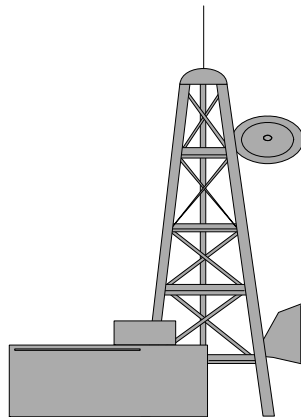


**HERNANDO COUNTY  
COMMUNICATION TOWER,  
ANTENNA & EQUIPMENT CABINET REVIEW REQUIREMENTS**

The tower permit is based on the following:

1. The architect or engineer, upon request, must submit to the building official copies of the inspection reports as inspections are made; and
2. Upon completion, a certification by the engineer, that the structure has been erected in accordance with the approved plans, must be submitted prior to Final Building inspection.
3. For additional devices to an existing tower, certification of the existing towers ability to sustain the new wind loads is required.
4. Need approval from FAA for all towers and antennas and any additional antennas as they are added to the tower.
5. Please submit the longitude and latitude (to the nearest 1/10 of a second) of the proposed tower or antenna with drawings.



**Hernando County Development Services  
789 Providence Blvd.  
Brooksville, FL 34601  
Phone: (352) 754-4050      Fax: (352) 754-4151**

**HERNANDO COUNTY COMMERCIAL APPLICATION CHECK LIST**

This checklist is to be used for approval of new commercial, industrial, multi-family (triplex and larger) and additions.

DATE RECEIVED:	APPLICATION NUMBER:
PROJECT NAME:	
ENGINEER:	TELEPHONE:

Eight (8) copies of the engineered site plans MUST be provided which indicated the following

**GENERAL INFORMATION**

YES - N/A (check appropriate box)

YES - N/A (check appropriate box)

1.   Scale (min.1" = 10'). Max 30" x 42" sheets.
2.   Project title, north arrow, date of drawings and revisions.
3.   Name, address and telephone number of owner/developer and engineer.
4.   Map showing site location, acreage and full legal description.
5.   Phasing (if applicable).
6.   Zoning districts of development and adjacent lands.
7.   Indicate proposed use of site.
8.   Provide 4" x 6" space on cover sheet for County stamps.
9.   Using a smaller scale, indicate entire tract of land with legal description owned by the developer if the site developed is only a portion of the total tract.
10.   Plan revisions with dates of change and code (must be CLOUDED).
11.   General description of existing vegetation & soils as defined in Hernando County soils survey
12.   Parking tabulations as per Hernando County Land Use Ordinance – Off Street Parking, Loading and Unloading Sections and Florida Building Code for Handicapped Parking Requirements.
13.   Name, location, width and existing condition or status of all existing streets, rights-of-way, road easements and platted streets within 200' of proposed development.
14.   All proposed streets with proposed street names, locations, widths, and design standards within the site.

15.   Location and width of existing and proposed easements of right-of-ways within the site.
  16.   Show location and detail of frontage road (if required).
  17.   Setbacks for existing and proposed structures, parking areas, driveways, outside storage areas, and loading and unloading areas, to all property lines.
  18.   Height and number of stories of all existing and proposed structures.
  19.   All proposed and existing sidewalks and /or bike paths (if any- Department of Transportation standard policy.)
  20.   Tree Survey and general description of existing vegetation. Include all trees over 18" in diameter.
  21.   Soil types and characteristics as they relate to proposed development.
  22.   All finished land surfaces (seed, sod, concrete, asphalt, etc.) In accordance with the Community Appearance Ordinance 2004-13. Provide a proposed landscape development plan.
  23.   Dates of rezoning, special exceptions, variances or conditional uses that have been granted( if applicable)- include a copy of Board action.
- Engineering Data:**  
**DRAWINGS MUST BE LEGIBLE**
24.   Soil characteristics and percolation tests must be submitted if percolation is used for drainage. Superimpose on existing contours to show surface relief.

25.   Elevation and flow direction of proposed drainage improvements.
26.   Proposed contours of unpaved areas.
27.   Locations of buildings, pavements, vegetation of grassed areas and other pertinent information.
28.   Typical proposed street cross-section.
29.   Driveway design and cross-section.
30.   Show existing off-site driveways that would affect traffic flow.
31.   Driveway radius minimum 35' incoming and 25' outgoing.

**Flood Information**

32.   As per local flood zone requirements and based on Federal Insurance Rate Maps of Hernando County, Florida and Watershed Flood Study prepared throughout the County, latest edition and shall include the following:
33.   If in a Flood Zone Area "V" and /or "A" please indicate:
34.   Flood Zone for this site.
35.   Base flood elevation.
36.   If project is in flood way.
37.   Amount of dredging (by cubic yard done on site).
38.   Type of fill to be provided on site.
39.   All physical methods of flood prevention in both land conditions (by cubic yard done on site).
40.   **NOTE:** A sealed grade elevation survey will be required before a building permit can be issued if your site is in either a "V" or "A" zone or flood way.

**Building Department**

41.   Eight complete sets of plans (maximum 30" x 42" sheets) and (2) Specifications of Manuals if applicable.
42.   Building Requirements list, per FBC (Florida Building Code 2004)
43.   Plumbing requirements list, as per Florida Building Code 2004
44.   Mechanical requirements list, as per FBC 2004
45.   Electrical requirements list, per NEC 2002
46.   2004 Fire Prevention Code

**Additional Notes:**

A copy of the Florida Department of Transportation Intent to Issue is required if a proposed driveway fronts on a State right-of-way before a building permit can be issued.

For Final plan approval, all commercial developments must be capable of storing on site, with out damage to abutting property, the increased runoff ( the difference between developed and under developed) from a 25 year storm of 24 hour duration. A Southwest Florida Water Management District permit is still required if project is pre-engineered for roads and drainage.

Two calculations must be submitted and are required to be signed, sealed and dated by a Florida Licensed Engineer.

Proof of submission of plans to the Southwest Florida Water Management District is required.

**Product Approval**

Hernando County Product Approval Submitted Sheets 1 & 2 (included in this packet) completely filled out, according to Rule 9B-72.

The following categories of products must be approved under the Florida Product Approval System:

- 1) Panel Walls
- 2) Exterior Doors
- 3) Roofing Products
- 4) Skylights
- 5) Windows
- 6) Shutters
- 7) Structural Components
- 8) New & Innovative Building Envelope Products

Contact your product supplier for the information required to complete the product approval sheets.

Additional Information:

**[www.floridabuilding.org/pr/pr\\_overview.asp](http://www.floridabuilding.org/pr/pr_overview.asp)**

To obtain the information for the product approval sheets:

**[www.floridabuilding.org](http://www.floridabuilding.org)**

Click the Gray Button - PRODUCT APPROVAL on the pull down menu: "Find a product or Application" Fill in the information to obtain the FL#

**HERNANDO COUNTY COMMERCIAL BUILDING  
PERMIT APPLICATION**

APPLICATION # \_\_\_\_\_

KEY # \_\_\_\_\_

<b>Project Name:</b>			
Shopping Center:			
Address of jobsite:			
Legal Description:	Lot:	Block :	Subdivision:
Previous use:			
Directions to jobsite:			

Describe Work To Be Done: \_\_\_\_\_

**MUST HAVE THIS INFORMATION - Valuation of work to be done: \$**

<b>Property Owner:</b>			
Address:		City:	
State:	Zip:		
Interest in Property:			
Name of Fee Simple Titleholder: (If other than Owner:			
Address:		City:	
State:	Zip:		

<b>Architect:</b>		Phone: (    )	
Address:		City:	State:
Zip:			
<b>Site Civil Engineer:</b>		Phone: (    )	
Address:		City:	State:
Zip:			
<b>Building Engineer:</b>		Phone: (    )	
Address:		City:	State:
Zip:			

<b>Public Contact Person</b> – Responsible for Coordination of Project:		
Address:	City:	State:
Zip:		
Email:		
Phone: (    )		Fax: (    )

<b>Building Contractor:</b>	License # - State Certification or Hernando Co. # Only
Phone: (    )	Fax: (    )
Email:	

<b>Electrical Contractor:</b>	License # - State Certification or Hernando Co. # Only
Phone: (    )	Fax: (    )
Email:	

<b>Plumbing Contractor:</b>	License # - State Certification or Hernando Co. # Only
Phone: (    )	Fax: (    )
Email:	

<b>Mechanical Contractor:</b>	License # - State Certification or Hernando Co. # Only
Phone: (    )	Fax: (    )
Email:	

<b>Roofing Contractor:</b>	License # - State Certification or Hernando Co. # Only
Phone: (    )	Fax: (    )
Email:	

TOWER REQUIREMENTS 8/15/06

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a permit must be secured for **ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS and AIR CONDITIONERS, ETC.**

**OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT FOR JOBS IN WHICH THE VALUATION EXCEEDS \$2500.00 MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

\_\_\_\_\_  
Owner or Agent (Including Contractor)

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_, who is ( ) personally known to me or who has ( ) produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

Application approved by \_\_\_\_\_  
Commercial Permit Rep.

Hernando County Development Services  
789 Providence Blvd.  
Brooksville, FL 34601  
Phone: (352) 754-4050 Fax: (352) 754-4151  
[www.co.hernando.fl.us](http://www.co.hernando.fl.us)

## APPENDIX A- ZONING

### Article II Section 2

- F. **Regulation of communication towers:** All communication towers shall be subject to the following regulations, except where otherwise provided for in the Zoning Ordinance.
1. **Color:** Communication towers, except camouflaged towers, shall have a galvanized finish or shall be painted with a gray or blue-gray finish, unless required by the Federal Aviation Administration or the Federal Communications Commission to be painted in another color scheme.
  2. **Illumination:** Communication towers shall not be lighted except to assure human safety or as required by the Federal Aviation Administration or the Federal Communications Commission.
  3. **Fencing:** A chain link fence or wall not less than six (6) feet in height and no greater than eight (8) feet in height shall be installed by the owner/operator of the communication tower. The fence shall be erected around the base of the communication tower and all accessory structures. All anchor points of the guy wires of a guyed tower shall be fenced.
  4. **Signage:** Except for warning signs such as "No Trespassing" and signs that state ownership and emergency telephone numbers, no signage will be permitted on the communication tower.  
No communication tower site shall have more than five (5) signs and at no time shall a single sign be greater than two (2) square feet.
  5. **Structural design:** All communication towers, and utility and light structures that support antenna arrays, shall be constructed in accordance with the most current standards of the Electronic Industries Association, all Hernando County construction and building codes, all applicable land development regulations and Federal and State laws.
  6. **Collocation:**
    - a. All new or replacement communication towers, greater than one hundred (100) feet in height, erected within the county shall be structurally designed to support no less than two (2) antenna arrays. For the purpose of this ordinance, the owner/operator of a new or replacement communication tower shall provide the county with a statement indicating its good faith intent to allow additional antenna arrays on the tower.
    - b. The single addition of no more than sixty (60) feet to the height of any existing or new electric utility structure that carries an electric line of 69 kv or greater shall be a permitted use in any zoning district for the purpose of collocation. For the purposes of this ordinance, any new or replacement electric utility structure, which supports an antenna array, shall not be more than sixty (60) feet higher than any existing power support structures in the immediate transmission line area unless otherwise permitted by the



district in which it is located.

- c. The single addition of no more than forty (40) feet to the height of any existing structure shall be a permitted use in any nonresidential zoning district or any Public Service Facility Overlay District for the purpose of collocation. For the purposes of collocation, any new

or

replacement structure shall not be more than forty (40) feet higher than the structure replaced. Additionally, any freestanding tower placed within ten (10) feet of a structure is allowed as long that it does not exceed the height of the structure by forty (40) feet.

- d. Any existing communication tower, within any zoning district, may allow for collocation as a permitted use.
- e. Camouflaged antennas that are mounted directly on a structure with brackets or a similar type of device shall not be subject to the single communication tower and antenna array requirement. This use shall not be allowed in single-family residentially zoned districts, unless such property is used or designated for a nonresidential use.
- f. Communication towers and antenna arrays that are collocated on existing structures and are camouflaged shall not be subject to the single communication tower and antenna

array

requirement.

- g. Monopole towers one hundred fifty (150) feet or less in height shall be a permitted use in all electrical substations.
- h. All antenna arrays and their attachments that are utilized for collocation shall meet engineering standards and shall secure Hernando County permits.

- 7. *Setbacks:* Communication towers and accessory structures shall meet the following setbacks:
    - a. The minimum setback of a lattice or guyed tower shall be the height of the tower. In no case shall a lattice or guyed communication tower be located within two hundred fifty (250) percent of its height to any residentially zoned property, unless such property is used or designated for a non-residential use.
    - b. Monopole towers shall meet the setback of the zoning district. In no case shall a monopole tower one hundred (100) feet in height or greater be located within one hundred twenty-five (125) percent of its height to any residentially zoned property, unless such property is used or designated for a nonresidential use. In no case shall a monopole tower less than one hundred (100) feet in height be located within one hundred (100) percent of their
- height to any residentially zoned property unless such property is used or designated for a nonresidential use.
- c. Utility and light structures and other similar freestanding structures, which have been utilized for collocation via the addition of no more than sixty (60) feet in height shall meet the locational standards for utility and light structures.
  - d. Setbacks for communication towers shall be measured from the base of the tower.
  - e. Anchors for guy wires shall meet the required setbacks of the zoning district.
  - f. Accessory structures shall meet the required principal structure setbacks of the zoning

district.

8. *Replacement of communication towers:* All communication towers, whether conforming or nonconforming, shall be subject to the following replacement requirements, if applicable:
  - a. A communication tower may be replaced with the same type of tower construction or a monopole tower.
  - b. A communication tower may be replaced with a tower of equal or lesser height.
  - c. A replacement communication tower must be located within thirty (30) feet of the communication tower it will be replacing.
  - d. A replacement communication tower must meet all the requirements of this ordinance for color, illumination, fencing, signage, structural design, and collocation. The replacement communication tower shall maximize conformance with setbacks required in this ordinance.
  - e. If a conflict arises between the replacement of communication towers and permitted uses allowed under the ordinance, then the permitted use standards shall take precedence.
9. *Abandonment:*
  - a. In the event that the use of any communication tower has been found to be discontinued, as determined by the Zoning Administrator, for a period of one hundred twenty (120) consecutive days, the communication tower shall be deemed to have been abandoned.
  - b. Once a communication tower has been found to be abandoned, the owner/operator will have a period of sixty (60) days from the date that the Zoning Administrator mails the notification via certified mail, to either:
    1. Reactivate the use of the communication tower or transfer the tower to another owner/operator who must make use of the tower within the sixty (60) days; or
    2. Dismantle and remove the tower.
10. *Performance bonding:* Prior to receiving a building permit for construction of a telecommunications tower, security shall be provided to guarantee removal of the tower should it become abandoned. Security can be provided in one of the following forms:
  - a. Performance bond.
  - b. Cash deposit.
  - c. Insurance policy.The amount of security will be based on a cost estimate for the removal of the tower. The petitioner shall provide a cost estimate sealed by a Florida professional engineer and confirmed by the county engineer. The security must be kept in force as long as the tower is in place.
11. *Legal description:* At the time of development review, the petitioner shall provide the Commercial Development Department with a legal description and survey showing the area on which the proposed tower will be built.

