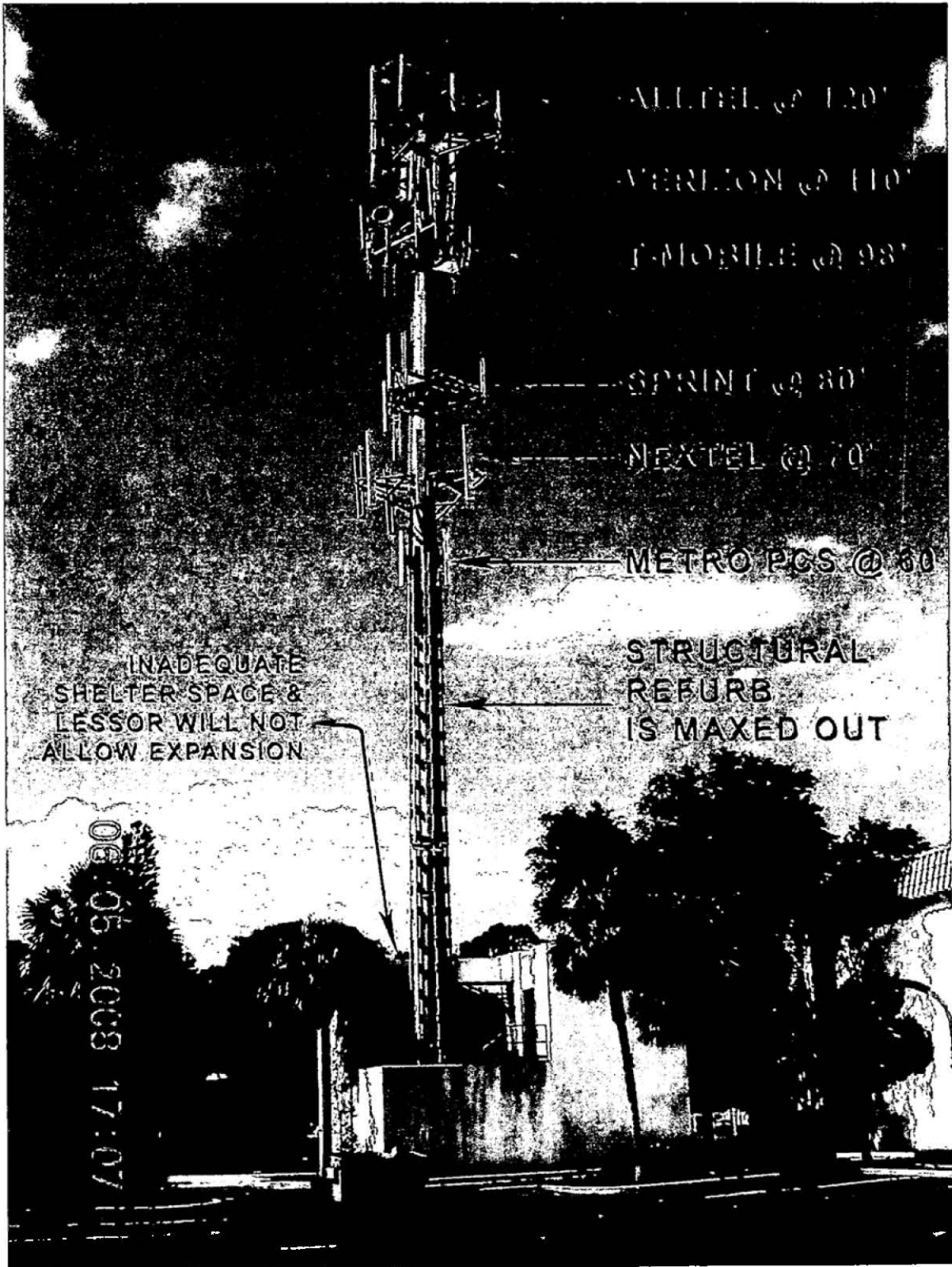


SCALE 1 : 9,173





# COQUINA PLAZA TOWER



# ATTACHMENT 5



## CITY OF ST. PETERSBURG

### Transportation and Parking Management Department

### MEMORANDUM

TO: Cheryl Bergailo, Planner II, Planning & Development Services

FROM: Tom Whalen, Transportation Planning Coordinator, Transportation and Parking Management Department

DATE: March 24, 2023

SUBJECT: Approval of a special exception and related site plan for a replacement Wireless Communications Support Facility with variances to setback and landscaped buffer

CASE: 23-32000003

---

The Transportation and Parking Management (“Transportation”) Department has reviewed the special exception and related site plan for a replacement Wireless Communications Support Facility (WCSF) with variances to setback and landscaped buffer at 4001 6<sup>th</sup> Street South. The current driveway along 40<sup>th</sup> Avenue South is at least 50 feet wide, which is much wider than a standard commercial driveway. The Transportation Department requests that the driveway width be reduced so that motorists are not encouraged to turn into the area of the subject property where the screened area is located. The existing curb is a valley curb along the full length of the property, which continues to the west. The Transportation Department recommends that the applicant establish a new flare for the driveway and replace the old asphalt to the west of the new flare with grass or sod, as shown in the picture below.



# ATTACHMENT 6

**MEMORANDUM**  
**CITY OF ST. PETERSBURG**  
**ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT**

---

TO: Cheryl Bergailo, Planner II

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: March 24, 2023

FILE: 23-32000003, Special Exception 4001 6<sup>th</sup> St S

---

**LOCATION:** 958 20<sup>th</sup> Street South, 951 & 0 19<sup>th</sup> Street South  
**AND PIN:** 06-32-17-03942-000-0010

ATLAS: F-21  
PROJECT: Special Exception

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed Special Exception and related site plan for replacement of a Wireless Communications Support Facility with variances to setback and landscaped buffer provided the following special conditions and standard comments are added as conditions of approval.

**SPECIAL CONDITIONS OF APPROVAL:**

1. Upon redevelopment, any existing redundant driveway approaches within the public right of way along the leasehold perimeter shall be properly removed and the right of way restored with sod per current City ECID standards and specifications. A driveway apron per City ECID standard commercial driveway detail shall be provided to the compound if vehicular access to the compound will be necessary in the future.
2. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.
3. A 3000 sf cumulative site modification will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and

retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

4. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.
5. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems or necessary Duke pole relocations or installations prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to [newconstruction@duke-energy.com](mailto:newconstruction@duke-energy.com).

\*Needs for on-street decorative lighting or additional street lighting must be coordinated through [Michael.Kirn@stpete.org](mailto:Michael.Kirn@stpete.org), the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

6. Any proposed connections to public infrastructure including potable water and reclaimed water receive prior approval from the City's Water Resources department. Coordinate a review with the City's Water Resources department Technical Services Division via email to [WRDUtilityreview@stpete.org](mailto:WRDUtilityreview@stpete.org), or phone 727-892-5334 for additional information.
7. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

Engineering Standard Details are available at the City's Website at the following link: [https://www.stpete.org/business/building\\_permitting/forms\\_applications.php](https://www.stpete.org/business/building_permitting/forms_applications.php)

City infrastructure maps are available via email request to [ECID@stpete.org](mailto:ECID@stpete.org). All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

**STANDARD COMMENTS:** Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below

ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Coordinate a review with the City's Water Resources department Technical Services Division via email to [WRDUtilityreview@stpete.org](mailto:WRDUtilityreview@stpete.org), or phone 727-892-5334 for additional information.

All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

City approval of a Construction Access Plan (CAP) is a conceptual approval. Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures, etc. requires detailed review & approval by City ECID at the time of construction. TTC plans must be coordinated through [Jeffrey.Rzewnicki@stpete.org](mailto:Jeffrey.Rzewnicki@stpete.org). Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule.

The site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT “Uniform Traffic Control Devices for Streets and Highways” and “Roadways and Traffic Design Standards” for submittal to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City’s Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering’s “Temporary Traffic Control Plan Requirements”, available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City’s Transportation and Parking Management division. Refer to the City’s “Parking Meter Removal & Space Rental Policy During Construction” procedure, available upon request from the City Transportation and Parking Management department.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of the site.

Development plans shall include a grading plan to be submitted to the CSP Engineering reviewer including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer’s Self Certification to FDEP.

It is the developer’s responsibility to file a CGP Notice of Intent (NOI) (DEP form 62-21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.



The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/mk

cc: Sean McWhite – WRD  
Kayla Eger – Development Review Services