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**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2024 - 05**

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**AN ORDINANCE OF THE VILLAGE COUNCIL OF
THE VILLAGE OF ESTERO, FLORIDA,
APPROVING AN AMENDMENT TO THE
COMMERCIAL PLANNED DEVELOPMENT
ZONING IN THE BELLA TERRA DEVELOPMENT
TO ALLOW THE USE OF WIRELESS
COMMUNICATION FACILITY ON A 12-ACRE
PARCEL LOCATED AT 19980 BELLA TERRA
BOULEVARD; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CONFLICTS; AND PROVIDING
AN EFFECTIVE DATE.**

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WHEREAS, the applicant, **Broadus Towers LLC**, filed an application for an amendment to the Bella Terra Commercial Planned Development (CPD) at 19980 Bella Terra Boulevard and Corkscrew Road; and

WHEREAS, the property STRAP number for the approximately 12-acre Bella Terra Commercial Planned Development is 20-46-26-E3-010C1.00CE and the lease area is described on the site plan which is attached to and incorporated herein as Exhibit A.

WHEREAS, the applicant has requested an amendment to add the use of Wireless Communication Facility to the Commercial Planned Development, to construct a cell tower 178 feet high.

WHEREAS, the Bella Terra Commercial Planned Development is vacant except for an existing Hotwire Communications maintenance building (approximately 192 sq. ft.) and an asphalt parking area; and

WHEREAS, at a duly noticed public hearing held on March 12, 2024, the Planning, Zoning, and Design Board recommended approval of the amendment and deviations with conditions; and

WHEREAS, a duly noticed first reading was held before the Village Council on April 3, 2024; and

WHEREAS, a duly noticed second reading and public hearing scheduled for April 17, 2024 was continued to May 1, 2024 to allow for notification to adjacent property owners by the applicants; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on May 1, 2024 for adoption of the ordinance.

46
47 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero, Florida:
48
49

50 **Section 1. Amendment.**
51

52 The Village Council approves with conditions the amendment to the Commercial
53 Planned Development, by amending the Schedule of Uses for the CPD (Resolution
54 Z-09-005) to add the use of “Wireless Communication Facility,” subject to the
55 following conditions:
56

57 **Section 2. Conditions**
58

59 1. Site Plan
60

61 Development of and location of the tower must be substantially in compliance with
62 the site plan titled “Broadus Towers – Bella Terra,” sheets ZD-1 through ZD-8,
63 revised date 02/06/2024.
64

65 2. Height
66

67 Development of this project is limited to a maximum of a 178-foot monopole
68 (including 3-foot lighting rod.)
69

70 3. Landscape
71

72 Landscape buffer and fencing are as shown on the site plan.
73

74 4. Tower Lighting
75

76 The tower will not contain any lights on the tower including the top, unless lighting
77 is required by any agency with jurisdiction to require lighting, but will be taped
78 consistent with Land Development Code.
79

80 5. Limited Development Order
81

82 A Limited Development Order (LDO) will be required prior to building permit.
83 Prior to LDO approval the following will be needed:
84

- 85 a. Lee County Mosquito Control conditions
 - 86 b. Lee County Port Authority Tall Structures Permit approval
- 87

88 **Section 3. Deviations**
89

90 Deviation 1 is a request from LDC Appendix C(B.13) Street Design and Engineering,
91 to allow the use of turfstone pavers in lieu of a paved access road to the Monopole's
92 compound.

93
94 Deviation 1 is approved.

95
96 Deviation 2 is a request from LDC Sec. 4-243.G.1 to allow a setback of 99 feet to the
97 North in lieu of the required setback distance equal to the tower's height, 178 feet AGL.

98
99 Deviation 2 is approved.

100
101 Deviation 3 is a request from LDC Section 4-243.G.1 to allow a fall zone radius of 35
102 feet in lieu of the required setback distance equal to the tower's height, 178 feet.

103
104 Deviation 3 is approved.

105
106 **Section 4. Review Standards**

- 107
108 1. The Planned Development Amendment as conditioned will be consistent with the
109 goals, objectives, and policies of the Comprehensive Plan.
110
111 2. The Planned Development Amendment as conditioned will comply with all
112 applicable zoning district standards.
113
114 3. The Planned Development Amendment as conditioned will not conflict with any
115 portion of the Land Development Code.
116
117 4. The Planned Development Amendment will address a community need. The
118 proposed amendment will improve the coverage and capability of cellular service
119 for the area.
120
121 5. The Planned Development Amendment as conditioned will be compatible with
122 existing and planned uses surrounding the subject land.
123
124 6. The Planned Development Amendment as conditioned will not result in
125 significantly adverse impacts on the natural environment, including but not limited
126 to water, air, noise, storm water management, wildlife, vegetation, wetlands, and
127 the natural functioning of the environment.

128
129 **Section 5. Exhibits**

130
131 The following exhibit is attached to this Ordinance and incorporated by reference:

132
133 Exhibit A Site Plan, revised date 02/06/2024
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Section 6. Severability

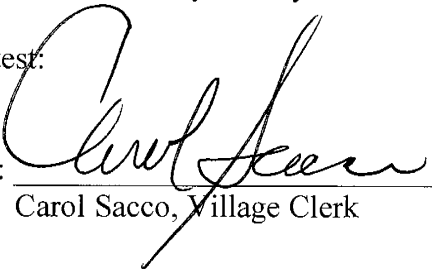
Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance, subsequent to its effective date, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

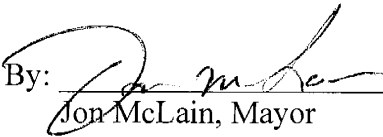
Section 6. Effective Date

This Ordinance shall take effect upon adoption at second reading.

PASSED on first reading this 3rd day of April, 2024.

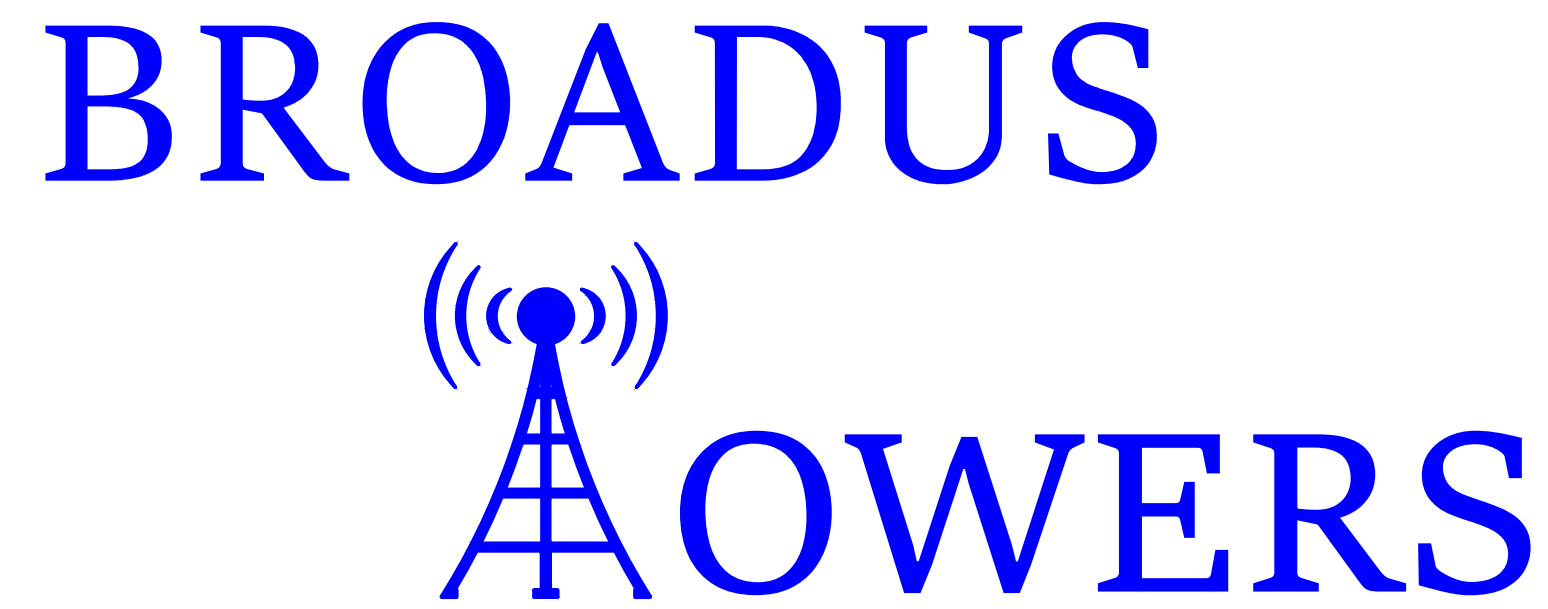
PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 1st day of May 2024.

Attest:

By: Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: Jon McLain, Mayor

Reviewed for legal sufficiency:
By: Nancy Stroud
Nancy Stroud, Esq., Village Land Use Attorney

Vote:	AYE	NAY
Mayor McLain	<u>X</u>	_____
Vice Mayor Ribble	<u>X</u>	_____
Councilmember Fiesel	<u>X</u>	_____
Councilmember Fayhee	<u>X</u>	_____
Councilmember Lopez	<u>X</u>	_____
Councilmember Ward	<u>X</u>	_____
Councilmember Zalucki	<u>X</u>	_____



SITE NAME:
SITE ADDRESS:
COUNTY:
JURISDICTION:
SITE TYPE:

FL-101
19980 BELLA TERRA BLVD
ESTERO, FL
LEE
VILLAGE OF ESTERO, FL
MONOPOLE TOWER



NEW SITE DEVELOPMENT

SITE INFORMATION

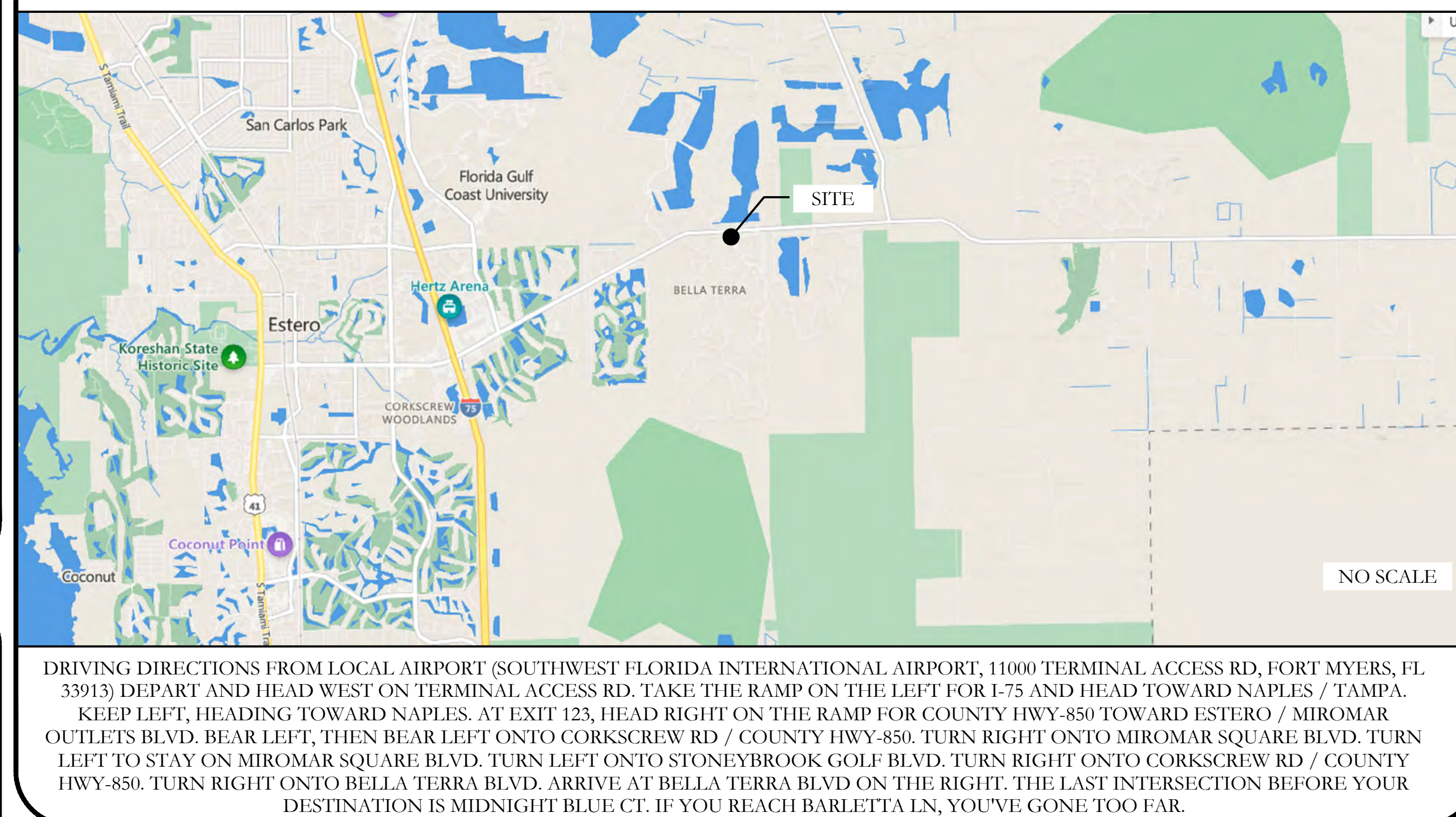
SITE NAME: FL-101
SITE ADDRESS: 19980 BELLA TERRA BLVD
 ESTERO, FL
 LEE COUNTY
LATITUDE: 26° 27' 04.196878" (26.451166°)
LONGITUDE: -81° 43' 49.239999" (-81.730344°)
LAT/LONG TYPE: NAD83
GROUND ELEVATION: 22'
CURRENT ZONING: CPD
JURISDICTION: VILLAGE OF ESTERO, FL
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: IIB
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR
 HUMAN HABITATION
PROPERTY OWNER: BELLA TERRA OF SW FL INC
 ALLIANT PROPERTY MGMT
CARRIER/APPLICANT: VERIZON
 500 HIDDEN RIDGE
 IRVING, TX 75038
ELECTRIC PROVIDER: ----

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
ZD-1	OVERALL SITE PLAN
ZD-2	ENLARGED AERIAL SITE PLAN
ZD-3	OVERALL SITE PLAN
ZD-4	ENLARGED COMPOUND LAYOUT
ZD-5	TOWER ELEVATION
ZD-6	FENCE DETAILS
ZD-7	SITE FENCE DETAILS
ZD-8	ACCESS ROAD PAVEMENT SPECIFICATIONS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

LOCATION MAP



APPLICABLE CODES/REFERENCE DOCUMENTS

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:

CODE TYPE	CODE
BUILDING	2020
ELECTRICAL	2014

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS: BY OTHERS
 DATE:
 MOUNT ANALYSIS: BY OTHERS



CALL FLORIDA ONE CALL
 (800) DIG-TESS
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!



NOTES:

PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT BROADUS TOWERS CONSTRUCTION MANAGER

THE HEIGHT OF THE TOWER WILL NOT BE INCREASED; NOR WILL THERE BE AN EXPANSION OF THE GROUND/LEASE AREA

THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROPOSE A NEW WIRELESS TOWER SITE.
 FINAL SITE CONFIGURATION:
 • (1) 40'X40' FENCED OFF COMPOUND
 • (1) 12' SITE ACCESS GATE
 • (1) COMMUNITY H-FRAME W/ METER BANK & HOFFMAN CABINET
 • (1) 175' MONOPOLE TOWER WITH ANTENNAS
 • NEW VERIZON 4'x11' EQUIPMENT PAD IN A 15'X25' LEASE AREA

EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

SUBJECT PARCEL
FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLID ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA

BROADUS TOWERS SITE NAME:
 FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

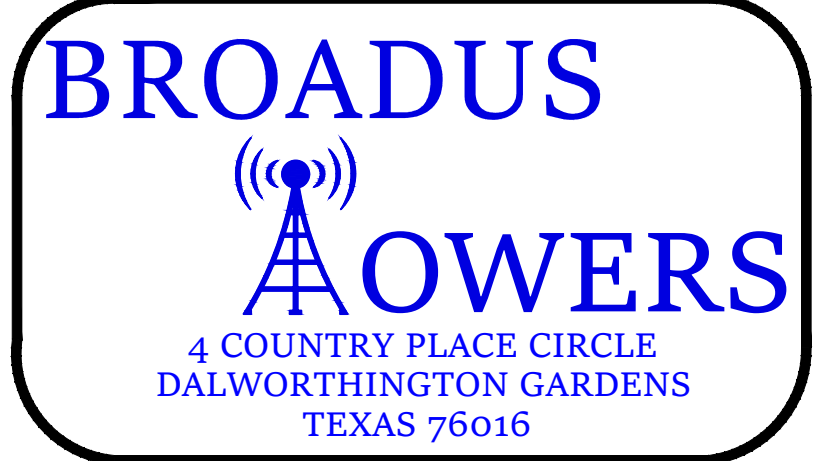
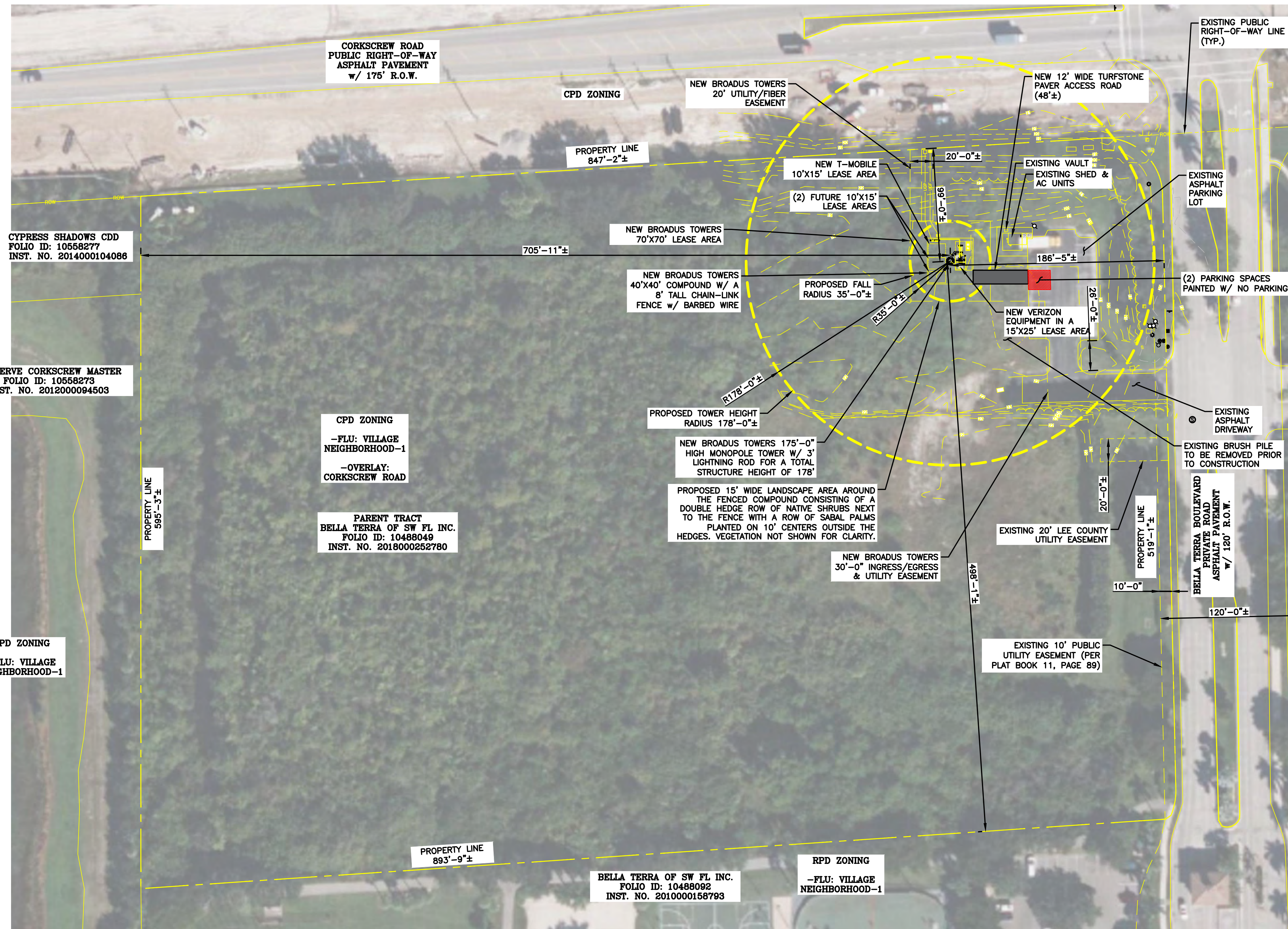
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
ZDA	02/16/2023	BMW	PRELIMINARY	----
ZDB	02/23/2023	BMW	PRELIMINARY	----
ZDC	02/28/2023	BMW	PRELIMINARY	----
ZDD	08/01/2023	WHIS	PRELIMINARY	----
ZDE	10/27/2023	WHIS	PRELIMINARY	----
ZDF	12/18/2023	SEL	PRELIMINARY	----
ZDG	02/06/2024	SEL	PRELIMINARY	----

THIS DOCUMENT IS
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AND IS NOT A FINAL,
SIGNED AND SEALED
DOCUMENT

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: **T-1** REVISION: **ZDG**



BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
**19980 BELLA TERRA BLVD
ESTERO, FL**

NEW
175'-0" MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
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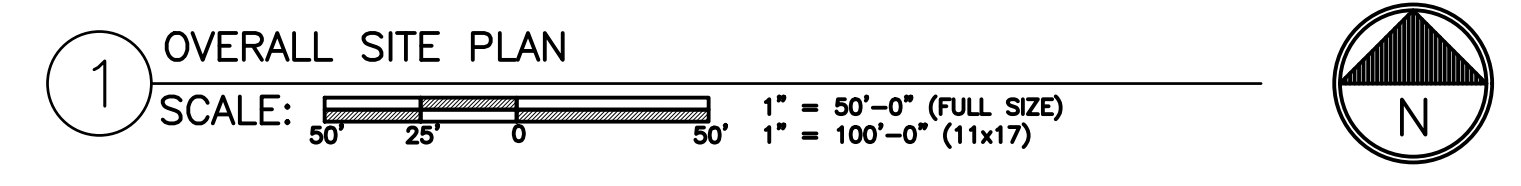
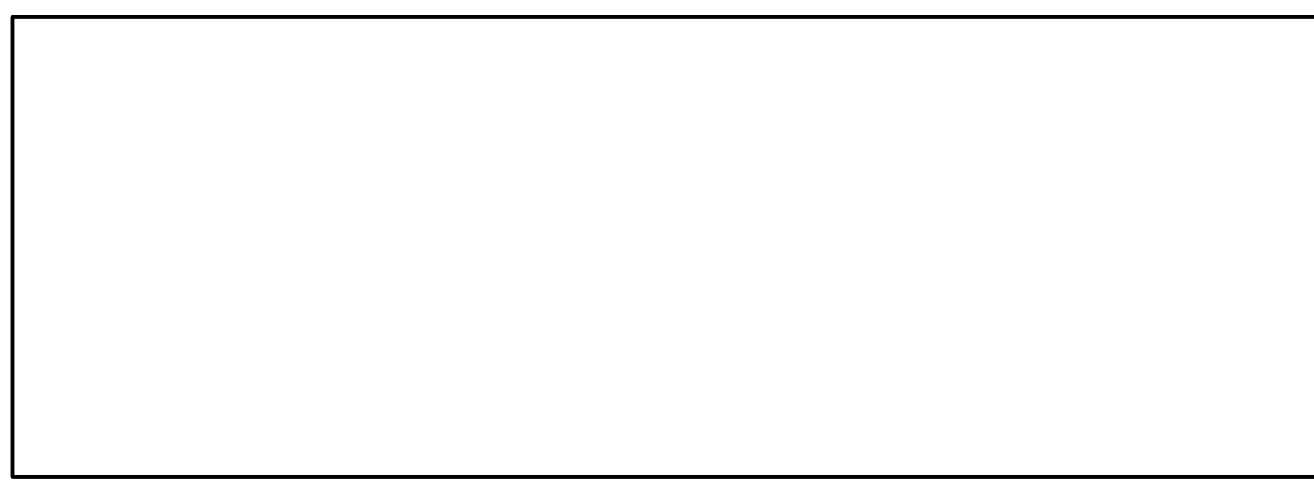
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EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

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FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLID ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA





500 HIDDEN RIDGE,
IRVING, TX 75038



4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

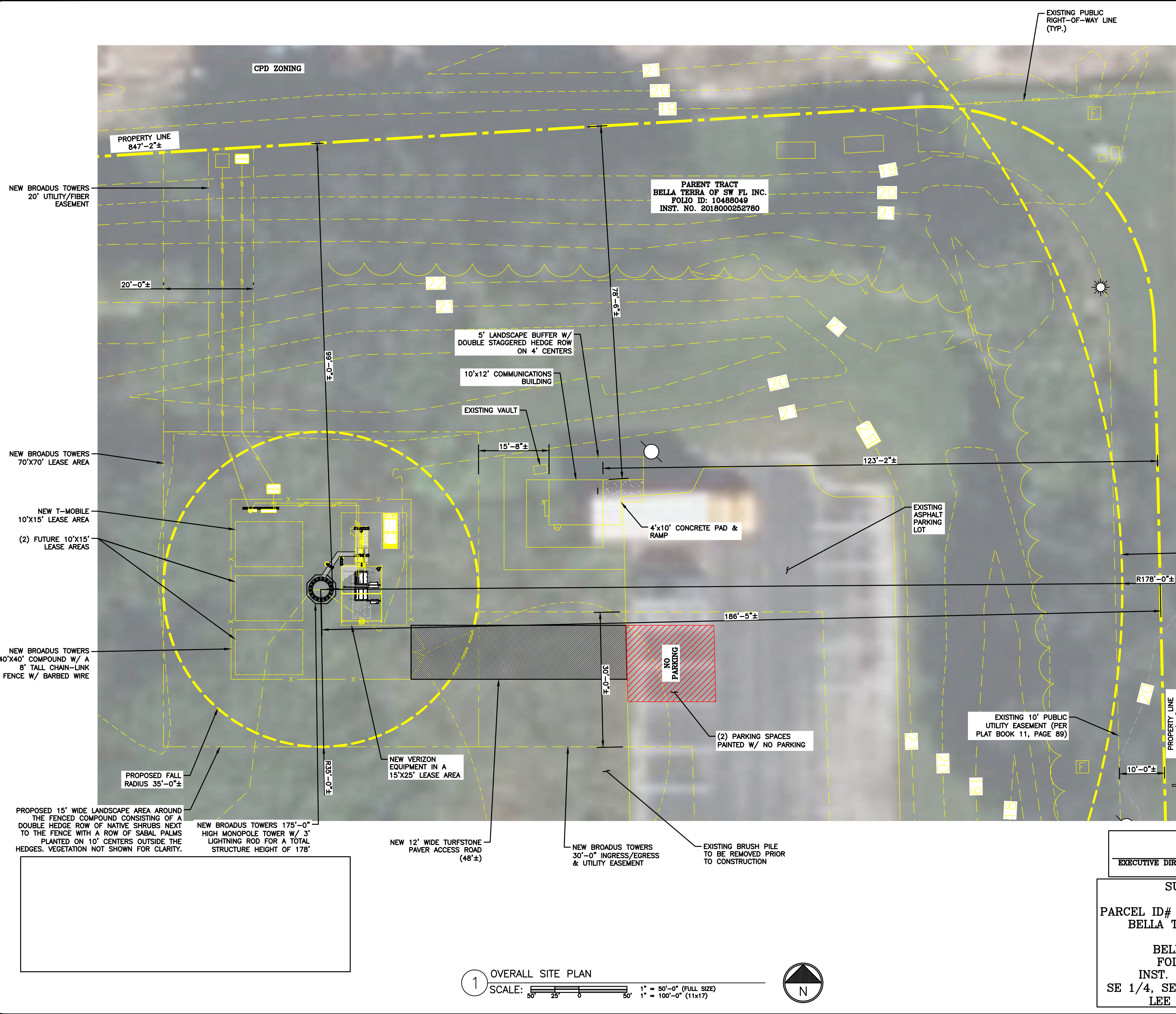
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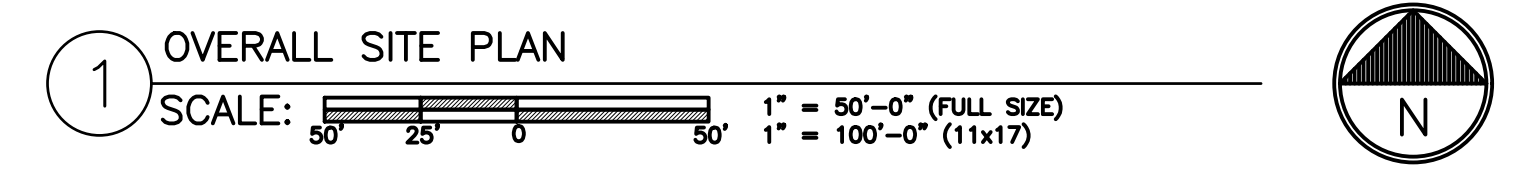
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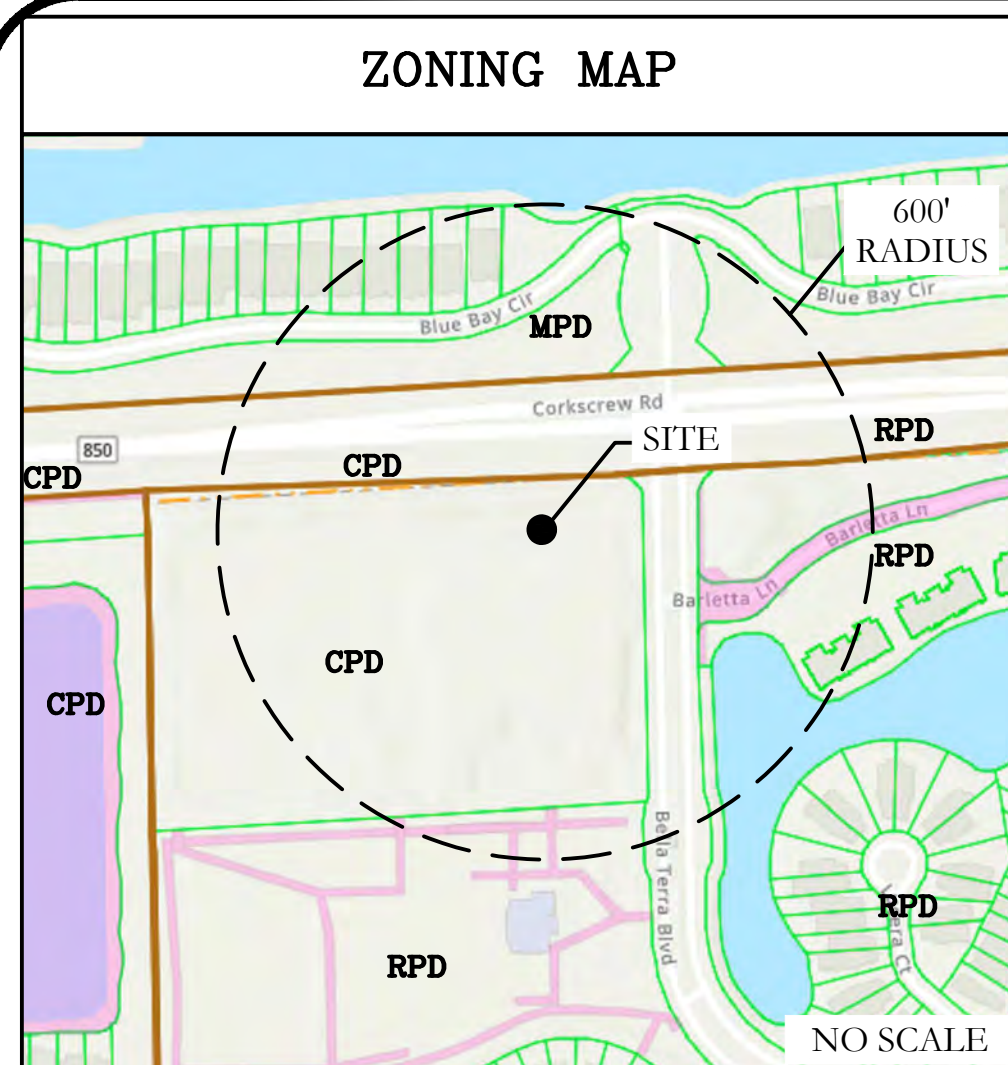
EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

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PARCEL ID# 20-46-26-E-010C1.00CE
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BELLA TERRA UNIT 1
FOLID ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA



PROPOSED 15' WIDE LANDSCAPE AREA AROUND THE FENCED COMPOUND CONSISTING OF A DOUBLE HEDGE ROW OF NATIVE SHRUBS NEXT TO THE FENCE WITH A ROW OF SABAL PALMS PLANTED ON 10' CENTERS OUTSIDE THE HEDGES. VEGETATION NOT SHOWN FOR CLARITY.

BELLA TERRA BOULEVARD
ASPHALT PAVEMENT
W/ 120' R.O.W.



CYPRESS SHADOWS CDD
FOLIO ID: 10558277
INST. NO. 2014000104086

CONTRACTOR TO INSTALL THE FOLLOWING SIGNS AT ALL GATES:
- ALL-WEATHER EMERGENCY INFORMATION.
- SITE ADDRESS AND 24-HOUR EMERGENCY CONTACT PHONE NUMBER.
- FCC REGISTRATION SIGN.

NOTE:
NO OTHER SIGNS, INCLUDING COMMERCIAL ADVERTISING, SHALL BE PERMITTED EXCEPT FOR SIGNS REQUIRED BY LAW.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN NO SPECIAL FLOOD HAZARD AREAS OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12071C0625F, A NON-PRINTED PANEL.

COMPOUND SETBACK TABLE		
DIRECTION FROM EDGE OF COMPOUND TO BOUNDARY LINE	LENGTH	MIN. REQUIRED SETBACK
N	77'-10"±	25'-0"
S	476'-10"±	15'-0"
E	165'-11"±	25'-0"
W	685'-11"±	15'-0"

PRESERVE CORKSCREW MASTER
FOLIO ID: 10558273
INST. NO. 2012000094503

CPD ZONING
-FLU: VILLAGE NEIGHBORHOOD-1

CPD ZONING
-FLU: VILLAGE NEIGHBORHOOD-1
-OVERLAY: CORKSCREW ROAD

PARENT TRACT
BELLA TERRA OF SW FL INC.
FOLIO ID: 10488049
INST. NO. 2018000252780

BELLA TERRA OF SW FL INC.
FOLIO ID: 10488092
INST. NO. 2010000158793

RPD ZONING
-FLU: VILLAGE NEIGHBORHOOD-1

SUBJECT PARCEL (FROM TITLE)
ALL OF TRACT C-1, BELLA TERRA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

70' X 70' LEASE AREA (AS-SURVEYED)

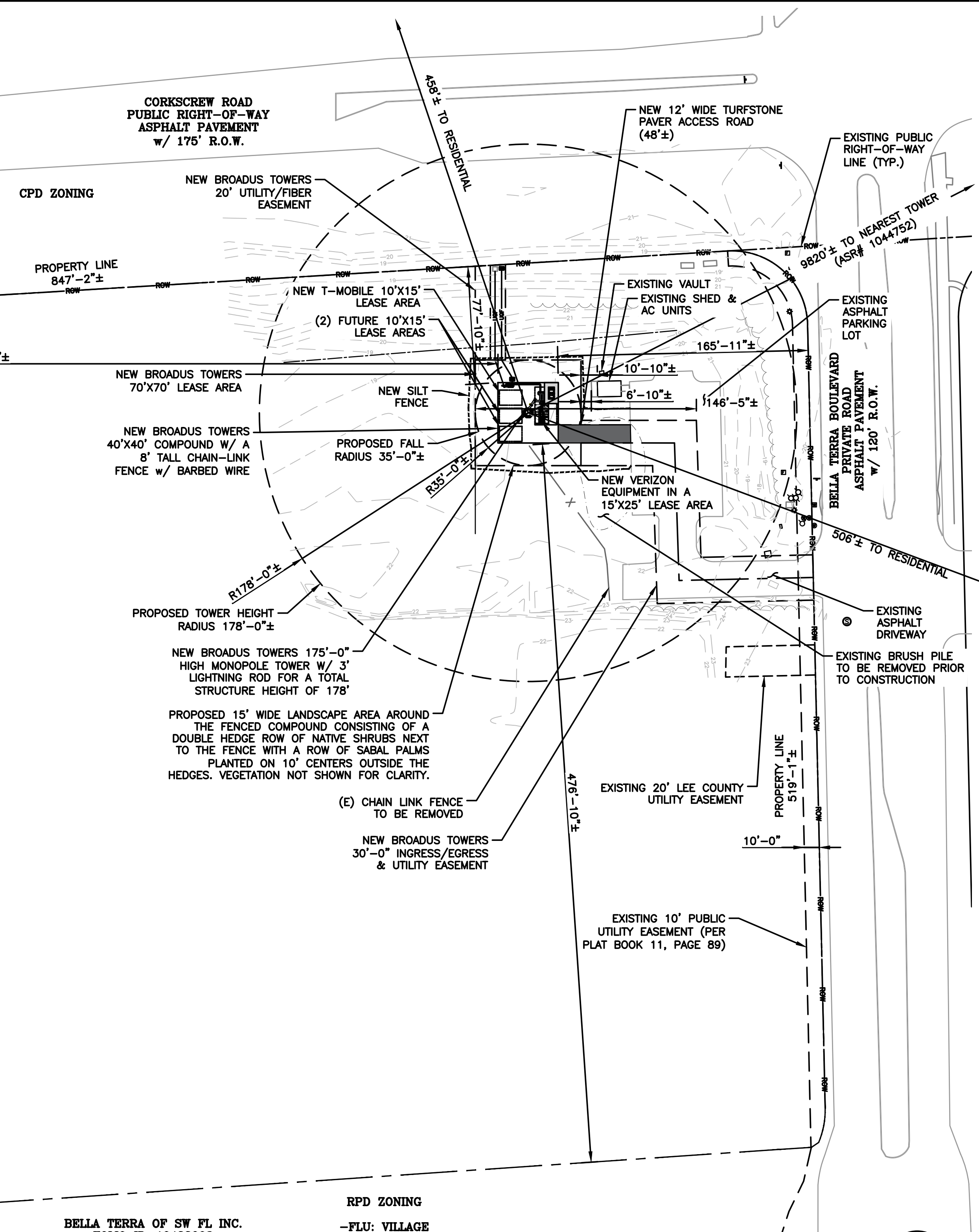
Being a portion of a certain tract of land as described and recorded in Instrument Number 2018000252780, in the Office of the County Recorder, and lying in the Southeast Quarter of Section 20, Township 46 South, Range 26 East, Lee County Florida, and being more particularly described as follows:
Commencing at a capped rebar (LB6690) found for the Southwest corner of the Southeast Quarter of said Section 46, and also being the Southwest corner of said certain tract of land, having Florida West State Plane Coordinates N: 769219.73
E: 743688.35; thence N 86°07'36" E, along the south line of said certain tract of land, a distance of 895.50 feet to a capped rebar (LB3664) found for the southeast corner of said certain tract of land, having Florida West State Plane Coordinates N: 769280.22, E: 744581.80; thence N 26°13'58" W a distance of 503.51 feet to the POINT OF BEGINNING; thence N 00°00'00" W a distance of 70.00 feet to a point; thence N 90°00'00" E a distance of 70.00 feet to a point; thence S 00°00'00" E a distance of 70.00 feet to a point; thence S 90°00'00" W a distance of 70.00 feet to the Point of Beginning. Said above described Lease Area contains 4,900.0 square feet or 0.11 acres, more or less.

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

Being a portion of a certain tract of land as described and recorded in Instrument Number 2018000252780, in the Office of the County Recorder, and lying in the Southeast Quarter of Section 20, Township 46 South, Range 26 East, Lee County Florida, and being more particularly described as follows:
Commencing at a capped rebar (LB6690) found for the Southwest corner of the Southeast Quarter of said Section 46, and also being the Southwest corner of said certain tract of land, having Florida West State Plane Coordinates N: 769219.73
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20' UTILITY/FIBER EASEMENT (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Instrument Number 2018000252780, in the Office of the County Recorder, and lying in the Southeast Quarter of Section 20, Township 46 South, Range 26 East, Lee County Florida, and being more particularly described as follows:
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1 OVERALL SITE PLAN
SCALE: 1" = 50'-0" (FULL SIZE)
1" = 100'-0" (11x17)

EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

SUBJECT PARCEL
FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLIO ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA

verizon
500 HIDDEN RIDGE,
IRVING, TX 75038

BROADUS TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

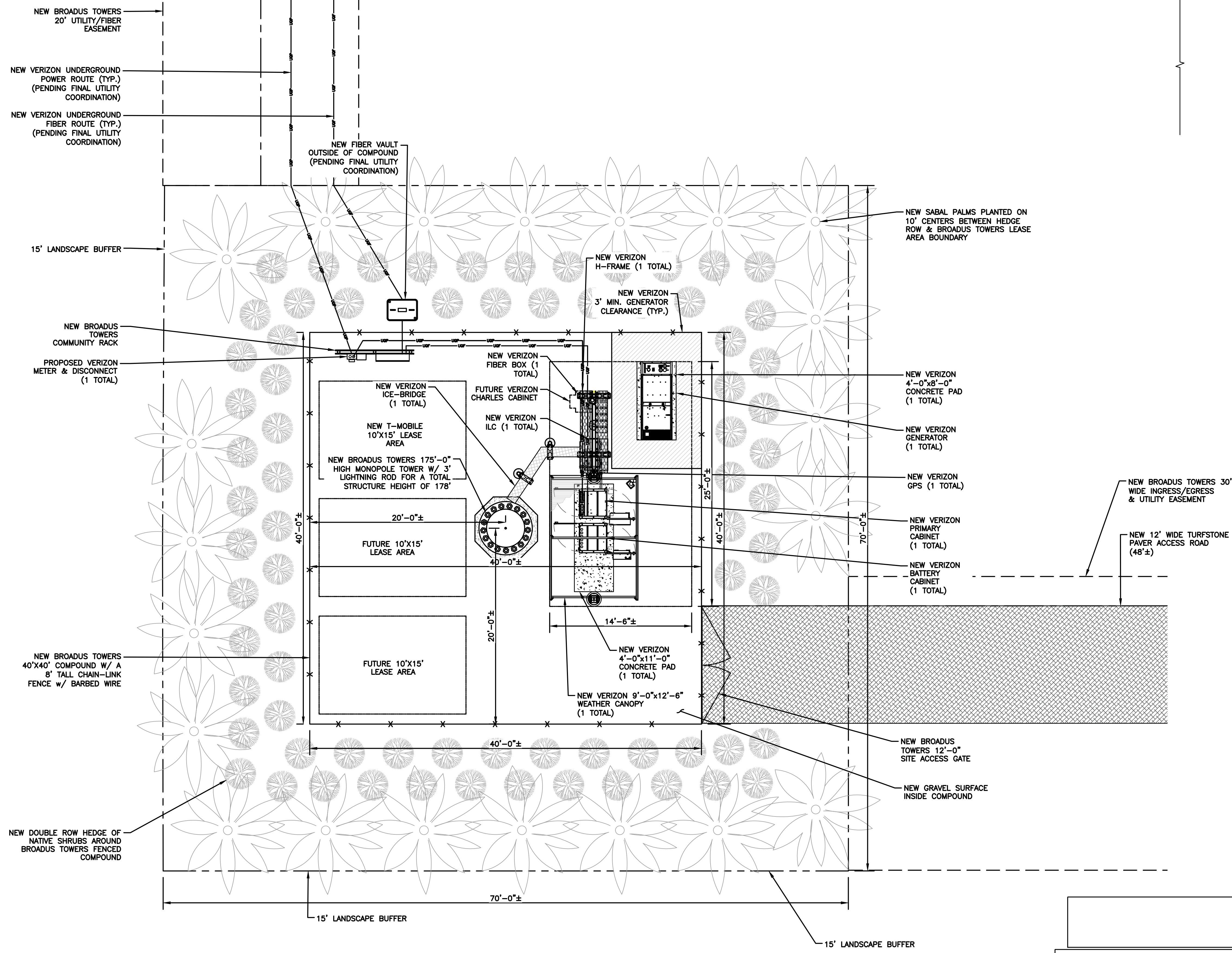
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
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ZDB	02/23/2023	BMW	PRELIMINARY	----
ZDC	02/28/2023	BMW	PRELIMINARY	----
ZDD	08/01/2023	WHS	PRELIMINARY	----
ZDE	10/27/2023	WHS	PRELIMINARY	----
ZDF	12/18/2023	SEL	PRELIMINARY	----
ZDG	02/06/2024	SEL	PRELIMINARY	----

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SHEET NUMBER: **ZD-3** REVISION: **ZDG**



verizon
 500 HIDDEN RIDGE,
 IRVING, TX 75038

**BROADUS
 TOWERS**
 4 COUNTRY PLACE CIRCLE
 DALWORTHINGTON GARDENS
 TEXAS 76016

BROADUS TOWERS SITE NAME:
 FL-101

SITE ADDRESS:
 19980 BELLA TERRA BLVD
 ESTERO, FL

NEW
 175'-0" MONOPOLE TOWER

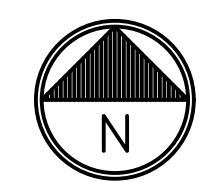
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
ZDA	02/16/2023	BMW	PRELIMINARY	----
ZDB	02/23/2023	BMW	PRELIMINARY	----
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1 ENLARGED COMPOUND LAYOUT
 SCALE: 3/16"=1'-0" (FULL SIZE)
 3/32"=1'-0" (11x17)



SHEET NUMBER: **ZD-4** REVISION: **ZDG**

NOTE:

LIGHTING.

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

SIGNAGE.

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

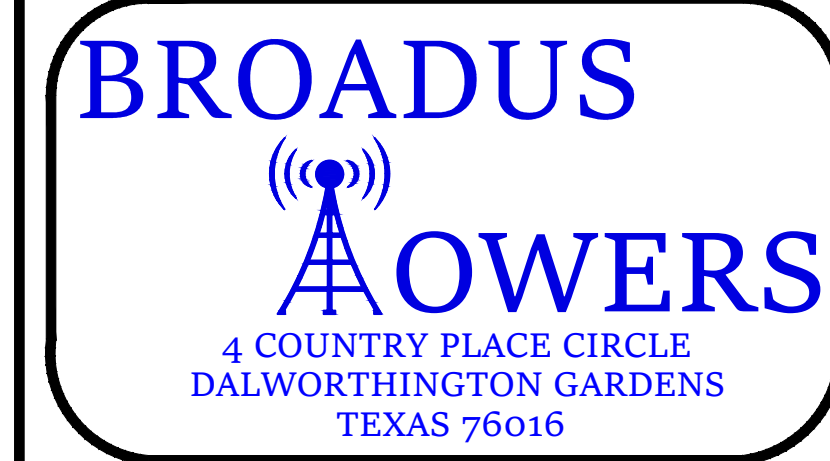
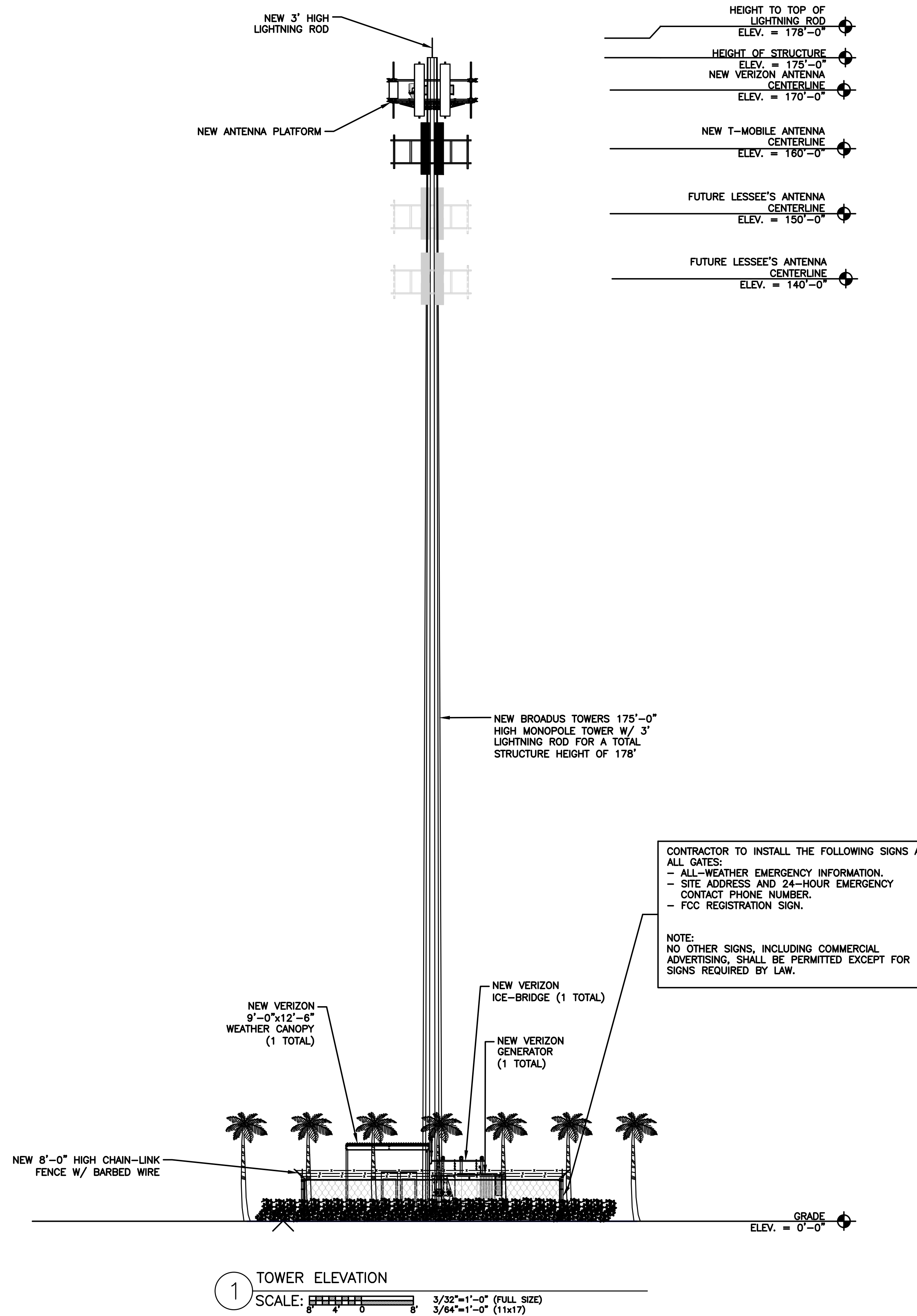
TAPING.

THE DEVELOPER OF A WIRELESS COMMUNICATIONS FACILITY SHALL INSTALL TAPING AROUND THE ANTENNA SUPPORTING STRUCTURE IN CONFORMANCE WITH THE FOLLOWING:

- 1. THE TAPE SHALL BE SIX-INCH 3M DIAMOND GRADE™ VIP REFLECTIVE SHEETING, SERIES 3990.
- 2. THE TAPING SHALL START AT 20 FEET ABOVE SURFACE.
- 3. THE TAPING SHALL BE AT TEN-FOOT INTERVALS.
- 4. THE TAPE SHALL BE WRAPPED AROUND THE SUPPORT POLE AND OVERLAP BY ONE INCH FOR A GOOD SEAL.

ABANDONMENT OF COMMUNICATIONS FACILITY.

- UPON ABANDONMENT OF A REGISTRANT'S COMMUNICATIONS FACILITY IN THE PUBLIC RIGHTS-OF-WAY, THE REGISTRANT SHALL NOTIFY THE VILLAGE, IN WRITING, WITHIN 90 DAYS. ADDITIONALLY, REGISTRANTS SHALL COMPLY WITH THE PROVISIONS OF SECTION 4-243.K.2, REGISTRATION FOR PLACING OR MAINTAINING SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY, RELATING TO BI-ANNUAL REGISTRATION AND UPDATING OF FACILITIES.
- THE VILLAGE MAY, AT ITS DISCRETION, DIRECT THE REGISTRANT BY WRITTEN NOTICE TO REMOVE ALL OR ANY PORTION OF SUCH ABANDONED FACILITY AT THE REGISTRANT'S SOLE EXPENSE IF THE VILLAGE DETERMINES THAT THE ABANDONED FACILITY'S PRESENCE INTERFERES WITH THE PUBLIC HEALTH, SAFETY OR WELFARE, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, A DETERMINATION THAT SUCH FACILITY: (1) COMPROMISES SAFETY AT ANY TIME FOR ANY PUBLIC RIGHTS-OF-WAY USER OR DURING CONSTRUCTION OR MAINTENANCE ACTIVITIES IN PUBLIC RIGHTS-OF-WAY; (2) PREVENTS ANOTHER PERSON FROM LOCATING FACILITIES IN THE AREA OF PUBLIC RIGHTS-OF-WAY WHERE THE ABANDONED FACILITY IS LOCATED WHEN OTHER ALTERNATIVE LOCATIONS ARE NOT REASONABLY AVAILABLE; OR (3) CREATES A MAINTENANCE CONDITION THAT IS DISRUPTIVE TO THE PUBLIC RIGHTS-OF-WAY'S USE. IN THE EVENT OF (2) ABOVE, THE VILLAGE MAY REQUIRE THE THIRD PERSON TO COORDINATE WITH THE REGISTRANT THAT OWNS THE EXISTING FACILITY FOR JOINT REMOVAL AND PLACEMENT, WHERE AGREED TO BY THE REGISTRANT.
- IN THE EVENT THAT THE VILLAGE DOES NOT DIRECT THE REMOVAL OF THE ABANDONED FACILITY, THE REGISTRANT, BY ITS NOTICE OF ABANDONMENT TO THE VILLAGE, SHALL BE DEEMED TO CONSENT TO THE ALTERATION OR REMOVAL OF ALL OR ANY PORTION OF THE FACILITY BY THE VILLAGE OR ANOTHER PERSON AT SUCH THIRD PARTY'S COST.
- IF THE REGISTRANT FAILS TO REMOVE ALL OR ANY PORTION OF AN ABANDONED FACILITY WITHIN A REASONABLE PERIOD OF TIME, AS DIRECTED BY THE VILLAGE, BUT NOT TO EXCEED 60 DAYS, THE VILLAGE MAY PERFORM SUCH REMOVAL AND CHARGE THE COST OF THE REMOVAL AGAINST THE REGISTRANT.



BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
**19980 BELLA TERRA BLVD
ESTERO, FL**

NEW
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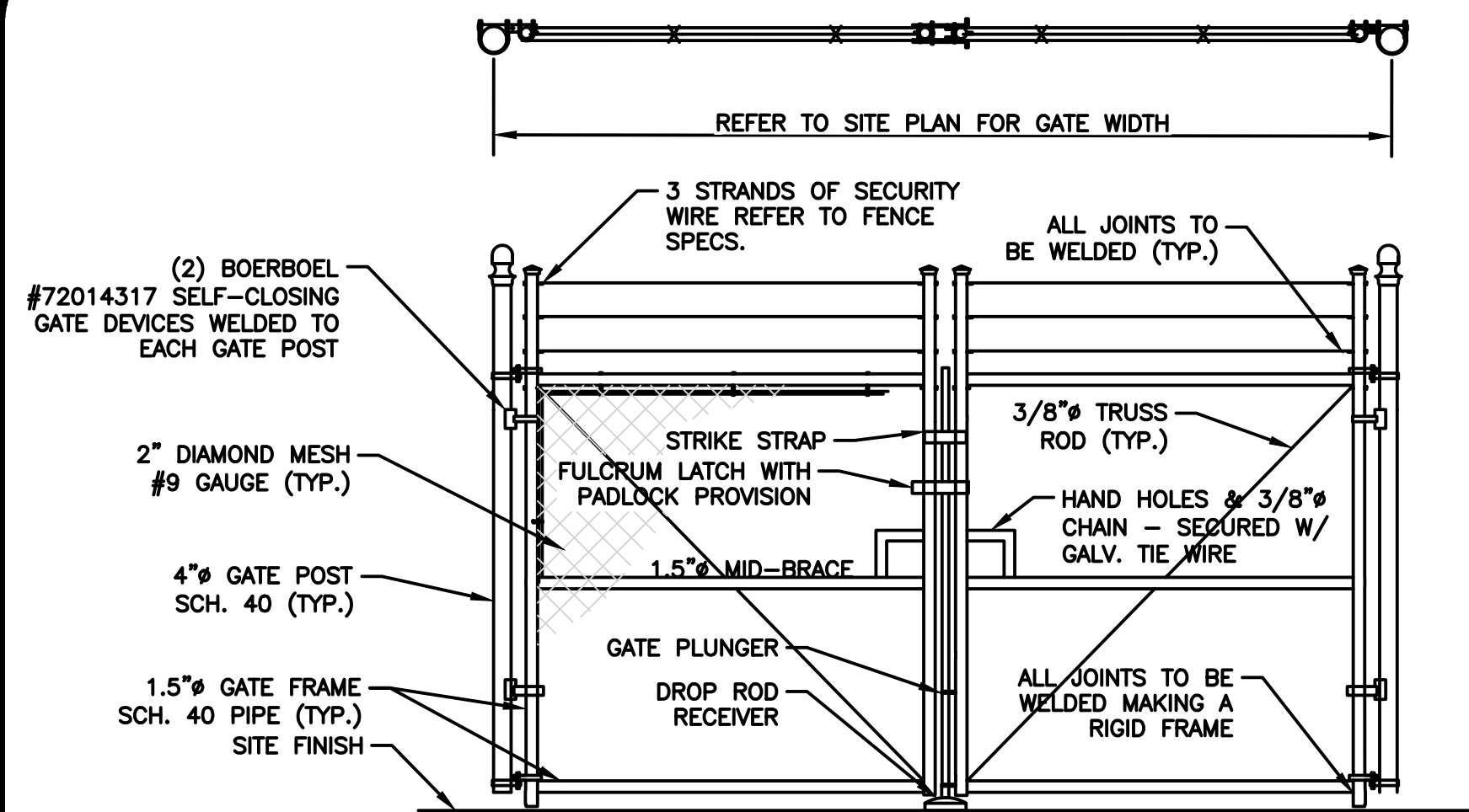
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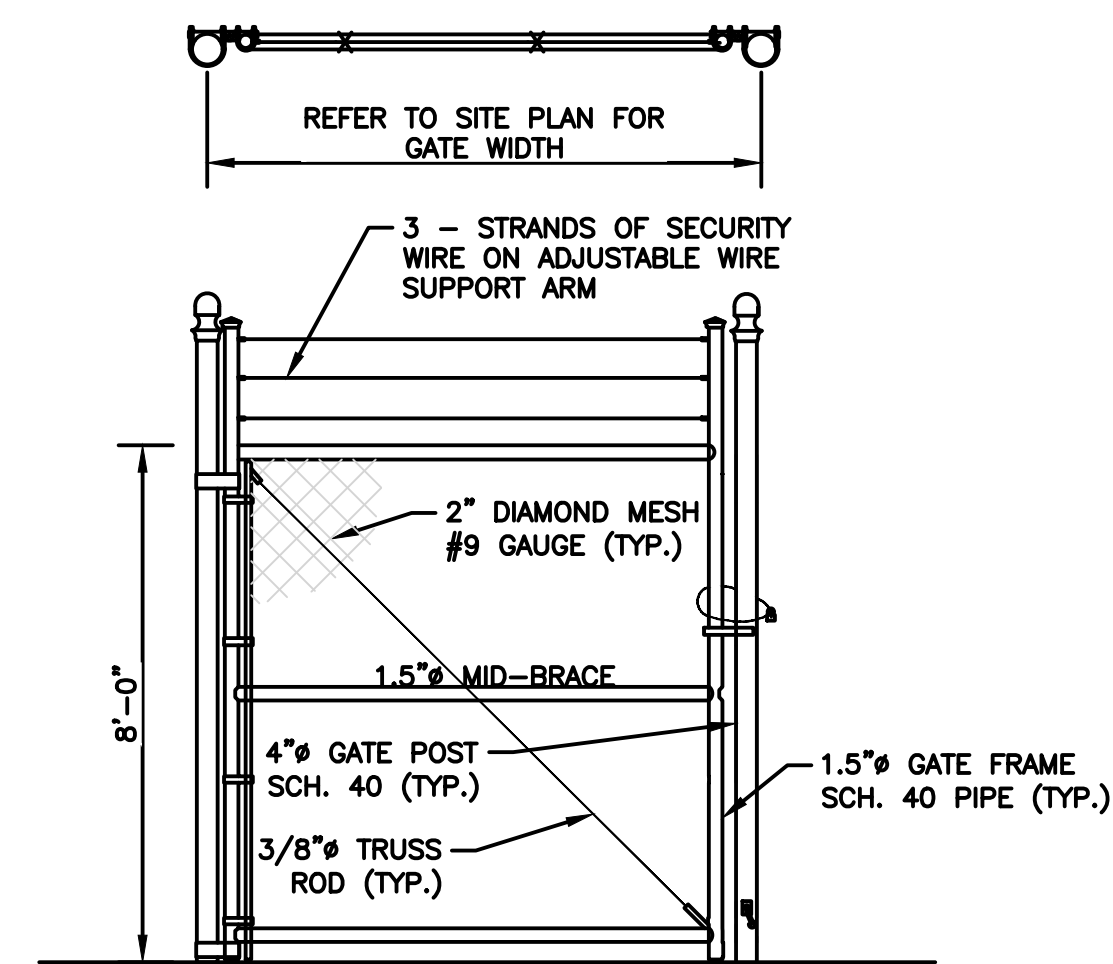
EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

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FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLID ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA

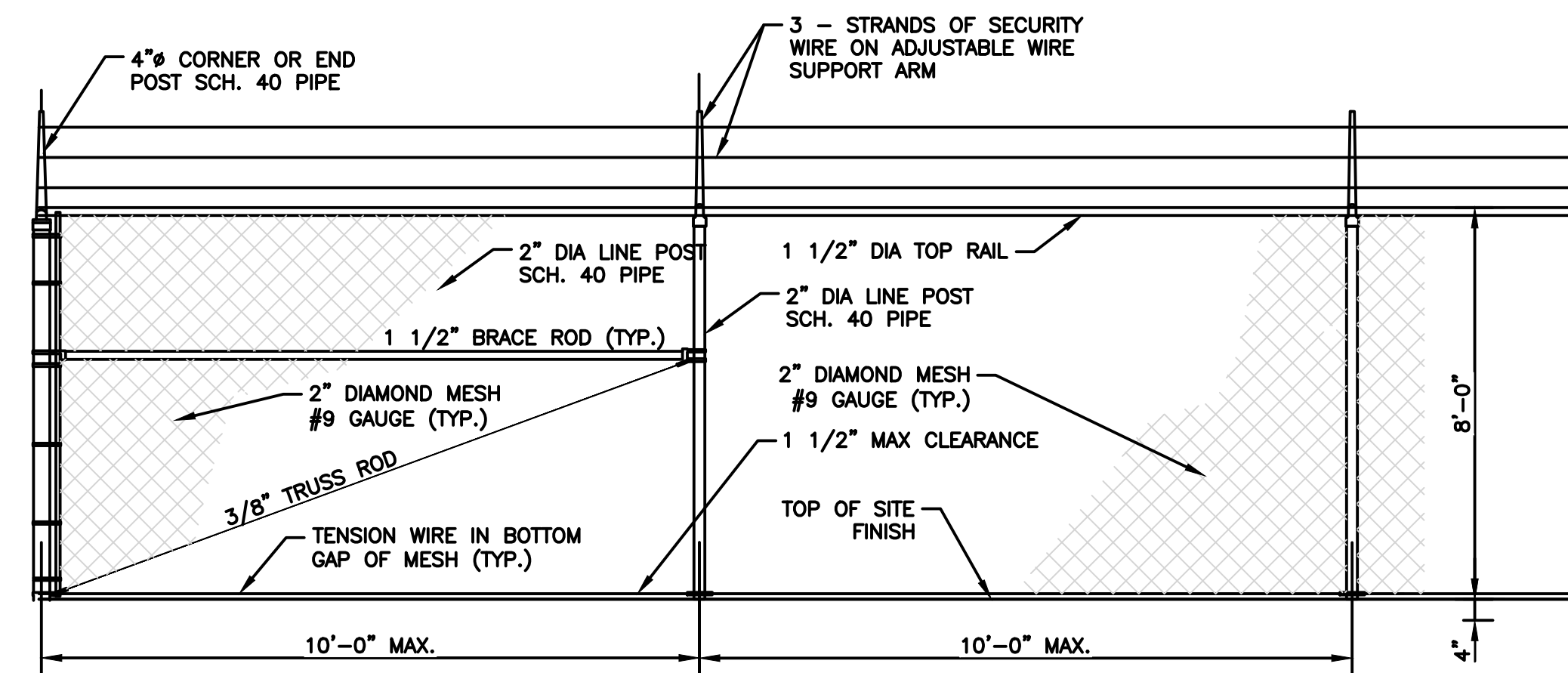
SHEET NUMBER: **ZD-5** REVISION: **ZDG**



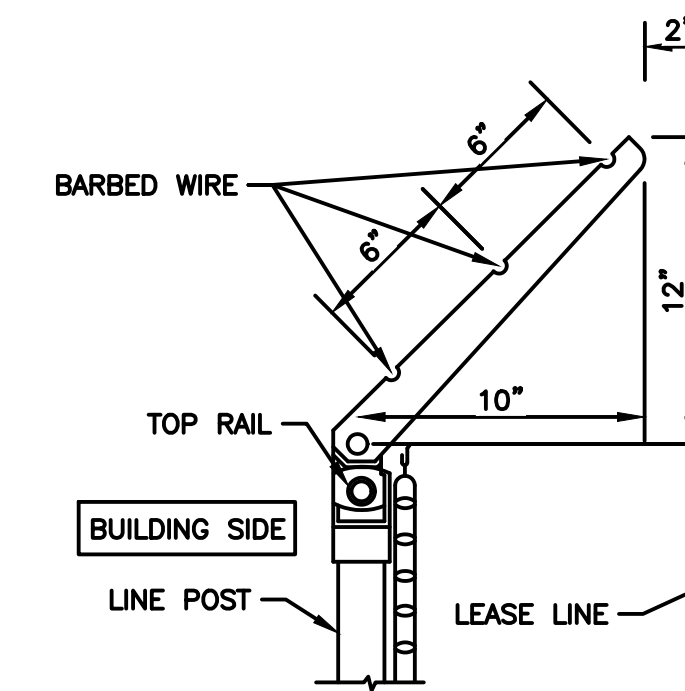
1 ELEVATION - PAIR OF GATES
SCALE: NOT TO SCALE



2 ELEVATION - SINGLE GATES
SCALE: NOT TO SCALE



3 TYPICAL FENCE ELEVATION
SCALE: NOT TO SCALE



6 WIRE ARM SUPPORT
SCALE: NOT TO SCALE

COMPONENTS:

- 4" O.D. x SCH 40 CORNER, TERMINAL & GATE POSTS.
- 2" O.D. x SCH 40 LINE POSTS SPACED 10" O.C. MAX.
- 1-1/2" O.D. x SCH 40 CONTINUOUS TOP RAIL.
- 2" x #9 GAUGE x 8' HIGH CHAIN-LINK FABRIC - 1.02 OZ.
- #7 GAUGE COIL SPRING BOTTOM TENSION WIRE.
- TRUSS ROD TO BE 3/8" DIA. GALV. STEEL W/GALV. STEEL TURNBUCKLE.
- POST TOPS TO BE PRESSED STEEL, MALLEABLE IRON WITH PRESSED STEEL EXTENSION ARM OR 1-PIECE ALUMINUM CASTING, WITH HOLE FOR TOP RAIL. FIT OVER TOP OF POST TO PREVENT WATER ENTRY.
- THREE (3) STRANDS OF CLASS III GALVANIZED BARBED WIRE.

VINYL INSERTS:

- NONE

CONSTRUCTION:

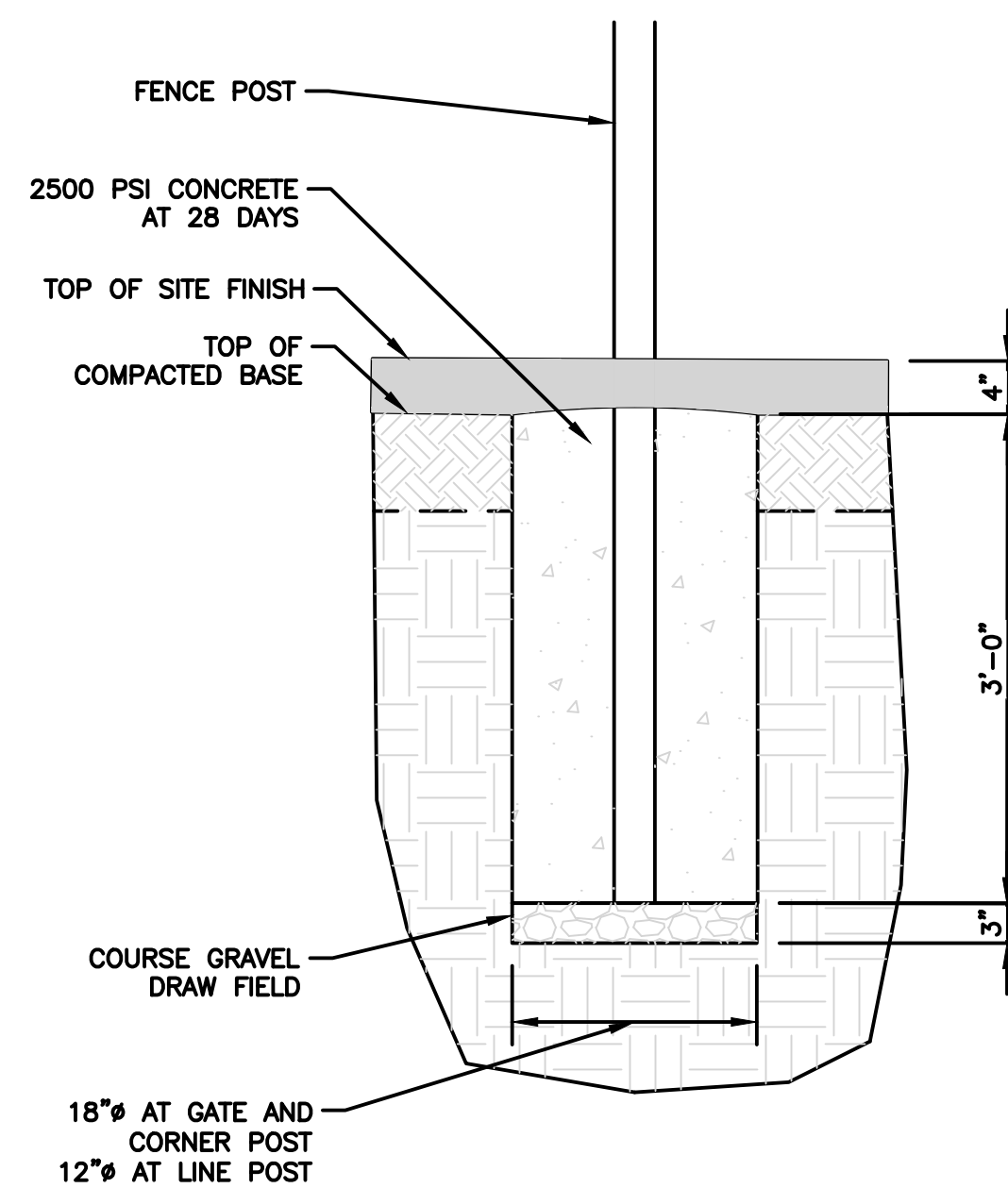
- ALL POSTS SET IN A MINIMUM 2500 PSI CONCRETE AS FOLLOWS:
 - 4" POST - 18" x 36" CONCRETE FOOTING.
 - 2" POST - 12" x 36" CONCRETE FOOTING.
- BRACE AND TRUSS ASSEMBLY AT EACH CORNER, TERMINAL AND GATE POST.
- ALL GATES SHALL HAVE "DUCK BILL" HOLD OPENS AT FULL OPEN
- ALL GATES SHALL HAVE AN IN-GROUND DROP ROD RECEIVER THAT ACCOMPANIES THE LATCH. (1-1/2" GALVANIZED PIPE TYP.)
- LATCH SHALL ACCEPT A PAD LOCK.

CODE

- ALL GALVANIZED PIPE TO CONFORM TO ASTM - A120
- ALL GALVANIZED CHAIN-LINK TO CONFORM TO ASTM - A392
- ALL GALVANIZED FITTINGS TO CONFORM TO ASTM - A153

1. REFER TO SITE PLAN FOR FENCE OFFSET FROM LEASE LINE.
2. REFER TO FENCE SPECIFICATIONS FOR DETERMINATION AS TO THE USE OF BARBED WIRE OR SMOOTH WIRE.
3. REFER TO SITE PLAN FOR TYPE, SIZE AND QUANTITY OF GATES REQUIRED.
4. USE THESE DETAILS AS A GUIDE AND MINIMUM STANDARDS; OTHERWISE, MATCH EXISTING GATES AND FENCES.

5 FENCE NOTES
SCALE: NOT TO SCALE



7 FOUNDATION
SCALE: NOT TO SCALE

4 FENCE SPECIFICATIONS
SCALE: NOT TO SCALE



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ZD-6 ZDG

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BELLA TERRA UNIT 1
FOLID ID: 10488049
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SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA

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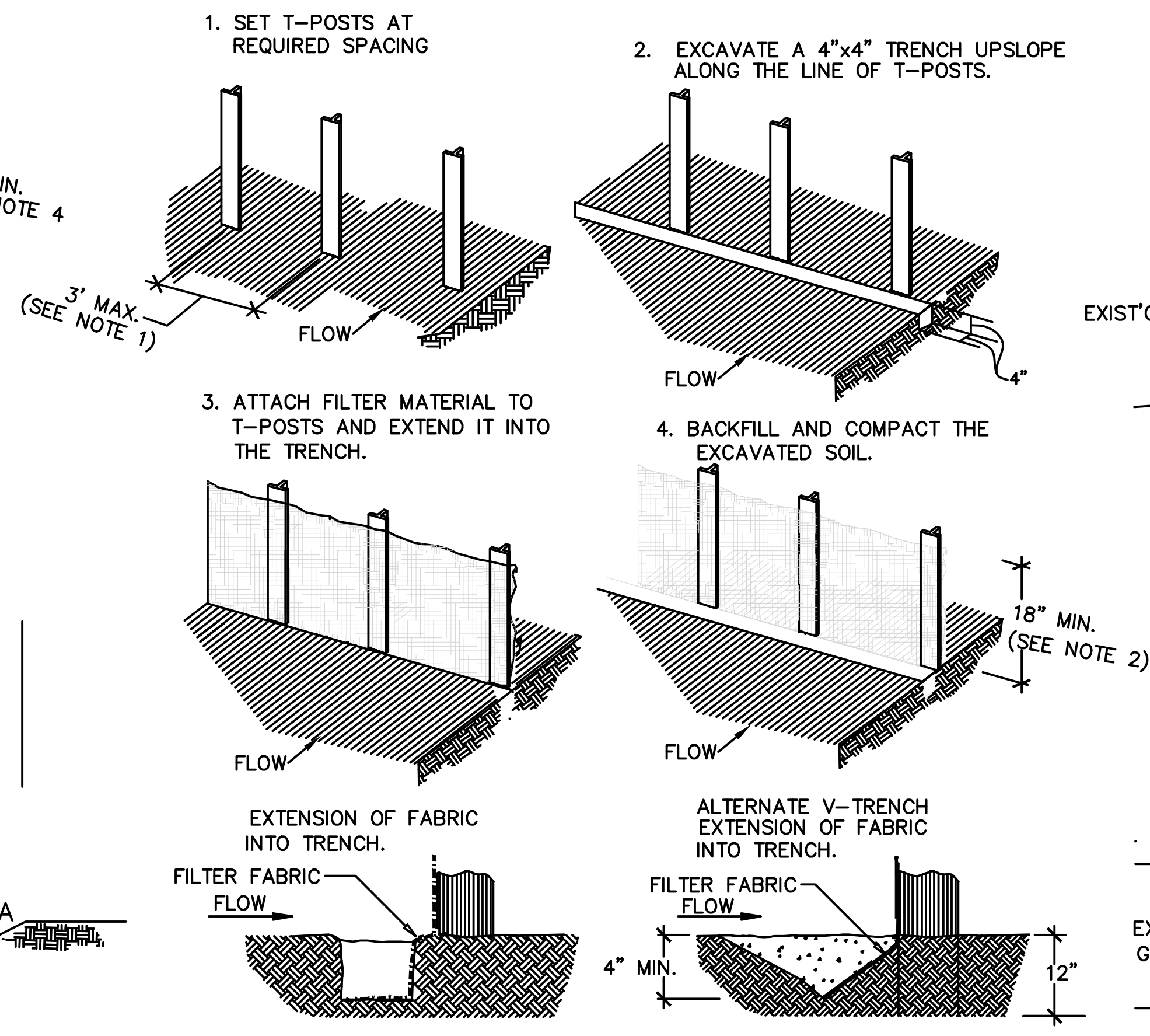
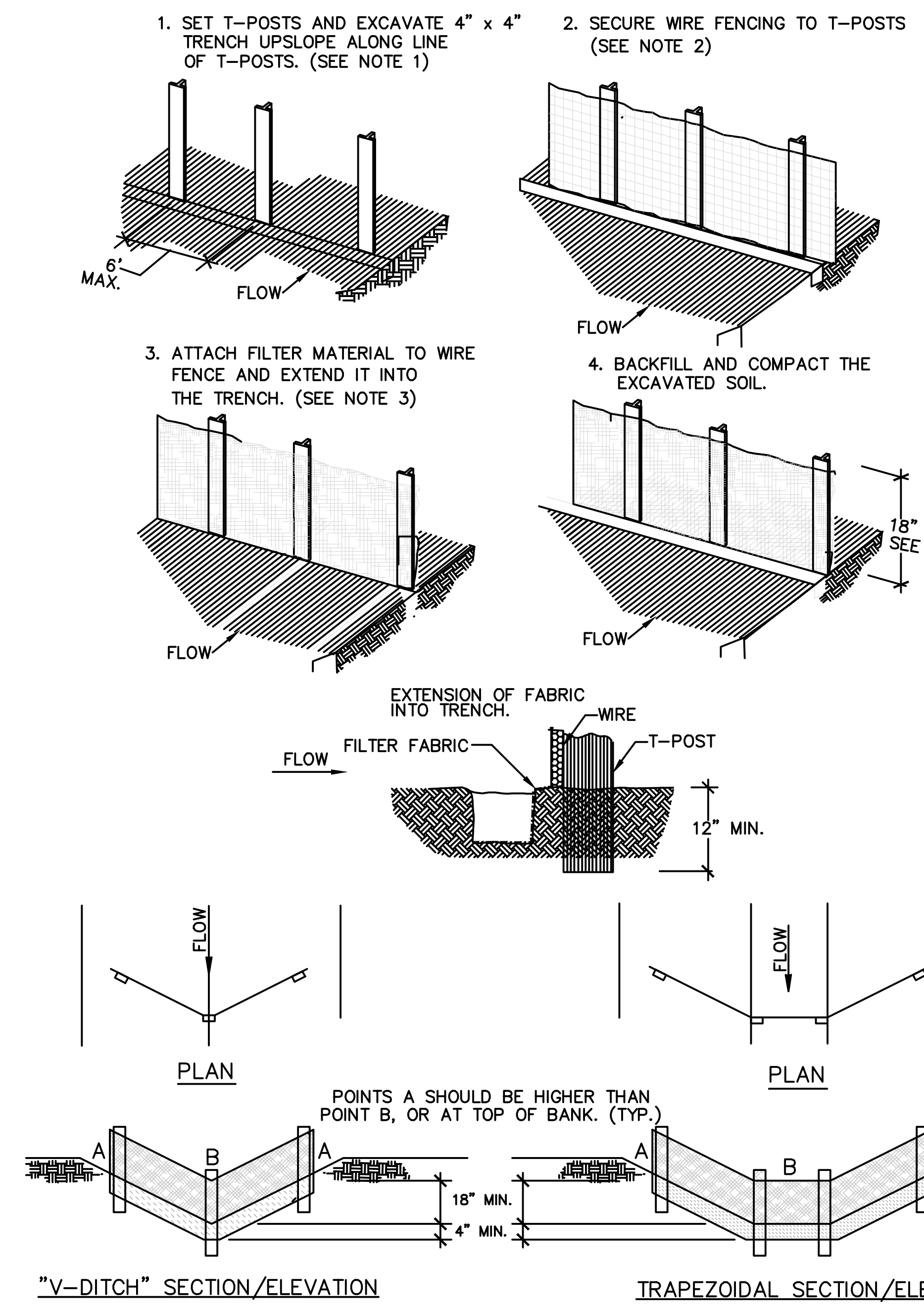
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CONSTRUCTION NOTES

- SET STEEL T-POSTS SPACED A MAXIMUM OF 6 FEET APART AND EMBEDDED A MINIMUM OF 12 INCHES.
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO T-POSTS WITH WIRE TIES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE T-POSTS AND FOLDED.

① REINFORCED FILTER FABRIC BARRIER
SCALE: NOT TO SCALE

CONSTRUCTION NOTES

- STEEL T-POST TO BE SET AT MAXIMUM SPACING OF 3 FEET AND EMBEDDED A MINIMUM OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF T-POSTS MAY BE INCREASED TO 8 FEET MAXIMUM.
- ATTACH FILTER FABRIC TO T-POSTS. FILTER FABRIC FENCE SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND MAXIMUM HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE T-POSTS AND FOLDED.

② FILTER FABRIC BARRIER
SCALE: NOT TO SCALE

CONSTRUCTION NOTES

- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
- THICKNESS SHALL BE NOT LESS THAN 6 INCHES.
- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
- STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.

③ STABILIZED CONSTRUCTION EXIT
SCALE: NOT TO SCALE

- T-POSTS SHALL BE MEDIUM DUTY, 13 GAUGE STEEL WITH GREEN POWER COAT FINISH. 14 GAUGE "LI" POSTS MAY BE SUBSTITUTED FOR T-POSTS.
- THE CONTRACTOR SHALL UTILIZE THESE DETAILS AS APPROPRIATE TO THE INDIVIDUAL PROJECT.

④ GENERAL NOTES
SCALE: NOT TO SCALE

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SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA



H x W x D	WEIGHT	UNITS/PALLET
15 3/4" x 23 5/8" x 3 1/8"	60lbs each	32 per pallet



TURFSTONE COLLECTION

PAVERS

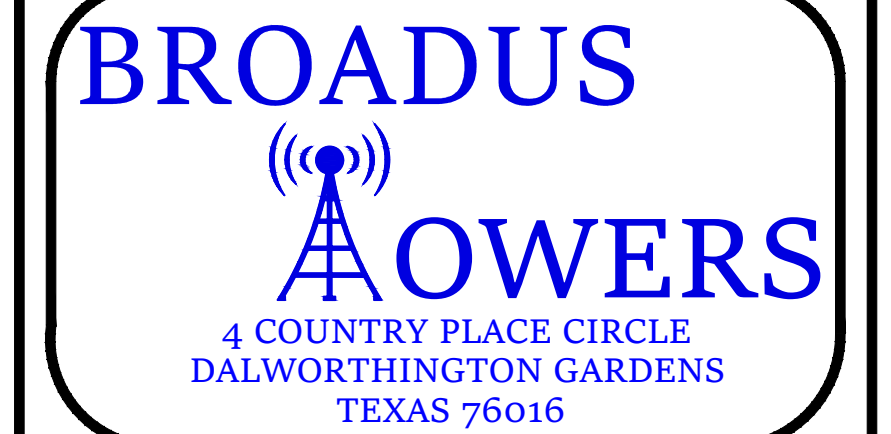
Turfstone is a permeable paver produced with 5,000 psi concrete in a grid like design with voids. The openings can be filled with a variety of substances. Provides a firm "breathable" foundation, requires very little maintenance, combats soil erosion, an affordable alternative to traditional paving, and allows water to penetrate into the soil.

USES: Driveways, Parking Areas, Walkways, Paths, & Driving Ranges

COLOR: Pewter



1 PROPOSED ACCESS ROAD PAVER SPECIFICATIONS
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